

HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 61
Minutes of Meeting of Board of Directors
September 11, 2024

The Board of Directors (“Board”) of Harris County Fresh Water Supply District No. 61 (“District”) met on Wednesday, September 11, 2024 in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

Jon Morgan, President
Darrell Barroso, Secretary
Lary Cangelose, Assistant Secretary
Mike Kelley, Treasurer

and the following were absent:

Ben Solis, Vice President

Also present were Mr. Jerry Homan, general manager for the District; Mr. Brian Breeding, assistant general manager for the District; Ms. Pam Magee, office manager for the District; Mr. Adam Anderson, engineer for the District; and Ms. Jennifer B. Seipel, attorney for the District.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. There were no customer inquiries or input for consideration.
2. The Board considered the minutes for the meeting held on August 28, 2024. One change was suggested, and upon motion made by Director Kelley, seconded by Director Barroso, and unanimously carried, the Board approved the minutes as amended.
3. Mr. Anderson presented the engineer’s report, a copy of which is attached hereto. He reported that work on the N. Eldridge Parkway sanitary sewer and water line relocation project is complete. Mr. Anderson also stated that his office has circulated a draft of the fourth reimbursement project to the District’s team and attorney for review.

With regard to phase 11 of the District’s sanitary sewer rehabilitation project, the contractor has experienced some delays due to their failure to order materials in a timely manner. However, the substantial completion date should still be this month.

After discussion, upon motion made by Director Barroso, seconded by Director Cangelose, and unanimously carried, the Board approved the engineer’s report as presented.

4. The Board considered payment of the general fund bills. After review, upon motion made by Director Kelley, seconded by Director Barroso, and unanimously carried, the Board approved payment of the general fund bills as presented.

5. Ms. Magee, Mr. Breeding, and Mr. Homan presented the management report. Mr. Breeding stated that a District employee sustained a leg injury while attempting to perform work at a lift station. The employee is okay and will receive treatment.

Mr. Breeding presented a proposal for the purchase of a new District truck, which is needed to replace an older vehicle that has fallen into disrepair. The cost of the new truck is approximately \$55,000. The Board unanimously agreed to authorize Mr. Breeding to proceed with the purchase of the truck.

Mr. Breeding also reported that two other District vehicles sustained a small amount of body damage in recent weeks. Both vehicles have been or will be repaired.

Mr. Homan stated that the District's personnel made preparations for Hurricane Francine, though the storm turned and did not hit the area.

Mr. Homan reported that the North Harris County Regional Water Authority (the "Authority") continues to make progress towards providing surface water to the District.

Mr. Homan provided an update on the status of District personnel.

Mr. Homan stated that the District will discuss its proposed tax rate at the next meeting.

Upon motion made by Director Barroso, seconded by Director Cangelose, and unanimously carried, the Board approved the management report as presented.

6. The Board then discussed the most recent meeting of the Authority, which several directors and Mr. Homan attended. The Board discussed the events of the meeting, noting that it was rescheduled without sufficient notice and many people missed it. There are attempts to reschedule the meeting for September 16, 2024. The election of the board for the Authority is scheduled for November. Director Kelley also provided a summary of a recent online forum hosted by the Harris-Galveston Subsidence District, with the purpose of such forum being to inform the public and provide them with an opportunity to ask questions regarding their surface water conversion mission and the costs associated with same.

7. There was no update with regard to the Water Users Coalition.

8. At 6:43 p.m., the Board entered into executive session to discuss existing litigation. At 6:56 p.m., the Board exited executive session and directed its attorney to approve the proposed settlement with the State of Texas regarding condemnation of a small portion of a lift station site.

9. Lastly, the Board considered items for the next agenda, including discussion of its 2024 tax rate.

There being no further business to come before the Board, the meeting was adjourned.

