

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

**APRIL 2, 2024**

<b>THE STATE OF TEXAS</b>	§
<b>COUNTY OF HARRIS</b>	§
<b>HARRIS COUNTY WATER CONTROL AND</b>	§
<b>IMPROVEMENT DISTRICT NO. 110</b>	§

The Board of Directors (the “Board”) of Harris County Water Control and Improvement District No. 110 (the “District”) met in **special session**, open to the public, at the designated meeting place of the Board in the District on **April 2, 2024, at 3:00 p.m.**; whereupon, at 3:05 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
Tom Dowdy	-	Treasurer/Investment Officer

All Directors were present, thus constituting a quorum.

Also present at the meeting were Brian Mills, District Manager; John Davis and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; 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 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.

**ANNEXATION AND REIMBURSEMENT**

The Board recognized Mr. Davis, who discussed with the Board options for providing water and sanitary sewer service to the Meadow Edge property proposed for annexation into the District.

**CLOSED SESSION**

Upon motion by Director Dowdy, seconded by Director Perkins, and after full discussion, the Board voted unanimously to convene in Closed Session at 3:30 p.m. to discuss real estate 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 at 3:50 p.m.

Upon motion by Director Dowdy, seconded by Director Strickland, and after full discussion, the Board voted unanimously to authorize the actions discussed in Closed Session.

**ANNEXATION AND REIMBURSEMENT (continued)**

The Board continued its discussion regarding the proposed annexation of the Meadow Edge property and reimbursement by the District for public infrastructure.

The Board recognized Ms. Parker and Mr. Kahn, who discussed various options for reimbursement to TNRG.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to approve the following regarding the annexation of the Meadow Edge tract into the District and District reimbursement to TNRG: (1) the District will pay for all external water and sewer lines; (2) TNRG will pay for all internal water and sewer facilities, including the construction of a 10,000 gpd Lift Station; (3) based on appraisal at buildout, the District will reimburse TNRG up to a maximum of 70% of the cost of internal facilities; (4) TNRG will dedicate the Lift Station and Lift Station site to the District and the District will maintain the Lift Station; and (5) TNRG will dedicate detention pond site to District and the District will maintain the detention pond and bill property owners for such maintenance.

**ENGINEER'S REPORT**

The Board recognized Mr. Gutierrez, who provided an update on the sanitary sewer rehab project.

The Board recognized Mr. Davis, who advised the Board that the pump motor at Water Plant #2, Well #3, had failed and that he is obtaining information and cost estimates for repair or replacement.

Upon motion by Director Perkins, seconded by Director Strickland, and after full discussion, the Board voted unanimously to authorize LEI to proceed with the repair or replacement and to authorize SK Law to notify the TCEQ of the emergency repairs.

**CLOSED SESSION**

Upon motion by Director Dowdy, seconded by Director Perkins, and after full discussion, the Board voted unanimously to convene in Closed Session at 4:45 p.m. to discuss real estate 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 at 4:52 p.m.

Upon motion by Director Perkins, seconded by Director Dowdy, and after full discussion, the Board voted unanimously to authorize the actions discussed in Closed Session.

**[SIGNATURE PAGE FOLLOWS]**

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

APPROVED THIS May 8, 2024.



Vanessa Sommer  
Secretary, Board of Directors