

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

**SEPTEMBER 17, 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 **special session**, open to the public, at the designated meeting place of the Board in the District on **September 17, 2025, at 3:00 p.m.**; whereupon, at 3:03 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 Breyette, District Maintenance Manager; Matt Zeve and Alberto Durantes of HR Green (“HRG”), 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; Phil Halbert of Storm Water Solutions (“SWS”), Maintenance Contractor for the District; Maria S. Parker, Joshua J. 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. Brady, who discussed the Lakes of Cypress Forest detention facilities, and tennis court repairs.

The Board recognized several residents who were opposed to sidewalks in the District.

**PEACE OFFICER’S REPORT**

No Report was offered.

**ENGINEER’S REPORT**

The Board recognized Mr. Gutierrez, who presented to and reviewed with the Board the Engineer’s Report. The Board also discussed the cracks in the new tennis courts, noting that the work is still under warranty.

After discussion, it was the consensus of the Board that LEI reach out to the contractor regarding repairs.

#### **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 and discussed the costs of a wet bottom pond versus a dry bottom pond.

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.

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

The Board recognized Mr. Mills, who discussed ongoing projects and upcoming events in the District. Mr. Mills and Mr. Breyette also discussed the need to dispose of hazardous waste and to replace certain equipment.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to (1) authorize an amount not to exceed \$5,000 to dispose of hazardous waste; (2) approve the purchase of a new 997 mower in an amount not to exceed \$25,000; and (3) approve the purchase of a new Gator in an amount not to exceed \$12,000.

#### **DRAINAGE POLICY**

The Board recognized Mr. Kahn, who discussed with the Board potential changes to the District's current Drainage Policy, noting that SWS had submitted a proposal to maintain all detention ponds in the District and that the District could impose a drainage fee on water bills to pay for such maintenance. Mr. Kahn explained that this method would eliminate the annual certification process for commercial property owners.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to proceed with the new drainage policy, as discussed, to be effective January 1, 2026, subject to finalizing the amount of drainage fee to be charged to each class of customer in the District.

#### **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 October 8, 2025.

Vanessa Semmer  
Secretary, Board of Directors