Danell A. Barrow

Secretary

Short Term Action Items

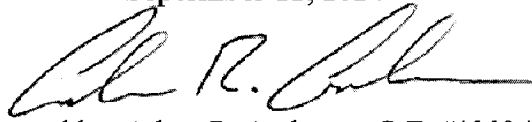
1. Tax Rate Discussion

Long Term Action Items

1. 222 Rate Analysis for Wastewater Usage
2. Trunk Line Repair - Complete; Discussion of Costs with MUD 222 and MUD 248

ENGINEER'S STATUS REPORT
HARRIS COUNTY FRESH WATER SUPPLY DISTRICT No. 61

September 11, 2024



Prepared by: Adam R. Anderson, P.E. #130348
Lockwood, Andrews & Newnam, Inc., TBPE Firm #F-2614

A. Design – Construction Projects

1. Water and Sanitary Relocations: North Eldridge Parkway at FM 1960 (12094) – SPA Funds

<u>Item</u>	<u>Date</u>	<u>Status</u>
<u>#61 Construction Contract</u>		
Contractor Mobilized to finish all remaining site work	February 2024	
Pre-Final Inspection	05/14/2024	
Final Inspection	8/6/2024	
Final Pay Application approved	8/14/2024	
<u>TxDOT Reimbursement Agreement w/ #61</u>		
4 th Reimbursement Package submittal after easements settled	Sept 2024	
4 th Reimbursement Package Check expected	Sept/Oct 2024	

2. Sanitary Sewer Phase 11 Rehabilitation (125-10012) BI 19 – This project will include the rehab of the remaining lines and manholes observed in the Phase 8 TV Surveys that need rehabilitation. The areas that will be rehabbed in the project are Hastings Green Sections 1, 2 & 3; Huffmeister Rd; Meisterwood Dr; Wortham Corridor; Tuckerton Road; Barwood and Hastings Green WWTPs. The project was awarded to Cruz-Tec, Inc. for \$1,192,330.00 and 220 calendar days. The notice to proceed was issued for 12/4/2023. The Contractor has started pipe bursting the sanitary sewer lines. The current substantial completion date is August 10, 2024.
3. Sanitary Sewer Phase 12 TV Surveys (125-10025) BI 19 – LAN has confirmed the scope for this project with the 61 Staff. LAN has given District staff copies of the plan sheets for their review. The areas that this TV phase will cover are Cypress Creek Forest Section 1; Birdcall Lane; Crossbend Village Section 1; Lake of White Oak; Hastings Green Sections 1 & 2; Fallbrook Green; Mansions at Hastings Green; Hastings Green Park; Eldridge Crossings; Falls at White Oak; Cypress Falls Estates; Ravensway Lake; Wortham Falls Sections 1, 2 & 3; Wortham Landing Sections 1, 2, 3 & 4.
4. WWTP 2 (Hastings Green) Lift Station Rehabilitation (12176) BI 19 – The scope of this project is to replace the existing pumps with 5 pumps, all the same size; replace the existing riser pipes, valves and force mains; replace the existing electrical and control panel; rehabilitate the existing wet well and 54” influent pipe. The project was awarded to CFG Industries, LLC. for \$2,113,160 and 140 calendar days. The notice to proceed has been issued for 3/28/24. The current substantial completion date is August 31, 2024. The

lift station is being bypassed and the rehabilitation work is underway.

5. Water Plant No. 2 Recoating (125-10030) BI 19 - Water Plant No. 2 had the interiors and exteriors of the GSTs and Hydrotanks recoated in 2015. Water Plant No. 2 had its coatings inspected by Preventive Services on 2/21/23. This project will include the recoating the interior and exterior of GSTs and HPTs; and the building, piping, and outside control panels, as needed. Also, the project will include the recoating of the Fallbrook Well and Well #2 sites. The project is planned to be advertised this coming Fall.

B. Construction Warranty Status

1. Sanitary Sewer Phase 10 Rehab (10011) – The Contractor is Texas Pride Utilities, LLC, warranty inspection to be held around 11/24/2024. Warranty expires 01/24/2025.
2. Utility Relocations for HCFCD E132-00-00 Proposed Channel Improvements (125-10039) – The Contractor is Scohil Construction, warranty inspection to be held around 4/26/2025. Warranty expires 06/26/2025.
3. Water and Sanitary Relocations: North Eldridge Parkway at FM 1960 (12094) – The Contractor is Persons Services Corp., warranty inspection to be held around 1/1/2025. Warranty expires 03/01/2025.

