

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

**MARCH 19, 2009**

**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 **March 19, 2009 at 6:00 p.m.**, whereupon the roll was called of the duly constituted officers and members of the Board, to-wit:

James N. Williams	-	President
Jeannie Satterwhite	-	First Vice President
Jerry A. Strickland	-	Second Vice President
Texas H. Stevens	-	Secretary
Tom Dowdy	-	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also attending the meeting were Jody Dellinger, Parks and Recreation Manager for the District; Art Gerczak, Construction Projects Manager for the District; Kay Divin, the District's Water and Sewer Operations Manager; Deputy Constable George Beck with Harris County Precinct No. 4; Denise Simples and Brandy McSherry, employees of the District; John Davis of Langford Engineering, Inc. ("Langford"), Engineers for the District; Ronny Hecht with Urban Meridian Group; David Aguilar with Republic Waste; Bob Sordahl, Emmett Poindexter, Bill VonMinden and Betty VonMinden, residents of the District; members of the public listed on the attached Attendance Sheet; and Josh J. Kahn of Coats, Rose, Yale, Ryman & Lee, P.C. ("Coats|Rose"), Attorney for the District.

The meeting was called to order and the following business was conducted.

**HEAR FROM THE PUBLIC**

The Board recognized Mr. Hecht, who reminded the Board that at their last recreational meeting, he discussed the proposed development of an approximately 7.172 acre tract under contract by Urban Meridian Group. Mr. Hecht explained that the contract for Phase II of such development has been terminated, therefore, his firm is only proceeding with the development of Phase I of the development on the tract of land currently within the boundaries of the District. Mr. Hecht noted that the capacity commitment approved by the Board at the last meeting was in the amount of 47,250 gallons per day ("gpd"), however, since only Phase I will be developed only 19,530 gpd of capacity are necessary to serve such tract. The Board then discussed with Mr. Hecht several different scenarios for the cost sharing of the facilities that will need to be oversized to serve such tract, based on the reduced capacity commitment. Mr. Davis reminded the Board that the estimated costs of the oversized facilities is \$720,334 and the Board previously voted to require Urban Meridian Group to deposit \$103,500 with the District for their share of the oversizing costs. The Board noted that a pro-rata reduction in such \$103,500, based on the reduced capacity commitment from 47,250 gpd to 19,530 gpd, would result in a decrease in the deposit required to \$47,000.

After further discussion and upon a motion duly made by Director Dowdy and seconded by Director Strickland, the Board voted unanimously to authorize the District's attorney to prepare a capacity commitment letter and service agreement for Phase I of the development that (i) requires Urban Meridian Group to deposit \$47,000 with the District as their share of the costs to oversize the District's facilities to serve such tract and (ii) provides a 10-year commitment for water and sewer capacity to such tract in the amount of 19,530 gpd. The Board noted that the agreement will not include cost to extend the water and sewer line to serve such tract (which will be done at the sole cost of Urban Meridian Group with no future reimbursement).

The Board next recognized Mr. and Mrs. VonMinden of 327 Enchanted Trail, who explained to the Board the on-going sewer issues they have had at their property since moving into the District approximately 30 year ago. Mr. VonMinden noted that the District replaced the service line to their house in 1992 due to such problems and has been routinely cleaning such service line 3-4 times per year since. Ms. Divin noted that the lines servicing such property were televised today. Ms. Divin also requested authorization to have such lines smoke tested and surveyed to see if the problem area can be identified. The Board instructed Ms. Divin to have those items done and asked the VonMindens to give the District a few days to determine the issue.

The Board then recognized Mr. Aguilar of Republic Waste, who discussed with the Board several issues that are occurring within the District since the merger of Republic Waste with Allied Waste. Mr. Aguilar noted that the drivers within the District are new and explained that he is working to have such workers use the same judgment in picking up trash as the previous drivers.

#### **PARKS AND RECREATION MANAGER'S REPORT**

The Board recognized Mr. Dellinger, who discussed his initial few days on the job and several items that he has a concern with initially.

The Board also discussed restocking the fish in the lakes. The Board noted that they previously approved \$12,000 for lake management (restocking, shade structures, etc.) and that Mr. Dellinger is now responsible for implementing the appropriate plan.

Mr. Dellinger also requested approval to spend \$3,000 to purchase two (2) Automatic Electronic Defibrillators ("AEDs"), with alarms, to be placed at the pool and fitness center. Mr. Dowdy noted that such expense was already included in the current parks and recreation budget, therefore, no additional approval is necessary.

#### **CONSTRUCTION PROJECTS MANAGER'S REPORT**

The Board recognized Mr. Gerczak, who presented to and reviewed with the Board the Construction Projects Manager's Report. Mr. Gerczak noted that the beams on the covered walkway to the pool have been replaced. Mr. Gerczak then requested approval to spend an additional \$1,100 for approximately 33-feet of wall extension.

After further discussion, Director Strickland motioned to authorize \$1,100 for the wall extension. Director Stevens seconded such motion, which was approved by a unanimous vote.

**PEACE OFFICER'S REPORT**

The Board recognized Sergeant Beck, who presented the Peace Officers Report.

The Board noted that no action is needed in conjunction with the Peace Officer's Report.

**ATTORNEY'S REPORT**

The Board recognized Mr. Kahn, who presented the Attorney's Report.

**Minutes of Meetings of January 31, 2009, February 11, 2009 and February 19, 2009**

Proposed minutes of the meetings held January 31, 2009, February 11, 2009 and February 19, 2009, previously distributed to the Board were presented for consideration and approval.

Upon motion made by Director Satterwhite, seconded by Director Dowdy, the Board voted unanimously to approve the minutes of the meeting held January 31, 2009, as presented, and the minutes of the meetings held February 11, 2009 and February 19, 2009, as amended.

There being no further business to come before the Board, upon motion duly made and seconded, the meeting was adjourned.

APPROVED THIS April 8, 2009

  
Secretary, Board of Directors