



**District Manager / District Foreman's Report**  
**Board Meeting 8/20/26**  
**BOARD VERSION**

**Action needed from Board / Important Updates**

- **Board approval for following items**
  - Tree removal from pool construction site for electric panel install: **Not to exceed \$7,000.00**
    - Removal of five trees so we can install new electric panel and minimize downtime of tennis court power outage
  - Electric panel install and boring to tennis power panels: **Not to exceed \$100,000.00**
    - This is part of the construction project but being pulled out so we can complete it ahead of time so we minimize down time for power outage of tennis court and parking lot lights.
    - Quote attached from Doug Stovall
    - This could be added to bond project since it is electrical for tennis and Rec Building
- **FY27 Capital Projects for Approval**
  - ESP Cameras Phase 2: **FY27 Budget Not to exceed \$75,000.00**
    - Upgrade the two current antenna and add 3<sup>rd</sup> antenna to water tower to expand and strengthen coverage for cameras in far back areas of park
      - This includes rental of 100' boom lift
    - Relocate some duplicate cameras to new ADA Bathroom area (installing at Pav. 4 and 5)
    - Replace some bullet cameras with 180 cameras for wider view and allowing us to relocate overlapping camera
    - Add power supply backups to pole cameras
  - Bathroom Trailer pad site: **Not to exceed \$80,000.00**
    - 20' x 30' x 5" concrete pad (contract vendor): **Increased to \$8,000 (\$7,500 Already approved from 7/16)**
    - Shade structure for pad site (purchased and built in-house): **estimating \$7,500**
    - Bore water line from backside of park bathroom (contract vendor): **estimating \$50,000-\$60,000 range**
    - Install maglocks/strike pad with cell connectivity for scheduling: **Estimating \$10,000.00**
    - Stub up electrical (in-house): **estimating \$500.00**
    - Install new water fountain and drainage (in-house): **estimating \$500.00**
  - Gator replacement: **Not to exceed \$13,000.00**
    - Replace oldest TS Gator with new TX Gator...they don't make TS gators anymore
    - Oldest gator transmission is shot and it does not go in reverse anymore
  - 12' Flatbed Trailer : **Not to exceed \$7,000.00**
    - Flatbed trailer would allow us to transport current 997 mower and not have to purchase a new smaller mower, easier to load larger items (lumber, pallets, etc) when we get large orders and can use bobcat to load/unload, and it is half the cost of a new mower.
    - We will reduce Shadetree Landscaping contract starting in October to no longer mow inside of water plants or lift stations and we will assume those once we have flatbed ready.
- **FY27 Budget Requests BOARD HAS ALREADY APPROVED – IN PROCESS**
  - Park ADA two stall Bathroom Trailer
    - Delivered and under Main Pavilion for now.

- Park Toddler Playground: approved NOT TO EXCEED \$150,000.00 with Playground Boss
  - Order placed and equipment confirmed
  - Contract being finalized plus purchasing bond as separate payment
  - Once contract is finalized, we will schedule install.
  - Maint. staff will prep site (excavate the footprint 6", fencing up, roll off dumpster)
  - Playground Boss install team will take up to 3 days for install and repair of small area on current playground where PIP is damaged.
- Fitness Center door relocation: approved NOT TO EXCEED \$70,000
  - Received one quote, one not interested, and waiting on two more quotes.
  - Under \$75,000 and we do NOT have to go to bid, just secure three responses to bid request. Will make decision as soon as we have one more quote minimum.
- Park Bathroom Trailer Concrete Pad: approved NOT TO EXCEED \$12,000
  - Shane waiting on quote for company and estimates it will be \$7,500
- Pool project: **GPD**
  - [Master Plan web site](#)
- **Important Updates**
  - Lower Tennis Metal Fence
    - We have cut the solid metal section and turned it into a larger swinging gate so we can get larger equipment through for tree removal, port-a-johns, etc. in the future.
  - Sand VB court area
    - We have received 4 truckloads of soil to level the area and 20 tons of topsoil.
    - Shane will add seed to start getting grass on it.
  - Celeste Vultaggio Girl Scout Gold Leaf Project: Bat Houses
    - She was awarded her Gold Leaf award
    - We have not installed them yet
  - Eagle Project Kelvin Medina: Pollinator Garden in slough area
    - Scheduled for Saturday, Sept. 12
    - Using stone we already have available
  - Eagle Project Isaac Cook: Above ground gardens around playground area
    - We are working with another Eagle Scout candidate who wants to build above ground gardens around the playground area.
    - Will plant mosquito repellent plants and Texas native plants/grasses to beautify the area.

#### **Constables**

- Weather sweeper replacement requested on all exterior doors – Shane will handle this this week

#### **Flock Updates**

- Old Holzwarth Rd. camera is being moved in coming weeks.
- Submitted some camera issues to Flock for Sgt. Walker. Some are not sending data and I checked them and physically there are no issues.

#### **Hazard Mitigation Plan**

- No updates

## **Parks and Rec Facilities Updates**

- **Top Priorities**

1. Planning for NNO and TOT
2. Fitness center door relocation
3. Pool construction site prep for electric panel and new conduit
4. ADA Bathroom pad site
5. Toddler playground site prep
6. Install water fountain near playground

- **Park Updates / Issues – SHANE**

- Park Projects
  - Sand volleyball court removal and ground leveling/seeding - **SHANE**
  - ADA Bathroom Trailer pad site - **SHANE**
  - Water fountain installs - **SHANE**
  - Park pavilion renovations - **SHANE**
    - Pavilions 4 and 5 are next
  - Park Front Bathroom renovation - **SHANE**
    - Holding until we strip bathrooms in pool house
  - Accessibility Improvements - **SHANE**
    - Regrade of back park entrance area to create smoother entrance into back of park.
    - Sidewalks to pavilions (crushed granite base and cold patch asphalt to pavilions 1 – 4 from road and walking path
    - Pavilion 1 “swamp” issues around the slab and surrounding areas.