C. Permit / District-Wide Plan Status

1. America’s Water Infrastructure Act (AWIA) of 2018 –The Emergency Response Plan was certified and submitted to the EPA on 9/28/21.
2. WWTP 1 (Barwood) – TPDES Discharge Permit 10876-001
Issued: 6/17/2022, Expires: 6/17/2027
3. WWTP 2 (Hastings Green) - TPDES Permit No. 10876-002
Issued: 6/17/2022, Expires: 6/17/2027
4. Water Conservation Plan (WCP)
Submitted: 04/26/2024; Next Plan Update due: 5/1/2029
5. Drought Contingency Plan (DCP)
Submitted: 04/03/2024; Next Plan Update due: 5/1/2029
6. TCEQ Emergency Preparedness Plan
Approved by TCEQ: 4/26/10, submitted to the County Judge, Public Utility Commission, Texas Department of Emergency Management and the Harris County Office of Emergency Management.
7. Water Monitoring Plan
Prepared and submitted to the Assistant General Manager on 4/6/23.

D. Miscellaneous Projects

1. NHCRWA Chloramination Systems – Design of the Chloramination Systems at each of the #61 Water Plants for the NHCRWA Transmission Line Engineers is complete.

Project 31C (WP 2 & 3) – Construction Manager is HDR Engineering, Contractor is Main Lane Industries, Ltd.; the pre-con was held on 02/01/24. The notice to proceed was issued for 02/01/24 and there are 405 calendar days. Contractor is working on WP #3 connection and then will move to WP #2.

Project 31D (WP 1) – Construction Manager is HR Green, Inc., Contractor is Reddico Construction Company, Inc.; the pre-con was held on 07/31/24. The notice to proceed was issued for 07/31/24 and there are 420 calendar days.

Project 31E (WP 4) – Construction Manager is Black and Veatch, Contractor is E.P. Brady; the pre-con was held on 10/16/23. The notice to proceed was issued for 10/16/23 and there are 450 calendar days. Current schedule shows mobilization at WP #4 for 4/1/24.

4. WWTP 1 & 2 Capital Improvement Plan – Inventory of Equipment, Condition Assessment and Estimated Costs – The updated Capital Improvement Plan (CIP) for WWTP 1 and 2 was presented to the Board at the 09/13/23 Meeting and the updated CIP was approved at that meeting.

5. Barwood Subdivision Drainage Improvements – 4/12/19 - Harris County Engineering Department received a Drainage Analysis Report of the Barwood Subdivision performed by its Consultant Engineer HT&J. The purpose of the study was to evaluate potential solutions to improve the flooding conditions that occur in Barwood during extreme rain events.

Tax Day Flood (4/16/16) – 31 homes flooded. The average depth of flooding was 2.65 inches with some homes having 12 inches of stormwater.

Hurricane Harvey (8/25/17) – 131 homes flooded. The average depth of flooding was 4.21 inches with some homes having 30 inches of stormwater.

Proposed Solutions/Recommended Approach to Improving Drainage

- Add 1,300 LF of 48-inch RCP along N. Eldridge Parkway
- Add a 25 Ac-ft Detention Pond north of Advance Drive connected to the existing storm sewer system with 220 LF of 48-inch RCP
- Add 2,500 LF of 48-inch RCP, add 1,600 LF of 54-inch RCP and add 860 LF of 72-inch RCP, and remove 4,960 LF of existing RCP
- The opinion of probable cost in 2019 Dollars for construction, contingencies, design and land acquisition is **\$6.9M**

Unresolved Issues

Many houses in Barwood lie below the 100-year tailwater elevations in Channels E132 & E133. The only solution is a regional approach that will lower the water static elevation (WSEL) in these channels. During Hurricane Harvey, residents reported floodwaters

coming from the Cypress Creek watershed to the north.

11/2/21 – Harris County Engineering Department Barwood Subdivision Drainage Improvements Plans performed by its Consultant Engineer Amani Engineering, Inc. were sent for review. A Utility Conflict Table was provided by Consultant Engineer Brooks & Sparks.

6/6/22 – Harris County Engineering Department Barwood Subdivision Drainage Improvements Plans performed by its Consultant Engineer Amani Engineering, Inc. were provided. An updated Utility Conflict Table was provided by Consultant Engineer Brooks & Sparks showing water line conflicts and sanitary sewer conflicts. Construction is expected to start in 2023.

