

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

SEPTEMBER 21, 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 **September 21, 2023, at 9:00 a.m.**; whereupon, at 9:05 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

Directors Williams, Sommer, and Dowdy were present, thus constituting a quorum. Director Perkins entered the meeting at 10 a.m.

Also present at the meeting were Brian Mills, District Manager; Shane Breyette, Maintenance Manager; Norman Gutierrez of Langford Engineering, Inc. ("LEI"), Engineers for the District; Mike Williams of Municipal Operations ("MOC"), Operators for the District; Maria S. Parker 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.

HEAR FROM THE PUBLIC

The Board recognized Mr. Olesen, who thanked the Board for its good work on behalf of the District.

ENGINEER'S REPORT

The Board recognized Mr. Gutierrez, who introduced Mr. Ortecho, noting that Mr. Ortecho was requesting a feasibility study for annexation and development of a tract of land on Meadowedge Lane.

The Board recognized Mr. Ortecho, who advised that he had purchased the Meadowedge Lane property outside the District and proposed to develop the property with 193 build-to-rent townhomes, noting that, at completion, it would add approximately \$67 million in taxable value. Mr. Ortecho advised that a traffic impact study, an environmental impact study, and a drainage study had been completed. Mr. Gutierrez noted that the development would require a private lift station, expansion of the District's WWTP, and extension of water and sewer lines.

Upon motion by Director Dowdy, seconded by Director Sommer, and after full discussion, the Board voted unanimously to authorize LEI to conduct the feasibility study, subject to receipt of the \$10,000 fee.

Mr. Gutierrez next presented to and reviewed with the Board an analysis of the North Harris County Regional Water Authority fee and historical consumption by the District. Based on such analysis, Mr. Gutierrez recommended that the District lower the RWA fee charged to District residents from \$4.86 to \$4.31 per 1,000 gallons.

Mr. Gutierrez next discussed with the Board the sanitary sewer rehab project, noting that the line is not within the easement and goes underneath a building on Magic Oak. Mr. Gutierrez discussed two options: (1) static pipe burst at an additional cost of \$14,175, or (2) joint offset and point repair at a cost of \$4,000, with the line remaining under the building.

Upon motion by Director Dowdy, seconded by Director Perkins, and after full discussion, the Board voted unanimously to approve (1) the reduction of the RWA fee charged to District residents from \$4.86 to \$4.31 per 1,000 gallons; and (2) the joint offset and point repair at a cost of \$4,000.

OPERATIONS

The Board recognized Mr. Williams, who provided an update on the delinquent payment list, noting that 11 accounts had been terminated and that 5 accounts had not yet been reinstated.

DISTRICT MANAGER'S REPORT

The Board recognized Mr. Mills, who updated the Board on the District's National Night Out and Truck or Treat events. Mr. Mills also discussed holding a second e-waste drive in November, subject to cost. Mr. Mills advised that the District had received payment of \$41,454.74 for its storm damage insurance claim.

The Board took no action.

MAINTENANCE MANAGER'S REPORT

The Board recognized Mr. Breyette, who provided an update on the waterfall repair project, reed removal from the lakes, and tree removal. Mr. Breyette noted that the two docks need to be replaced.

CLOSED SESSION

Upon motion by Director Sommer, seconded by Director Perkins, and after full discussion, the Board voted unanimously to convene in Closed Session at 10:55 a.m. to discuss real estate and personnel matters.

OPEN SESSION

Upon motion by Director Sommer, seconded by Director Perkins and after full discussion, the Board voted unanimously to reconvene in open session at 11:25 a.m.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve the matters relating to real estate and personnel as discussed in Closed Session.

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

No Reports were offered.

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS October 11, 2023

Vanessa Sommer
Secretary, Board of Directors

