

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

**MARCH 23, 2010**

**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 **March 23, 2010** 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; Kay Divin, the District's Water and Sewer Operations Manager; John Davis of Langford Engineering, Inc. ("Langford"), Engineers for the District; Deputy Constable George Beck with Harris County Precinct No. 4; Dean Hensley with Harris County Fire Marshal's Office; Lance Chernou and Fred Hazel with Davis Development; Greg Wamhoff with Wamhoff Development; Bob Sordahl and Emmett Poindexter, residents of the District; and Maria S. Parker and Josh J. Kahn of Sanford Kuhl Hagan Kugle Parker Kahn, LLP ("SK Law"), Attorneys for the District.

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

**HEAR FROM PUBLIC**

The Board noted that there were no members of the public present who wished to address the Board.

**PEACE OFFICER'S REPORT**

The Board recognized Mr. Beck, who presented the Peace Officer's Report. Mr. Beck introduced Mr. Hensley and the two discussed with the Board the possibility of the Harris County Fire Marshal's Office leasing some space in the District's maintenance building for a satellite office for a nominal fee in exchange for the Fire Marshal's Office patrolling in the park areas. Ms. Parked noted that a lease is needed in order to have the patrolling officers covered under the District's insurance. The Board noted that they were in favor of such an arrangement and instructed the District's attorney to work with the Harris County attorney to finalize the necessary lease.

## **ENGINEERING/DEVELOPMENT REPORT**

The Board recognized Mr. Davis who presented the Engineering/Development Report.

Mr. Davis presented and reviewed with the Board the feasibility study in connection with the proposed 280-unit apartment complex being developed by Davis Development on the former Portrait Homes tract. Mr. Davis noted that the sanitary sewer line along Holzwarth would need to be expanded to accommodate the development. Mr. Davis presented a proposed cost summary for such line in the amount of approximately \$720,000. The Board then discussed possible reimbursement scenarios for the tract.

Upon a motion made by Director Strickland and seconded by Director Dowdy, the Board unanimously voted to (i) approve the feasibility study for Davis Development, subject to review and approval by the District's Attorney, (ii) authorize the District's Attorney to prepare a Utility Commitment Letter for Davis Development; and (iii) authorized the District's Attorney and Engineer to work with Davis Development on the terms of a Reimbursement Agreement.

Mr. Davis next presented to and reviewed with a Board a letter from the North Harris County Regional Water Authority ("NHCRWA") regarding aggregating all permits within the NHCRWA. The District will now provide its pumpage information to NHCRWA and then the NHCRWA will apply for an aggregate permit for all water wells within the NHCRWA.

## **WATER AND SEWER OPERATION MANAGER'S REPORT**

The Board recognized Ms. Divin, who presented the Water and Sewer Operations Manager's Report.

The Board noted that no action is needed in connection with the Water and Sewer Operations Manager's Report.

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

The Board recognized Mr. Dellinger, who presented the Parks and Recreation Manager's Report.

Mr. Dellinger introduced Mr. Wamhoff, who presented to and reviewed with the Board a proposal for repairs to the fitness center necessary to address the continuing condensation issues. The Board requested a 5-year warranty against future condensation. Mr. Kahn noted that the Board would need to solicit three (3) bids for the repairs since the estimated cost of such repairs is more than \$25,000.

Upon motion duly made by Director Strickland and seconded by Director Satterwhite, the Board unanimously voted to authorize Mr. Dellinger to solicit two (2) additional bids for the repairs to the fitness center under the same terms as the bid submitted by Wamhoff Development and to authorize Director Williams to review such bids and to award the construction of such repairs to the low bidder.

Mr. Dellinger then discussed alternate repairs to the fitness center. Mr. Dellinger stated that he would like to make repairs to improve ventilation in the fitness center and see if such repairs would solve the condensation problem prior to undertaking the major repairs proposed by Wamhoff Development.

Upon motion duly made by Director Satterwhite and seconded by Director Dowdy, the Board unanimously voted to (i) authorize Mr. Dellinger, prior to soliciting additional bids for the major repairs to the fitness center, to make repairs to the ventilation in the fitness center at a cost not to exceed \$6,000. Director Stevens noted that the Board should spend the money to make the necessary repairs to the fitness

center and to have such repairs warranted against future condensation in order to avoid future problems and additional repair costs. Director Strickland explained that the repairs to be made by Mr. Dellinger are included in the proposed repairs from Wamhoff Development other than a solid ceiling, which could be added at a later date.

**ATTORNEY'S REPORT**

The Board recognized Mr. Kahn, who reviewed with the Board the important dates and times in connection with the May 8, 2010 Directors Election.

**CLOSED SESSION**

Upon motion duly made by Director Strickland and seconded by Director Stevens, the Board voted unanimously to convene in closed session at 8:20 p.m. to discuss personnel matters.

**OPEN SESSION**

Upon motion duly made by Director Dowdy and seconded by Director Satterwhite, the Board voted unanimously to reconvene in open session at 8:50 p.m.

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

APPROVED THIS April 22, 2010.

  
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Secretary, Board of Directors