

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

JULY 9, 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 **July 9, 2025, at 4:00 p.m.**; whereupon, at 4:06 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 Brian Mills, District Manager; Shane Bryette, Maintenance Manager; Angela Cunningham of Equi-Tax, Tax Assessors for the District; Kim Shelnett of Myrtle Cruz, Inc. (“Myrtle Cruz”), 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”); Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Sgt. Walker of Harris County Precinct 4 Constables’ Office; Maria S. Parker, Josh Kahn, Cameron Alo, and Deidra Daniels (paralegal) 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 recognized Ms. Cheema, who advised that she owns land in the District which will be developed in the coming months. Ms. Parker advised that she needed to coordinate such development with the District’s Engineers.

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. Mr. Halbert also reviewed with the Board a proposal for maintenance of commercial detention facilities.
2. **Tax Assessor/Collector’s Report and Delinquent Tax Report:** The Board recognized Ms. Cunningham, 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. Ms. Shelnutt also presented to and reviewed with the Board a propose budget for fiscal year ending July 31, 2026.
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 June 11 and June 19, 2025, previously distributed to the Board, were presented for consideration and approval.
6. **Revenue Management Services:** No Report was offered.

Upon motion by Director Sommer, seconded by Director Perkins, and after full discussion, the Board voted unanimously, as follows: (1) approved the Detention and Drainage Facilities Report, including the proposal for maintenance of commercial detention facilities; (2) approved the Tax Assessor/Collector's Report, including payment of checks listed therein; (3) approved the Bookkeeper's Report, the Investment Report, checks presented for payment; and FYE 2026 Budge; (4) approved the Peace Officer's Report; and (5) approved the minutes of the meetings June 11 and June 19, 2025, as presented.

The Board further discussed the SWS proposal and implementation of a drainage fee to be assessed to commercial accounts; multi-family accounts; and master meter accounts.

Upon motion by Director Perkins, seconded by Director Strickland, the Board voted unanimously to implement a policy whereby the District, upon receipt of a maintenance agreement, maintain the commercial detention facilities in the District and assess a monthly drainage fee, in an amount to be determined, to commercial accounts; multi-family accounts; and master meter accounts.

DELINQUENT TAX REPORT

The Board reviewed the Delinquent Tax Report. No action was taken.

OPERATIONS' 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. Mr. Williams also discussed 3 manholes in Cypresswood Lakes around which the sidewalk had recessed, noting that such manholes required repair.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve (1) termination of accounts; (2) repair of the Cypresswood Lakes manholes; and (3) the Operations Report.

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. Gutierrez also provided an update on the sinkhole in the Park which is being repaired by Harris County Flood Control District.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to (1) approve Change Order No. 4 and final in the amount of -\$5,250.00, for a final contract amount of \$1,090,000; (2) approve Pay Estimate No. 6, in the amount of \$30,439.90,

payable to Sustanite Support Services, LLC, for the Clarifier Improvement Project; (3) accept the Certificate of Completion and execute the Certificate of Acceptance for the Clarifier Improvement Project, with a 1-year maintenance period beginning June 3, 2025; (4) approve Pay Estimate No. 1, in the amount of \$233,640.00, payable to Ram Rod Utilities, LLC, for the Meadowedge Lane Utilities project; and (5) approve the Engineer's Report.

CLOSED SESSION

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board convened in Closed Session at 5:45 p.m. to discuss security matters.

OPEN SESSION

The Board reconvened in Open Session at 6:00 p.m.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board authorized approval of expenditures for security matters as discussed in Closed Session.

ATTORNEY'S REPORT

The Board recognized Mr. Kahn, who reviewed certain legislative updates with the Board.

The Board took no action.

DISTRICT MANAGER'S REPORT

Mr. Mills discussed with the Board the proposed pool replacement project.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to authorize Mr. Mills to obtain proposals for preparation a full design of the proposed new pool.

DIRECTOR COMMENTS

Director Sommer discussed the joint funding opportunity with Precinct 3 for construction of sidewalks on both sides of Cypresswood from west of I-45 and continuing to the District's west boundary line, noting that Precinct 3 offers a 50%, 60%, and 70% funding match.

After discussion, the Board deferred this item to the July 17 meeting.

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS Aug 13, 2025.

Vanessa Sommer
Secretary, Board of Directors

