

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

AUGUST 21, 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 **August 21, 2025, at 9:00 a.m.**; whereupon, at 9:01 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/Treasurer
Rodney Williams	-	Assistant Secretary

All Directors were present, thus constituting a quorum.

Also present at the meeting were Brian Mills, District Manager; Shane Breyette, District Maintenance Manager; Matt Zeve of Gauge Engineering (“Gauge”), Consulting Engineer for the District; Michael Williams and Edward Longoria of Municipal Operations and Consulting (“MOC”), Operators for the District; Tim Hardin and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Maria S. Parker, Joshua J. Kahn, and Deidra Daniels 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. Brady, who discussed the Lakes of Cypress Forest detention facilities and advised that major repairs are needed.

Mr. Parker requested that Ms. Brady send an email with the relevant information.

PEACE OFFICER’S REPORT

No Report was offered.

FIDELIS DEVELOPMENT

The Board recognized Mr. O’Neil, who provided an overview of the company and its proposed development in the District.

The Board recognized Mr. Kimosh, who discussed options for the wall to be built on the north side of the development property, noting that, pursuant to the Development Agreement between Fidelis and the District, Fidelis had committed \$250,000 toward construction of the wall. Mr. Kimosh noted that, following up on the Board's previous request, Fidelis would be willing to install trees on the outside of the wall to further screen homeowners from the development, noting that, subject to approval by CenterPoint, Texas Pistache trees could be planted in the CenterPoint easement.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, Directors J. Williams, Perkins, Sommer, and R. Williams voted to approve the following (1) at a cost not to exceed \$250,000, Fidelis shall: (a) construct of 620 linear feet of a 10 foot high fence; (b) to be built along the northern perimeter of the development property; and (c) obtain approval by CenterPoint and the District's Engineer and plant 25 4" Texas Pistache trees, with irrigation, on the outside of the perimeter fence; and (2) amendment of the Development Agreement, to include the foregoing actions. Director Strickland voted against the Motion. The Motion carried.

Mr. Kimosh next discussed with the Board the curb cut onto Enchanted Oaks, noting that Fidelis had obtained a variance from Harris County to widen the cut to 40 feet. Mr. Kimosh explained that there would be raise island, butt that the District's request for bollards could not be accommodated because they would damage trucks leaving the property. Mr. Kimosh explained that, with the curve of the curb cut going right and the raised island, it would not be physically possible for trucks to turn left on Enchanted Oaks and go through the neighborhood when leaving the property.

Upon motion by Director Sommer, seconded by Director Strickland, and after full discussion, the Board voted unanimously to approve the curb cut plan, as presented by Fidelis.

ENGINEER'S 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 advised that Harris County was requiring asphalt pavement replacement at the intersection of Meadowedge Lane and Hickory Twig Way.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to (1) authorize LEI to proceed with design and production of contract documents for the rehabilitation of the ground storage water tank at Water Plant #1; (2) accept responsibility for the operation and maintenance of the fire hydrants within the TNRG development, subject to review by the District's Attorney; and (3) approve the Engineer's Report.

The Board recognized Ms. Michela of GDP Group, who presented to and reviewed with the Board a proposal in the amount of \$88,400 for the preparation of a Phase 1 schematic design for the pool and recreational buildings.

Upon motion by Director Sommer, seconded by Director Strickland, and after full discussion, the Board voted unanimously to approve the GDP proposal, as presented.

CONSULTING ENGINEER'S REPORT

The Board recognized Mr. Zeve, who presented to and reviewed with the Board a schematic of the proposed detention facility to be constructed on District property purchased from R. Henricks. The Board discussed various options, including whether it should be a dry or wet bottom facility and whether trails could be constructed around the perimeter.

The Board took no action on this matter.

OPERATIONS' REPORT

The Board recognized Mr. M. Williams, who presented to and reviewed with the Board a list of accounts for termination of service.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to authorize termination of service for (1) non-payment of water bills; and (2) delinquent tax accounts.

Mr. Williams also advised the Board that the District had a DO violation at the WWTP. Mr. Williamson noted that the violation resulted from the sluice gate rehabilitation project when the Contractor cut a hole in the wall, which caused the WWTP to be offline for 3 days.

SIDEWALK GRANT

The Board next discussed the sidewalk grant opportunity with Harris County Precinct 3.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to authorize LEI to coordinate with Director Sommer and prepare the grant application with a funding match of 70/30 for sidewalks along the North and South sides of Cypresswood and the East and West sides of Joanleigh.

DISTRICT MANAGER'S REPORT

The Board recognized Mr. Mills, who discussed ongoing projects and upcoming events in the District. Mr. Mills discussed National Night Out, noting that he proposed to require preregistration and would charge a fee for non-residents.

Upon motion by Director Sommer, seconded by Director Perkins, Directors Perkins, Strickland, Sommer, and R. Williams voted that no fees be charged to non-residents for any community event. Director J. Strickland voted against the Motion. The Motion carried.

Mr. Mills next advised that the funds approved for overtime Constables had been expended.

Upon motion by Director Sommer, seconded by Director Strickland, and after full discussion, the Board voted unanimously to authorize an amount not to exceed \$60,000 to continue the overtime program through February 2026.

ATTORNEY'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 September 10, 2025

Vanessa Sommer
Secretary, Board of Directors

