

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

**JUNE 19, 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 **June 19, 2025, at 9:00 a.m.**; whereupon, at 9:02 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; Michael Williams of Municipal Operations and Consulting (“MOC”), Operators for the District; Tim Hardin and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Mitchell Neupert of R.W. Baird (“Baird”), Financial Advisors for the District; Mary Jarmon of Myrtle Cruz, Inc. (“MCI”), Bookkeepers for the District (via Zoom); Dane Turner of Best Trash (“Best”), Trash contractor for the District; Maria S. Parker, Joshua J. Kahn, Cameron Alo, 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 noted that no public wished to address the Board.

**PEACE OFFICER’S REPORT**

No Report was offered. The Board recognized Ms. Daniels, who advised that the District had received a request from Harris County to confirm the number of Deputies to contracted for in 2025-2026 Contract. After discussion, it was the consensus of the Board to keep the currently contracted 10 Deputies.

The Board recognized Mr. Mills, who advised that one of the AC units at the Constable Building had gone out and needed to be replaced.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to authorize the replacement of the AC unit at a cost not to exceed \$5,000.00.

## **FINANCIAL ADVISOR**

The Board recognized Ms. Jarmon, who presented to and reviewed with the Board a projected 5-year budget.

The Board next recognized Mr. Neupert, who presented to and reviewed with the Board three tax rate, cash flow analyses, and financing scenarios for the issuance of bonds, including no growth, 2.5% average growth, and 3% average growth.

The Board took no action.

## **ENGINEER'S REPORT**

The Board recognized Mr. Gutierrez, who advised that Fidelis had withdrawn the request for a variance and would be installing individual meters at each building.

Mr. Gutierrez next reviewed with the Board a proposed Summary of Costs for the District's Bond Application in the amount of \$4,160,000.00.

Mr. Gutierrez also requested approval of a letter to the Harris County Engineering Department requesting a copy of the Certificate of Compliance issued for the Louetta Towne Center Detention Pond.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to (1) approve the Bond Summary of Costs in the amount of \$4,160,000.00; (2) authorize the letter to the Harris County Engineering Department requesting a copy of the Certificate of Compliance issued for the Louetta Towne Center Detention Pond; and (3) approve the Engineer's Report.

## **DRAINAGE POLICY**

The Board recognized Ms. Parker who discussed with the Board the Commercial Property Owners who have not complied with the District's Drainage Policy and have not yet received a Certificate of Compliance which was to be issued on or before December 31, 2024. Ms. Parker advised that, in accordance with the District's Rate Order, a non-compliance charge of \$2,500 would be assessed against each of the three property owners not in compliance.

The Board recognized Mr. Kahn, who discussed with the Board the difficulty in getting the Commercial Property Owners to comply with the District's Drainage Policy and suggested that the District consider implementing a program whereby the District maintains all of the commercial detention facilities and charges all Commercial Accounts a monthly fee to cover the cost of such maintenance.

After discussion, the Board took no action.

## **OPERATIONS' REPORT**

The Board recognized Mr. M. Williams, who presented to and reviewed with the Board a list of 34 accounts for termination for non-payment.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to authorize termination of delinquent accounts.

### **TRASH CONTRACT**

Director Strickland inquired if Best Trash could include a new class of customer in the District's contract, which would be residential/commercial for residential properties being used for commercial business purposes. Mr. Turner advised that he thought that would be possible and would get back with the Board with more information.

The Board took no action.

### **DISTRICT MANAGER'S REPORT**

The Board recognized Mr. Mills, who presented to and reviewed with the Board the Managers' Report and discussed the sinkhole repair, pool pump repair, and air duct replacement.

The Board took no action.

### **CLOSED SESSION**

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to convene in Closed Session to discuss security 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.

The Board took no action.

### **ATTORNEY'S REPORT**

The Board recognized Ms. Parker, who discussed with the Board an email from Mr. Dowdy advising that he would no longer assist the District with financial/budget matters and expressing his concerns that he had committed a criminal act and ethical violation by advising the District and accepting payment for his work. Ms. Parker explained that Chapter 49 of the Water Code prohibits the District from entering into a contract with a former Director for a period of one-year after the Director leaves the Board. Ms. Parker further explained that the District had not entered into a contract with Mr. Dowdy and that no violations of the statutes had occurred. Ms. Parker also explained that a Texas Ethics Opinion made it clear that Mr. Dowdy could accept legitimate compensation for his work and that, therefore, no ethical violation had occurred.

The Board took no action.

### **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

July 9, 2025

Vanessa Sommer  
Secretary, Board of Directors

