



# Harris County Water Control and Improvement District 110 District Manager / District Foreman's Report Board Meeting 8/17/2023

## District Manager / District Foreman

### • Action needed from Board / Important Updates

- Clubhouse Generator update - **MILLS**
  - New generator was installed 8/15/23 and power/gas connections finished 8/16/23
  - Lofton has to come and do a load test this week before it is completed.
  - Submitted final invoices for new generator to Denis Lawrence Wednesday morning, no response yet
- Storm Damage Claims - **MILLS**
  - Toured insurance adjuster and provided all relevant information last week
  - No updates
  - Generator fence will be completed by Friday at the latest if not Thursday mid-afternoon
- Capital Projects for approval - **MILLS**
  - Tenant IMop XL Plus - **\$6,115.00**
    - Auto Disk Scrubber for all facility floors (including fitness center) and is slightly larger than a vacuum.
    - Uses cleaning solution (Simple green, fabuloso, whatever solution we want) and rotating discs for deep scrubbing and wet vac to suck up solution after it has been scrubbed into a separate tank...easy to use and clean after use.
    - Would replace any need for contracted deep cleaning surface.
    - Can be used weekly or bi-weekly or as needed
    - **Found alternate option (IMop XL Lite) on Grainger for \$5,727.92 +shipping**
  - Rental Room Chair Replacement = **\$1,389.90**
    - Trapezoidal Back Stacking Banquet Chair in Black Vinyl with Black Frame
    - Amazon: 10-pack for \$694.95 x 2 = \$1,389.90
    - \$69.49/chair
      - Other options are \$72+
    - This would replace the 20 chairs in the worst condition, leaving ~35 to be replaced in next two fiscal years
- Capital Updates
  - Clubhouse Computers and Office Manager Laptop
    - Ordered and install next Monday or Tuesday
    - Desktops:
      - Board Room
      - District Manager
      - Office Manager
      - Aquatics Manager
    - Laptops
      - Office Manager
  - Playground
    - Initial meeting with Keegan Wilkinson from KOMPAN
    - Main playground is 3 section (based on safety decking splits)
    - FY24 budget includes replacing "big kid" and "log" sections

- Safety decking is \$20/sq foot, so rough estimate for that alone is ~\$40,000, and we will see options for big kid equipment when he comes back next week
- He is coming back next week to do actual measurements and will have replacement options
- “Little kid” equipment and swings would be replaced in future fiscal years
- Maintenance staff can do demo of current equipment and concrete pad and lay new concrete curb around new pad site in-house to save money
  - We would lower the raised section of the pad so it is less of a trip hazard and taper the curb so a gradual slope instead of a sharp drop off.
  - Instead of oblong shape to the pad site, we would initially redesign it to be a rectangle instead based on the new equipment layout.
- **Pool Capital Purchases**
  - Carlee has submitted research on:
    - Hurricane Umbrellas – these are part of the insurance claim from storm damage and also the most expensive overall cost, so not moving on these until we get claim info.
    - Pool robot
    - Replacement of up to 3 picnic tables inside pool area
    - Cool deck – in-house application
    - Deck chairs – replacement of all
- Park Capital Projects - **SHANE**
  - Upper Lake Spillway update
  - Dock replacement timeline
    - Don’t think we will be able to salvage the composite due to screw deterioration and warping of the boards

### Capital Project Updates

- Previously Approved
  - Policy Signage – **ordered – Expect to have in-house week of 8/28**
  - Acoustic paneling for Rental Room – **ordered – Expected delivery this afternoon or Friday**
  - Strength Equipment Replacement – **ordered – no delivery/install date yet**
    - *Did not budget shipping in total cost only for these items in budget plan...reviewed and it was added for all future FY’s*
  - Tennis Court Project MUSCO Lighting = **Working with Norman on scheduling and purchasing**
  - Water Fountain Replacements at park – **waiting on tax exempt set-up to order**
  - Computer / Laptop Replacement = **\$7,550.95**

### Website Updates

- [NHCRWA Stage 1 Drought Contingency Plan](#)
  - Homepage
  - Slicktext
  - Social Media
  - Digital Sign
- [About WCID110](#)
  - Added HOA contact information or links to their HOA pages or emails to the only contact we have available
- [District Documents Library](#)
  - Added new real estate documents and have had 7 call this week about them, so thank you Deidra for getting that info to us in July
- [Parks and Rec Landing Page](#)
  - National Night Out – event info

- **Special Guest invitations – Deidra/SK Law send invites out?**

- Requested participation from Spring Fire Department
- Constables do not have their request page live yet – emailed them twice already
- Trunk or Treat – event info
- Certifications page
- For major events, I can create specific landing pages when needed and then hide them when they are no longer needed...will provide details on events, sign-ups, info
- Would like to rename IMPORTANT NOTICES tab to DISTRICT PROJECTS
  - Non-flood control projects can be listed on this page and could have their own landing pages if we wanted to create them
  - Sewer Rehab project landing page
  - Tennis Courts project landing page
- Would like to rename UPCOMING EVENTS tab to DISTRICT ANNOUNCEMENTS
  - Making more announcements and not specific event information.

### **Water/Sewer**

- Jason's Deli
  - Emailed my only contact three times and no response
- Sonic
  - Closed and boarded up
- 610 Enchanted Trail
  - No response from them, no movement at the property
  - Meter was removed 8/11/23

### **Precinct 3 Work Requests**

- Submitted work requests for:
  - Storm damage/tree debris at 19435 Enchanted Stream
    - Empty lot where the trees are down and slightly hanging over curb
    - Next to the CenterPoint construction area
  - No Parking sign additions on north end of Joanleigh
    - Current signs start 4<sup>th</sup> or 5<sup>th</sup> house south on Joanleigh and the parking issues we have consistently seen are in the first two houses on either side nearest Cypresswood.

### **Request for Closed Session**