



District Manager / District Foreman's Report

Board Meeting 1/22/26

PUBLIC VERSION

District Manager / District Foreman

- Action needed from Board / Important Updates

- Action needed

- Approval requested for:
 - Park fence extension/expansion/gate additions at front and back entrances
 - Total Quote: \$20,995
 - Already paid: \$8,000.00
 - **2nd (of three) payments: \$8,000.00**
 - Brivo Control Replacements – Parks and Rec and Water and Sewer
 - They will no longer work starting Feb. 28, 2026
 - NDS quote for replacements: Total is \$12,005.00
 - P/R: \$6,860.00
 - W/S: \$5,145.00
 - Digital Sign Replacement
 - **Humble Sign Co. quote: \$33,891.27**
 - Dump trailer Repair
 - Quotes repairs: \$3,019.00
 - **Approval for not to exceed \$4,000.00**
 - Needs two new axles, new brakes, new battery, and repairs to back gate – there may be some other things Shane asks them to check/replace (cables, lights)
 - Lake Fountain
 - **Approval to move forward with one contract**
 - **Will work with SK Law to work through contract**
 - Pool Chair replacements
 - **Small chairs "sand chairs": Not to exceed \$3,500**

- Important Updates

- Park Fence extension/expansion/gate additions
 - Jose has started work and new posts and frames for gates have been installed.
 - Do not have hard timeline for completion
 - Once new gates are installed, we will be able to chain/padlock them nightly.
 - We will schedule install of electrical needs (limited as we added this when running new lines for cameras but not in exact locations).
 - NDS will handle install of maglocks, timers, and exit buttons and connection to the Brivo system
 - Brivo control replacements
 - Effective Feb. 28, 2026, majority of our Brivo control boards will no longer be supported and no longer function.
 - NDS prepared quote for replacement of those boards.
 - Without new controls, gate and door access will no longer work for our ID cards.
 - Digital Sign Replacement
 - We currently have a 3MM sign and will be upgrading to a 10MM option. Graphics will be clearer than what we currently have.

- Choosing the slightly higher quote from Humble Sign Co. as their sign has the protective layers over electronic components on each plate that the other company does not offer
 - Includes a five-year warranty
 - If approved, there is a 10-12-week lead time for install.
- Parking Lot resurfacing and relining
 - Pics on final pages
- Security camera project
 - Coming next two weeks to make requested adjustments to cameras and extend one pole for better connectivity
- Dump Trailer issues
 - Dump trailer lost half of one axle on Friday, 1/16 coming from Water Plant 2...still haven't found it so if you see it let us know.
 - Cost for a new dump trailer is ~\$14,000, repairs are ~\$3,500 (less than 50% of new trailer) so worth paying for the repairs
- Lake Fountain
 - Shane suggests we should lease one fountain for one contract (3-year contract) and after one year we will have better idea of costs and then determine if we should lease or purchase the others.
 - Monthly cost is \$799/month and includes full install, including electrical.
 - Comes with lights, scheduling program, etc.
- Outdoor fitness equipment for park
 - Survey prepared and ready to be posted on website and social media
 - <https://forms.gle/j3e4x1GLt2KVg6T68>
- Capital Projects for FY26+
 - FY26 CIP Projects for Approval or Providing Updates
 - Pool project
 - **LEI updates about GPD**
 - Park Winter Projects (January – March)
 - Outdoor fitness equipment for park - MILLS
 - Park Bathroom #1 Renovation / Winterization - **SHANE**
 - Winterization
 - Epoxy floor covering
 - Repaint
 - New stalls
 - New toilets (with seat lids)
 - 2nd park bathroom - **SHANE**
 - Shane has been looking at prefab options
 - Park pavilion renovations - **SHANE**
 - Repair soffit and roof
 - Re-shingle
 - Possible gutters to minimize washout
 - Expansion of concrete pad on Pavilion 1
 - Middle support beam for Pavilion 1
 - Lake fountain (Stevens Lake) - **SHANE**
 - Sand volleyball court removal and ground leveling/seeding - **SHANE**
 - Wooded/overgrown area behind dumpster – vegetation clean out
 - We will have to rent a bobcat with closed cabin and attachment because so much debris is thrown backwards. Our bobcat is open cab. Shane has this on list of things to get quote on.

