

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

JULY 20, 2023

**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 **July 20, 2023, at 9:03 a.m.**; whereupon, at 9:03 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 Shane Breyette, District Maintenance Manager; Brian Mills, District Manager; Norman Gutierrez of Langford Engineering, Inc. ("LEI"), Engineers for the District; Mike Williams and Mario Garcia of Municipal Operations ("MOC"), Operators for the District; Maria S. Parker, Darsey Norton, and Deidra Daniels (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District; and Members of the Public Christopher Knight, Velissa Vegil, and Robert Sordahl.

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

HEAR FROM THE PUBLIC

The Board recognized Mr. Knight, who advised that he was with the PTSD Foundation of America and that the Foundation may be interested in purchasing the Main Street America Property. Mr. Knight advised that the Foundation was requesting capacity of 12,000 GPD.

Ms. Parker explained the process for requesting capacity and advised that a feasibility study is required. Mr. Gutierrez advised that the property is located within the 500-year flood plain.

The Board recognized Ms. Vegil, who advised that she is the owner of Razzoo's and discussed with the Board matters concerning the cleanup of the Louetta Town Center Drainage Facilities. Ms. Vegil advised that she is 1 of the 5 property owners responsible for maintaining the Louetta Town Center and provided a summary of actions she has taken to get the other property owners to participate in the cleanup and maintenance of the detention pond, noting that three of the owners, although having stated in writing, that they will pay their prorata share of expenses, have failed to make any such payments. Ms. Vegin requested that utilities not be terminated for her property and the Bombshell's property.

After discussion, the Board advised that utilities will not be terminated for the Razzoo's or Bombshell properties and that the District's Attorney will communicate with the other property owners

regarding their failure to participate in the cleanup and maintenance the detention pond and termination of service to their properties.

ENGINEER'S REPORT

The Board recognized Mr. Gutierrez, who presented to the Board the bid tabulation for the Elevated Storage Tank rehabilitation project, and recommended award of the contract to CFG Industries, in the amount of \$235,200.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to award the Elevated Storage Tank Rehabilitation Contract to CFG Industries, in the amount of \$235,200.

Mr. Gutierrez next advised that Harris County had engaged IDS to prepare the Holzwarth corridor survey and that Harris County has again requested use of the Constable Substation Detention Pond and reminded the Board that it previously denied such request from Harris County.

After discussion, it was the consensus of the Board to confirm its prior action to deny the request by Harris County to use the Constable Substation Detention Pond.

OPERATIONS

The Board recognized Mr. Williams, who provided an update on the delinquent payment list, noting that there are still 24 customers who have failed to pay and that all 24 customers had been contacted by door hangar, phone, and/or email.

After discussion, the Board advised that Mr. Williams should follow the provisions of the District's Rate Order and terminate the delinquent accounts.

Mr. Williams also discussed with the Board the results of the annual fire hydrant inspection, noting that all 304 hydrants had been inspected and that 3 hydrants required repairs.

DISTRICT MANAGER'S REPORT

The Board recognized Mr. Mills, who updated the Board on the status of storm cleanup in the District, noting that he has filed an insurance claim for such damages. Mr. Mills also presented 3 proposals for replacement of the Club House generator.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve replacement of the generator at the club house at a cost not to exceed \$35,000.00 and authorized the District Manager and District Engineer to determine which brand/size of generator was best suited.

MAINTENANCE MANAGER'S REPORT

The Board recognized Mr. Breyette, who provided an update on the spillway reconstruction, noting that he is waiting on Rapid Water Gardens to provide the required insurance for the property. Mr. Breyette also advised that the Lift Station fence which was damaged during recent storm had been repaired.

PERSONNEL AND ADMINISTRATIVE REPORT

No Report was offered.

ATTORNEY'S REPORT

No Report was offered.

FLOOD MITIGATION/DRAINAGE MATTERS

No action was taken.

COMMITTEE REPORTS

The Board recognized Director Strickland who requested clarification of the procedures for authorizing emergency actions.

FLOOD INSURANCE RENEWAL

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to ratify its prior approval of the District's flood insurance policies.

BUDGET

The Board recognized Director Dowdy, who presented to and reviewed with the Board the proposed budget for fiscal year ending July 31, 2024.

Upon motion by Director Dowdy, seconded by Director Strickland, and after full discussion, the Board voted to approve the budget for fiscal year ending July 31, 2024, as presented.

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS Aug 9, 2023.

Vanessa Sommer
Secretary, Board of Directors

