

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

**SEPTEMBER 10, 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 **September 10, 2025, at 4:00 p.m.**; whereupon, at 4:03 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; Pat Hall of Equi-Tax, Tax Assessors for the District; Kim Shelnett of Myrtle Cruz, Inc. (“MCI”), 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”); Tim Hardin (via Zoom) and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Captain Medina and Sgt. Walker of Harris County Precinct 4 Constables’ Office; Mitchell Neupert of R.W. Baird (“Baird”), Financial Advisors for the District; 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 Mr. Moscon, who advised that he is opposed to sidewalks in the District, and specifically on Joanleigh.

**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.
2. **Tax Assessor/Collector’s Report and Delinquent Tax Report:** The Board recognized Ms. Hall, 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.
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 August 13 and August 21, 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; (2) approved the Tax Assessor/Collector's Report, including payment of checks listed therein; (3) approved the Bookkeeper's Report, the Investment Report, and checks presented for payment; (4) approved the Peace Officer's Report; and (5) approved the minutes of the meetings August 13 and August 21, 2025 as presented.

### **2025 Tax Levy**

#### **Discuss 2025 Tax Rate/Call Public Hearing on Proposed 2025 Tax Rate**

The Board recognized Mr. Neupert, who presented to and reviewed with the Board the 2025 tax rate recommendation for the District and reviewed with the Board the District's 2025 certified values and a cash flow analysis based on the 2025 recommended debt service tax rate, noting that the District is not a Developed District, as defined in 2025 Water Code, Section 49.23602. Ms. Parker then reviewed with the Board the process for setting the tax rate, noting that the District must hold a public hearing for discussion of the proposed rate to be set and would then adopt the tax rate for 2025.

The Board then discussed setting a meeting date for conducting the public hearing and setting the tax rate. It was the consensus of the Board to schedule such meeting for 4:00 p.m., Wednesday, October 8, 2025, at 19023 Joanleigh, Spring, Texas.

Upon motion by Director Sommer, seconded by Director Perkins, and after full discussion, the Board voted unanimously to (1) confirm that the District is not a Developed District, as that term is defined in Texas Water Code, Section 49.23602; (2) call the public hearing on the 2025 Tax Rate, to be held at 4:00 p.m., Wednesday, October 8, 2025, at 19023 Joanleigh, Spring, Texas, at which meeting the District would consider setting the tax rate for 2025; and (3) authorize the publication of the Notice of Public Hearing on Tax Rate at a proposed total tax rate for 2025 of \$0.32 per \$100 of assessed, along with a tax rate and levy analysis as required by Chapter 49 of the Texas Water Code.

### **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.

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

Upon motion by Director Perkins, seconded by Director Strickland, and after full discussion, the Board voted unanimously to (1) approve Change Order No. 2, In the amount of \$29,502.00, for additional asphalt repairs for the Utilities Project to serve the 18-acre Meadowedge Tract; (2) Authorize LEI to update and distribute the District's Emergency Preparedness Plan; and (3) authorize LEI to coordinate with the SK Law on Verizon's request to use the District's elevated storage tank for cell tower equipment; and (4) approve the Engineer's Report.

### **DRAINAGE POLICY**

The Board took no action on this item.

### **ATTORNEY'S REPORT**

No Report was offered.

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

No Report was offered.

### **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 October 8, 2025.

Vanessa Sommer  
Secretary, Board of Directors

