

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

FEBRUARY 10, 2021

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, to be held via a Zoom video/audio conference, at 5 p.m., on Wednesday, February 10, 2021. The Zoom video/audio conference was authorized pursuant to the March 16, 2020 Declaration by the Governor of the State of Texas, which suspended certain provisions of Chapter 551, Texas Government Code, in response to the Coronavirus (COVID-19) disaster. The Governor’s Proclamation permitted governmental bodies to conduct meetings via telephone or videoconference to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of COVID-19. Whereupon, at 5:01 p.m., the meeting was called to order and the roll was called of the 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 members of the Board participated in the meeting, thus constituting a quorum.

Also participating in the meeting were Jody Dellinger, Parks and Recreation Manager; John Davis and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Pat Hall of Equi-Tax, Inc., Tax Assessor/Collector for the District; Kim Shelnut of Myrtle Cruz, Inc. (“Myrtle Cruz”), Bookkeeper for the District; Chris Zilko of Environmental Development Partners (“EDP”), the District’s Operator; Captain Medina, and Sgt. Walker, of Harris County Precinct 4 Constables’ Office; Karen Sears and Travis Benis of Storm Water Solutions; Hans von Meier of Residential Recycling; Maria S. Parker, Joshua J. Kahn, and Deidra Daniels (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), Attorneys for the District; and Members of the Public Robert Sordahl, Butch Perkins, Summer Perkins, Mike Perkins, and Ben Cowpersmith

The meeting was called to order and the following business was conducted.

HEAR FROM THE PUBLIC

The Board recognized Ms. Summer Perkins, who addressed the Board regarding service to and annexation of the property at 1903 Craggy Bark. Mr. Davis noted that there is a well on the property which could no longer be used if the property is annexed into the District. Ms. Parker noted that Ms. S. Perkins had previously paid \$3750 of the \$7500 annexation fee.

Upon motion by Director Dowdy, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve moving forward with annexation of the property, upon receipt of the additional \$3750 annexation fee.

The Board recognized Mr. Cowpersmith, who addressed the Board regarding possible annexation of and service to property currently outside of the District, noting that the property would be used for a church. Mr. Davis noted that, to serve the property, the District would need to extend the current water line at an approximate cost of \$300,000.

CONSENT AGENDA

The Board considered the following items under its Consent Agenda:

1. **Detention and Drainage Facilities Reports:** The Board recognized Ms. Sears, who reviewed the report from Storm Water Solutions regarding the maintenance of various detention ponds in the District.
2. **Tax Assessor/Collector's 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. Director Dowdy noted that the debt service transfer shown on the Tax Report does not match the deposit on the Bookkeeper's Report.
3. **Bookkeeper's Report/Investment Report:** The Board recognized Ms. Shelnett, 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:** The Board recognized Sgt. Walker, who provided a summary of events occurring in the District.
5. **Minutes of Meetings:** Proposed minutes of the meetings held January 13 and January 21, 2021, previously distributed to the Board, were presented for consideration and approval.
6. **Tax Exemptions:** The Board recognized Ms. Parker, who reviewed with the Board a Resolution Concerning Tax Exemptions for 2021, noting that, in 2020, the Board approved a \$100,000 exemption for residents over-65 or disabled, and a 20% residential homestead exemption
7. **Delinquent Tax Attorney:** Ms. Parker requested that the District retain Perdue Brandon as its Delinquent Tax Attorney, noting that Perdue Brandon specializes in delinquent tax collections and could more effectively collect the District's delinquent taxes.
8. **Delinquent Tax Penalty:** The Board recognized Ms. Parker, who reviewed with the Board a Resolution Implementing a 20% Penalty on 2020 delinquent taxes.
9. **Operating Account:** The Board recognized Ms. Parker, who reviewed with the Board a Resolution Declaring Intent to Reimburse Expenditures with Proceeds of Unlimited Tax Bonds.
10. **Enchanted Stream Utilities.** The Board considered approving the expenditure to relocate the utilities along Enchanted Stream. Ms. Parker advised that HCFCD would participate in the construction of a detention facility after the utilities are relocated.

Upon motion by Director Dowdy 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, payment of checks listed therein, subject to verification of the debt service transfer, and approved the Delinquent Tax Report; (3) approved the

Bookkeeper's Report, the Investment Report, and the checks presented for payment, (4) approved the Peace Officer's Report; (5) approved the Minutes of the meetings held January 13 and January 21, 2021, as presented; (6) approved the Resolution Concerning Tax Exemptions for 2020; (7) approved engaging Perdue Brandon as the District's delinquent tax attorney; (8) approved the Resolution Implementing 20% Penalty on 2020 Delinquent Taxes; (9) approved Resolution Declaring Intent to Reimburse Expenditures with Proceeds of Unlimited Tax Bonds; and (10) approved expenditure to relocated utilities along Enchanted Stream.

RECYCLING

The Board recognized Mr. von Meier, who requested, pursuant to the contract, a CPI increase of 3%, which is an increase of \$0.11 per household.

Upon motion by Director Dowdy, seconded by Director Sommer, and after full discussion, Directors Williams, Perkins, Dowdy, and Sommer voted to approve the CPI increase, as requested. Director Strickland voted against the CPI increase.

OPERATIONS REPORT

The Board next recognized Mr. Zilko who presented to the Board the Operations Report, a copy of which is attached hereto.

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

ENGINEER REPORT

The Board recognized Mr. Davis and Mr. Gutierrez, who presented the Engineer's Report and updated the Board on the status various projects and development within the District.

Mr. Gutierrez requested (1) authorization for LEI to release the approved feasibility study for the proposed Mister Car Wash; (2) re-authorization for LEI to continue and finalize the feasibility study for 1903 Craggy Bark Dr.; (3) authorization for LEI to prepare a feasibility study for property owned by Planet Ford to be annexed into the District; and (4) authorization for LEI to work with HCFCD on an Interlocal Agreement for the construction of a detention facility along Enchanted Stream.

Upon motion by Director Dowdy, seconded by Director Perkins, and after full discussion, the Board voted unanimously to (1) authorize LEI to release the approved feasibility study for the proposed Mister Car Wash; (2) re-authorize LEI to continue and finalize the feasibility study for 1903 Craggy Bark Dr.; (3) authorize LEI to prepare a feasibility study for property owned by Planet Ford to be annexed into the District; (4) authorize LEI to work with HCFCD on an Interlocal Agreement for the construction of a detention facility along Enchanted Stream (5) approve the Engineer's Report.

ATTORNEY'S REPORT

The Board next discussed amending the District's Rate Order.

Upon motion by Director Sommer, seconded by Director Dowdy, and after full discussion, the Board voted unanimously amend the District's Rate Order, as follows: (1) increase annexation fee from \$7,500 to \$10,000; (3) increase the RWA fee to \$5.41 per 1,000 gallons; and (3) authorize and instruct the District's Operator to lock all meters immediately upon termination of service.

PARKS AND RECREATION MANAGER'S REPORT

No Report was offered.

MAINTENANCE MANAGER'S REPORT

No Report was offered.

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

APPROVED THIS _____.

Secretary, Board of Directors