



# Harris County Water Control and Improvement District 110 District Manager / District Foreman's Report Board Meeting 7/18/24

## District Manager / District Foreman

### • Action needed from Board / Important Updates

- FY25 Initial Projects
  - Asphalt road
    - Corestone
      - Still have not received a quote and have emailed them multiple times.
    - Sullivan's Paving Quote: \$129,900
      - Sullivans is NOT on BuyBoard or other Coops
    - Pirate Paving (did the park road asphalt job Oct. 2022): \$180,000
  - Pavilion 5 and bathroom in park
    - LEI is working on projections
  - Dog Park
    - LEI is working on projections
    - Met with Tom from a demo company about clearing the underbrush
    - Multiple trees down in this area after Beryl
  - Additions not included in the FY25 budget proposal
    - Hurricane Beryl Damages
      - Pavilion 8 rebuild
      - Additional funds will be needed for some tree removal in several areas that we cannot handle on our own
      - Roll up doors on maintenance building
      - Awning on Fitness Center pool side – torn in multiple areas and will have to be replaced...cannot be fixed (same material as the old main entrance awning that we replaced with the vinyl.
        - Since this is the second largest awning replacement, we might as well replace ALL awnings on all buildings with the vinyl.
    - ADA Pool Access Chair Replacement
      - Current chair is dead...cannot be fixed...is very old and needs to be replaced.
      - Required by state law to have an ADA chair.
      - Between \$6,000 and \$11,000 for replacement

### • Hurricane Beryl Summary

- Post clean-up assessment
  - As we clean and clear an area, we are going back and looking at every tree for any damages or widow-makers.
  - We are using caution tape and road barriers to block the parts of the park that are still not open for patron access.
  - Once we have completed clean up and are confident we have removed any potential hazards, we will reopen parts of the park.
  - We will mark any trees that we need to assess for removal
- Park
  - Clean-up
    - Significant progress in clearing debris and removing hazards
    - Debris piling in "parking lot" behind Pavilion 5

- Large tree trunks are piled on the side...we may save them for future use in winter for bonfire (if possible)
- Mowing areas once large limbs have been picked up and cleared.
- Big lake
  - Big lake should be able to reopen by Friday, 7/19
- Back lake/boardwalk bridge
  - Back lake will not reopen for at least one more week
  - Significant number of large branches down, lots of branches still hanging, and paths will need significant clearing before we can reopen safely.
- Nature trails
  - We have not ventured far into the nature trails, but know some of the are blocked by debris and downed trees.
- Water Main
  - Tree that uprooted at front of park ruptured water main
  - Turned main off at Cypress Oaks during the storm
  - Bathroom and water fountains from front of the park to bathroom do not work due to no water.
- Playground
  - Two punctures near swing set – easily repaired in-house.
  - One small tear near swing set which we can repair in-house
- Pavilions
  - 1-7 are fine with only minor roof shingle damages – all can be fixed in-house.
  - Pavilion 8 is gone – tree through the middle
- Bridges
  - No issues
- Granite path
  - No issues besides some areas where trees landed and created divots
- Park Road
  - No major issues
- Sink hole
  - More of the immediate sinkhole collapsed but doesn't look like it expanded...just the asphalt collapsed into the existing hole.
  - Caution tape has been restrung
- Granite walking path
  - Two areas where trees uprooted caused significant damage to the path.
  - Will have to cut the tree root ball up to remove them then backfill the holes.
- Trees
  - 18+ down in the main park areas
  - 1 down on the back of the new lake near the spillway
  - 2 down behind WWTP
  - 1 uprooted and leaning on Hendricks property east of WWTP and two large dead pines further back...need to send letter to Hendricks to have them removed
    - Shane asked about the easement?
    - The one that is uprooted...we will have to pay someone to come and take it down as it will take out two power lines if we cut it and let it fall.
  - 4-6 down in nature areas and will need to be brought down...have not assessed if we can do those in-house or if we will need to hire vendor to do the work.
  - There is at least 1 and probably 2 tree inside of WP1 that need to be removed.
- Trees down causing damage or potential damage to residential property
  - Front of park – Rodney Williams