## **Parks and Rec Program updates**

- **National Night Out – October 6, 2026**

- Event is 5:30 – 8 p.m. in park
- Golf carts secured for shuttles from Lemm and down Cypress Oaks Dr.
- Food
  - Brothers Pizza secured
  - Looking at options for BBQ since Woodalls is no longer doing events
  - Enchanted Oaks also secured Bruster's Ice Cream for event
  - District will provide water and some desserts
  - Potluck will be available but it has grown smaller every year
- Additional components
  - Walgreens is setting up flu shots at Pavilion 1
  - New toddler playground installed prior to event so we can do a quick “grand opening”
  - Live music – Jes Schneider - \$900
    - Will arrive at 4:30p and play for 2 hours from 5:30-7:30p
    - Contract signed and will be paid by check
  - Photographer – Diana Portales
- Large party tent(s) – Will seat between 150-175
  - This would include round tables and chairs.
  - We will still bring over picnic tables and place those in shaded areas for additional seating
- Games/Activities
  - Arts and crafts
  - Games: cornhole, putt putt, etc
- Constables/Fire Department

- Requests submitted for Spring Fire Department
  - Walker is aware for constables
- **Trunk or Treat – Saturday, October 24, 2026**
  - Event is 5 – 9:30 p.m.
  - Golf carts secured for shuttle from Lemm and down Cypress Oaks Dr.
  - Food
    - Securing two food vendors – event attendees will pay for their own food
    - District will provide water throughout event and sodas/popcorn for movie only
  - Additional components
    - Rental equipment: trackless train, Halloween themed inflatable obstacle course, inflatable archery, inflatable shooting stars BB, Inflatable ax throwing, inflatable bounce houses
    - Arts and crafts
    - Wooden pumpkin decorating competition
    - Games and activities for candy
    - Vendor fair
    - Photobooths
    - Photographer – Diana Portales
    - Balloon arch – Myrna Sotelo
  - Volunteers
    - Securing volunteers from KC National Honor Society and KO Student Council
    - Our staff will handle shuttles and prep haunted house
    - Lifeguards will assist with Haunted House
  - Outdoor movie – start around 7:30p
    - KPop Demon Hunters and we will show this in the grass space next to main park parking lot
    - Sodas, water, and popcorn
  - Haunted House in Maintenance Building: 7:30p-9:30p
    - Indoor haunted house
    - Planning now
- **Pool hours for Summer 2026**
  - Adult Swim Hours for remainder of year
    - Wednesday, August 12 – through end of season (late October or early November)
      - Mondays: Pool closed
      - Tuesdays - Fridays from 9 a.m. - 4 p.m.
      - Weekends: No Adult swim
  - All Member Access will continue through mid-October
    - Weekends through Labor Day
      - Fridays: Closed
      - Saturdays: 11 a.m. – 9 p.m.
      - Sundays: Noon – 6 p.m.
    - Labor Day Weekend Hours
      - Friday, Sept. 4: Closed
      - Saturday, Sept. 5: 11 a.m. – 9 p.m.
      - Sunday, Sept. 6: Noon – 6 p.m.
      - Monday, Sept. 7: Noon – 6 p.m.
    - Weekends after Labor Day through October 18
      - Fridays: Closed
      - Saturdays: noon – 6 p.m.
      - Sundays: noon – 6 p.m.

## **SPA**

- New businesses
  - Blue Science Pools (Magic Oaks)
  - Hashtag India (old Dickey's BBQ)
  - Beignets and Brew (old Smoothie Factory and same owner as Rock N' Roll Sushi)
  - Hybrid Tech Automotive (Magic Oaks)
- Closed businesses
  - GFA13 OffRoad (Magic Oaks)
  - Statewide Electrical (Magic Oaks)
  - TWFG Lilia Sanjuan Insurance (Chevron Cypresswood)

## **Swim Team Updates**

- No updates
- Storage racks built for their equipment and supplies in Maintenance Building
- Purchased 40 27-gallon storage bins for them to fill...we will build more racks and buy more bins as needed
- Larger items will be stored on top of racks or 2<sup>nd</sup> floor of maintenance building

## **Tennis Updates**

- Rivera Tennis
  - Normal fall schedule
- Tennis Leagues
  - Starting in September – will work with all leagues to avoid demo of pool/pool house once we have construction schedule
- Pickleball
  - Continues to grow
  - Purchased four heavy-duty new pickleball net systems – numerous positive comments from players
  - Also purchased additional benches for courts 7-8 so each pickleball court has at least one bench

## **Water/Sewer**

- Rate Order Updates
  - Mills is reworking some issues with Rate Order and application for Changes to Existing Commercial Properties – confusion about the application and app payment process for us and then service application and deposit for service with MOC
- WWTP
  - Core sampling done this week at WWTP
- WP1
  - Plan to rebuild wooden fence in November/December in sections and incorporate the TCEQ required space for the water tank perimeter...will work with Norman on this change to the fence line.
- WP2
  - No issues to report
- Lift Stations
  - No updates or issues

## **Website Updates**

- No updates