

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

MAY 16, 2024

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 **May 16, 2024, at 9:00 a.m.**; whereupon, at 9:11 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
Tom Dowdy	-	Treasurer/Investment Officer

All Directors were present, thus constituting a quorum.

Also present at the meeting were Brian Mills, District Manager; Shane Breyette, Maintenance Manager, John Davis and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Michael Williams of Municipal Operations (“MOC”), Operators for the District; Maria S. Parker, Joshua J. Kahn, and Deidra Daniels (paralegal by ZOOM) 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 addressed Ms. Brady’s inquiry for an update on the tennis court project as well as mosquito control measures at the Park and other District facilities.

ENGINEER’S REPORT

The Board recognized Mr. Gutierrez, who updated the Board on the sanitary sewer project in progress in Enchanted Oaks. Mr. Gutierrez reminded the Board that at the last meeting he reported that a number of the original sanitary sewer connections posed problems, and that LEI was asked to evaluate the connections that are problematic. He stated that after evaluating the problematic connections, LEI has determined that (1) forty (40) sewer connections can be replaced, (2) twenty-six (26) sewer connections pose a high risk for replacement due to the location of electrical lines, and (3) two sewer connections have structures encroaching on the easement and the homeowners have refused to remove the encroaching structure. He added that T-Construction has indicated that they are in favor of removing the twenty-six (26) high risk connections from the contract.

Upon motion duly made and seconded, the Board voted unanimously to (1) remove the twenty six (26) high risk sewer connections form the T-Construction Contract along with a reduction in the contract

price for the removal of said connections, (2) proceed with the forty (40) sewer connections that pose no risk, and (3) notify the two (2) landowners (along with the affected adjacent landowners) with the encroaching structures that their sewer connections cannot be replaced due to the encroaching structure.

Regarding non-compliance with the Drainage Policy, at the meeting on May 8, 2024, the Board authorized the assessment of a fine of \$1,500.00 to State Venture. State Venture was notified of the violation and the fine. State Venture contacted LEI and is requesting an additional ninety (90) days for compliance. Mr. Gutierrez stated that the new area being developed by State Venture has no direct affect on the drainage facility serving State Venture's current development.

Upon motion duly made and seconded, the Board voted unanimously allow State Venture an additional thirty (30) days for compliance.

OPERATIONS' REPORT

The Board recognized Mr. Williams, who presented to and reviewed with the Board a list of accounts for termination for non-payment.

Upon motion duly made and seconded, and after full discussion, the Board voted unanimously to authorize termination of delinquent accounts.

DISTRICT MANAGER'S REPORT

The Board recognized Mr. Mills, who reviewed the District Manager's Report and provided an update on District projects, including the tennis court improvement project.

Proposed plaques for Captain George Beck and Texas Stevens were discussed. Mr. Mills also discussed installation of an air conditioning unit at the wastewater treatment plant.

Upon motion duly made and seconded, the Board voted unanimously to accept the District Manger's Report, approve the plaques for Captain George Beck and Texas Stevens, and approve installation of an air conditioning unit at the wastewater treatment plant.

MAINTENANCE MANAGER'S REPORT

The Board recognized Mr. Breyette, who provided an update on various projects in progress.

PERSONNEL AND ADMINISTRATIVE REPORT

No Report was offered.

ATTORNEY'S REPORT

There was no Attorneys' Report.

FLOOD MITIGATION/DRAINAGE MATTERS

No action was taken.

COMMITTEE REPORTS

No Reports were offered.

DIRECTOR COMMENTS

No comments were offered.

HAZARD MITIGATION

The Board then heard a status update on the Hazard Mitigation Plan and the acquisition of land related thereto. Director Dowdy reported that LEI has discovered several issues relating to the property acquisition and stated that he and John Davis will be meeting with Randall Hendricks to discuss the issues. He added that it would not be necessary for Mr. Gibson to be present.

CLOSED SESSION

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to convene in Closed Session at 11:04 a.m. to real estate matters.

OPEN SESSION

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to reconvene in open session at 11:21 a.m.

Upon motion duly made and seconded, the Board voted unanimously to (1) engage the services of a real estate attorney to review the items noted in the draft title policy, (2) authorize LEI to perform a survey of the property to be acquitted from CCTO, in the event Stewart Title does not authorize a survey, and (3) authorize Mr. Gibson to request a thirty (30) day extension on the Earnest Money contract.

AMEND RATE ORDER

The Board discussed placing an item on the June agenda to amend the Rate Order to:

- (1) Eliminate Sections 4.04 and 4.08, and
- (2) Encourage the use of the EyeOn Water App.

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS June 12, 2024



Vanessa Sommer
Secretary, Board of Directors