- Tree uprooted and landed on back of his house
  - He paid for tree removal to the fence line and will ask for reimbursement from District
- Back of park
  - Tree uprooted and end up leaning into power lines
  - Centerpoint cut part of the tree to clear it from power line.
  - We can contact resident to let them know they can pay to have tree cut back to fence line and request reimbursement from District
- Equipment
  - The air blowers for inflatables were sucked out of the back roll up door to maintenance building and we have not checked to see if they still work...they did get rained on for a couple of hours before I was able to get them.
  - All tools needed for cleanup have worked for the most part
    - Bobcat – went down 7/15 and is being repaired by end of the week
    - Chainsaws – almost ran out of bar oil after four days of use – purchased new bar replacements and chain replacements
    - Dump trailer is working but needs a hinge replaced on one back door – will do that after clean up is completed
- Clubhouse
  - No significant damages
  - No water leaking in from foundation
    - MOC cut the sidewalk that released the ground drains behind clubhouse...huge thank you to MOC for doing that
  - Ran cooling and charging stations everyday through Tuesday, 7/16
    - Still available if needed by residents
  - Ice machine did not keep up with demand
    - In future storm prep, we have discussed moving the new ice machine to the classroom and hooking it up there for additional ice needs
    - Will also empty the ice machine into large coolers 1-2 days prior to a storm so machine can replenish stock
- Pool
  - Awning on the Fitness Center was torn in multiple areas, so it will need to be replaced and we will do this with vinyl like we installed on the main awning.
  - Carlee and Lifeguards did a fantastic job preparing the pool for the storm and saved ALL umbrellas and chairs from any damages.
  - Pool was cleaned by Wednesday but without power, pool didn't reopen until Wednesday, 7/17.
  - Back to fully operational.
- Tennis
  - All shade structures on the fences were torn apart. The frames are good so we will look for replacement canopy...if canopy is not sold separately, we will have to buy four new units (~\$520/unit to \$900/unit)
  - Tennis court construction is on indefinite delay as CenterPoint was asked to drop a new power line for light controls but that is no longer possible within our time frame...we are discussing other two options for power location and neither is ideal
- Maintenance
  - Classroom
    - Used as cooling and charging station when clubhouse was not available
  - Shop
    - No damages or issues to report
  - Building

- Both rollup doors were damaged. Shane fixed the south side door but the north side (facing the Maintenance Shop) was bent and cannot be fixed in-house. We have contacted the vendor to schedule inspection and replacement.
  - Plants
    - WWTP
      - Generator came on immediately and plant never went offline until Wednesday, 7/10 around 8:45p until 10p. Mario and Edward were onsite and I had to go open the building door for them. Mechanic got generator working within the hour.
      - I replaced the walk-in gate deadbolt with new keys and added lock boxes at the walk-in gate and at the stairs to the WWTP building for keys to the door if it does not unlock with power outage.
      - No fence damage
    - WP2
      - Generator did not come on Monday, June 8. Mario was at WP2 and called in the issue. It has been fixed. WP1 picked up the slack during the outage and no issues occurred.
      - No fence damage
    - WP1
      - Significant number of large branches came down, but no facility damage.
      - Generator came on and was fully operational
      - 1 tree needs to be cut down, 1 other tree potentially needs to be removed
      - No fence damage
  - Lift Stations
    - Portable generators were used in rotation by MOC
    - No issues reported from any lift station.
- **Flock Updates**
  - Slowly getting county approval on new locations.
  - Flock is scheduling as approvals come in.
- **Hazard Mitigation Plan**
  - Prior to Beryl, I had started developing a COOP plan (Continuity Of Operation Plan) for natural disasters outlined in our Hazard Mitigation Plan.
    - I have been adding new information to sections based on Beryl.
    - Once we complete clean up of park, we will do a full staff debrief with all staff so they can contribute to this effort.
- **Program updates**
  - Adult Swim
    - June 25 -August 13
      - Tuesday – Friday from 9 – 11 a.m.
      - KISD starts Wednesday, August 14
    - August 14 – October 18 (tentative)
      - Tuesday – Friday from 9 a.m. – 4 p.m.
  - Summer pool hours
    - Mondays – Closed
    - Tuesdays – Saturdays: 11 a.m. – 9 p.m.
    - Sundays: Noon – 6 p.m.
  - Klein ISD starts back Wednesday, August 14
    - After this date, only Adult Swim during the week and pool all access is weekend only
  - Fall 2024 Major Event Dates – [Landing Pages have already been created for these](#)