- There will also be some trees that have to get cut down/removed because they are damaged
- Accessibility Improvements
 - Regrade of back park entrance area
 - Sidewalks to pavilions (crushed granite, asphalt to pavilions 1 – 4 from road and walking path)
 - Pavilion 1 “swamp” issues
- Pool Chair replacements
 - Replacement for the “sand chairs” (the small ones)

Rec and Parks Facilities Updates

● Top Priorities

1. Fencing expansion at park
2. Park bathroom winterization
3. Clearing out vegetation behind dumpster area with rental equipment for bobcat – this will allow us to see the space. Will have to remove multiple large trees that are broken/partially fallen – will be able to cut down some on our own but will need Estrada for others.
4. Clearing out vegetation on nature side of slough and cleaning up fence line on park side of slough
5. Rebuild power stands in the park
 - Tower near flag poles is next priority
6. WWTP fence line dead tree removal
7. Sod old walking path to mailbox. – **WAITING TILL SPRING/WARMER WEATHER**
8. Address landscaping around tennis courts 5 – 8 from light installation. – **WAITING TILL SPRING/WARMER WEATHER**
9. 2nd bathroom in park options for prefab vs. full buildout

Flock Updates

- 3 of the 5 pending camera moves with Harris County have been moved
- 2 more still pending

Hazard Mitigation Plan

- Cypress Oaks Detention Pond Project

Park – SHANE

- Park prep for possible freeze
 - Bought three small heaters for bathroom – have to repair electric outlets in both park bathrooms and will look at a cage to secure them
 - Plywood for bathroom gates
 - Water shutoff Friday at 2 p.m. – preparing for this before maintenance guys leave
 - No bathroom, no water fountains, irrigation already shut off
 - All pipes have been rewired and insulated
 - We will post on social media and make signs
- Most bridges, dock railings, 4x4 wood signage posts, wooden fences have been stained. After the cold weather passes next week will complete staining all remaining wood structures.

Program updates

- **Outdoor Christmas Movie**
 - Friday, December 19 at 6 p.m.

- Worked out VERY WELL and had pretty decent turnout (around 50-60 total)
- Firepit for S'mores (monitored at all times)
- Hot chocolate, water/soda
- Popcorn/snacks
- **Bingo events**
 - January 21 cancelled
 - Feb. 19
 - March 19
 - April 15
 - May 20
- **Klein ISD**
 - February Break: Feb. 9-13
 - Spring Break: March 16-20
 - We may be going on a camping trip that week and/or doing college campus visits with Tori
- **Easter Egg Hunts**
 - Saturday, March 28 from 10a – noon
 - Hunts at 10:30, 10:45, and 11 a.m.
 - Mills may not be there if we have softball scheduled
- **E-Waste and Paper Shredding**
 - Saturday, May 23 from 10a-noon
 - Lower tennis parking lot

Swim Team Updates

- Online registration open now
- In-person registration Sunday, March 8 from 2 – 5 p.m.
- Practices start mid-April
- We will have their meet schedule by next week

Tennis Updates

- Rivera Tennis
 - No updates
- Tennis Leagues
 - Start back in February
 - Working with Norman and Quality Courts to get the court 3 repairs scheduled before the leagues start to minimize impact.

Website Updates

- No updates

Water/Sewer

- Rate Order Updates
- WWTP
- WP1
 - Will need to rebuild wooden fence in FY26 – very old and brittle, lots of broken boards
- WP2
 - Installing windscreen along chain link fence lines – this was the windscreen we took down from courts 5-8 – PHOTO ON LAST PAGES

- Removed most of the broken wooden fence on detention pond side (was a possible breeding ground and hiding spot for snakes and rodents)

SPA

- New businesses
 - Supreme Smoke, Vape, and Tobacco (formerly J's Vape)
 - Merry Maids
 - Kekas Lokas and More (old Frutas place next to Big Time Billiards)
- Closed businesses
 - Granny Dee's
 - J's CBD Vape and Smoke
 - Lenny's Sub Shop
 - Panera Bread (officially closed)
 - Razoo's – bankruptcy

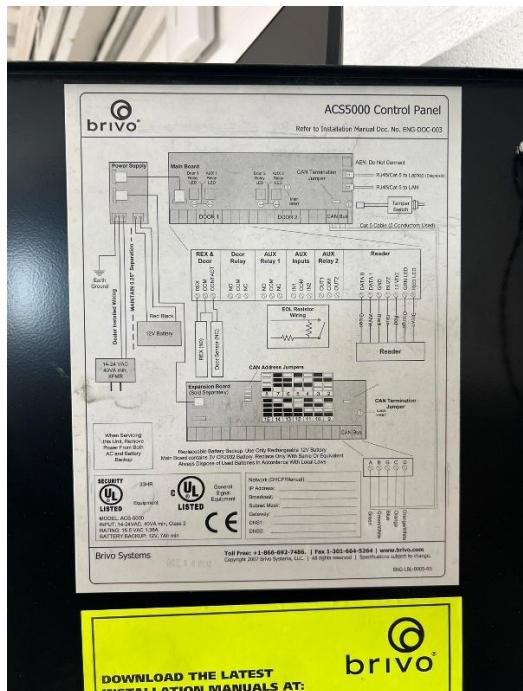
Constables

- No issues to report

Newly resurfaced parking lots



BRIVO controls to be replaced



Windscreen at WP2



Outdoor Christmas Movie



Pool Water Leak