- Bingo events - start back in August
- Labor Day – Monday, Sept. 2
- **National Night Out – Tuesday, October 1**
- **Trunk or Treat – Saturday, October 26**

- **Facility Updates**

- Ice Machine in pool house
  - Replacing door with bar gate so room will not retain so much heat.
  - Adding fans to blow hot air out
- Guard Shack AC
  - Continue to have issues with AC unit not cooling that room below 76 – no insulation so it is always going to be warm
- Pump Room
  - Scheduling sand filter replacement in next two weeks – no downtime for the pool, but this has to happen every two years
- Fitness Center
  - Rails on ellipticals were replaced last week – we should be able to get another 3-5 years out of them before replacement
- **Breakdown of revenue for FY24**
  - **Created new spreadsheet from Square reports breaking down ALL revenue**
  - **Very useful and we can make a decision about increasing prices for all non-resident options**
  - **OVERVIEW ATTACHED**
- **Possibility of raising rates for memberships and rentals**
  - **We can discuss raising rates for non-District rates for membership and rentals effective August 1 or January 1, 2025.**
  - **Would not impact anyone currently a member or currently scheduled for booked rentals.**

- **Tennis Updates**

- Norman updates about tennis court construction.
- Had an issue after Beryl about court availability for practices to resume immediately

- **Swim Team**

- No updates

- **Park – SHANE**

- Beryl cleanup
- Inventory and maintenance
- Eagle Scout Projects upcoming
  - Bird House building and install – expected in July or August
  - Tree/bush labeling – no timeline as of now

### Website Updates

- No major updates

### Water/Sewer

- Rate Order Updates
  - Have not met with Deidra/Maria/Josh to go through edits provided
- District audit
  - Completed July 1...no major issues to report
- New businesses

- Bath and Body Works is coming to the Cypresswood Shopping center (Target)

**Constables Building**

- Automatic gate on Home Depot side will have to be redone – Shane has information
- Minor damages from Beryl...sign was torn off but they recovered it and some weather stripping was torn.

**Recycling Updates**

Month	Trash Tonnage	Recycling Pounds	Recycling Tonnage	Increase/Decrease in pounds from last year by month	2024 Total Cumulative pounds YTD
January	245.01	36,320	18.16	-1,380	36,320
February	217.34	36,880	18.44	4,660	73,200
March	242.79	48,100	24.05	13,800	121,300
April	217.63	34,140	17.07	-9,760	155,440
May	215.82	36,660	18.33	620	192,100
June	197.18				

Month	2023 Recycling Pounds by month	2023 total cumulative pounds YTD	Increase/Decrease in Cumulative pounds from 2024 to 2023	Increase/Decrease % in Cumulative pounds from 2024 to 2023	Average House Count for Recycling
January	37,700	37,700	-1,380	-3.7%	809
February	32,220	69,920	3,280	+4.5%	1048
March	34,300	104,220	17,080	+14%	809
April	43,900	148,120	7,320	+5%	795
May	36,040	184,160	7,940	+7%	1,052
June					