2/1/23 – Harris County Engineering Department submitted 90% plans to LAN for review. LAN reviewed the updated plans and confirmed the locations of the proposed utility conflicts.

1/22/24 – A Meeting was held with Harris County, the District and LAN to discuss an interlocal agreement for the proposed improvements including adjustment of HCFWSD #61 utilities. The County is currently looking to bid the project in May and the adjustment of the HCFWSD #61 utilities will be designed by LAN and included in the Harris County bid package.

6. Tower Oaks Meadows Subdivision Drainage Improvements

5/2/19 - Harris County Engineering Department received a report on Tower Oaks Meadows Subdivision Drainage Improvements performed by its Consultant Engineer HDR Engineering.

Proposed Solutions/Recommended Approach to Improving Drainage

- Construct a 48” to 9’x4’ RCB storm sewer trunk along Foxburo Drive.
- Construct a 30” to 48” RCP storms sewer along Marrs & a 30” stub out on Maxim.
- Construct a 30” to 42” RCP storm sewer along Honey Grove
- Construct a 42” to 60” RCP storm sewer along N. Eldridge Parkway
- Re-grade ditches. Affected streets to be re-constructed from crowned asphalt roadways to curb and gutter concrete roadways. Roadway profiles will provide a cascading effect to convey the extreme event runoff to E132-00-00
- Provide 20.6 Ac-ft of Detention Storage to offset increases in peak discharge to E132
- The preliminary opinion of probable construction cost in 2019 \$ is \$8.7M. The Detailed Design Fee is \$1.1M and the property acquisition costs for the Detention Pond is \$1.5M, a total of \$11.3M.

11/29/21 - Harris County Engineering Department received 30% Complete Plans on Tower Oaks Meadows Subdivision Drainage Improvements performed by its Consultant Engineer Amani Engineering. A utility Conflict Table was provided. Multiple water, sanitary & storm sewer conflicts were identified. Anticipated construction start is 2024/2025.

1/22/24 – A Meeting was held with Harris County, the District and LAN to discuss an

interlocal agreement for the proposed improvements including adjustment of HCFWSD #61 utilities. The County is currently looking to bid the project in May and the adjustment of the HCFWSD #61 utilities will be designed by LAN and included in the Harris County bid package.

7. HCFCD Channel E132-00-00 Proposed Drainage Improvements

The goal is to provide additional Detention Storage to offset the impact of the proposed Barwood & Tower Oaks Meadows Subdivision Drainage Improvements. The proposed improvements include –

- Widening the E132 Channel Section, lowering the channel profile and placing drop structures
- Removing the common berms between the Wortham Landing DP and the Crossbend Village DP with the HCFCD DP
- Lowering the Wortham Landing DP approximately 1.5 feet
- Restricting various storm sewer outfalls to the channel without causing upstream flooding

8. EPA Lead & Copper Mandate – LAN has developed a plan to capture the data obtained during the proposed Water Service Line Inventory field work and incorporate the info into the GIS system. On 6/28/22, the LAN Team met with the #61 Team of Jerry, Brian, Sam and Meagan to present the capabilities of the GIS system and the ability to capture the field data with a smart phone or tablet. Richard sent the GIS links to the #61 Team so they can become familiar with the programs. The training session was held 8/10/22. #61 and LAN will be performing a test the system on 1/11/23.

9. Update District Utility Maps – #61 Staff is reviewing and updating the previous maps and when finished will hand off to LAN to update. We will include the Eldridge/FM 1960 relocated water & sanitary lines and related fire lines.

10. Water Plant No. 1 Coating Inspection – Water Plant No. 1 had its coatings inspected by Preventive Services on 2/28/23. Water Plant No. 1 had the exteriors of the GST and EST in 2015. Preventive Services has provided LAN a copy of the coating's inspection report. The report states the GST needs to have its interior and exterior recoated; EST needs to have a small hole patched, exterior roof recoated, and interior recoated; and the building exterior should be recoated when the plant is down. LAN has discussed a recoating schedule with 61 staff, and the project is scheduled to start construction in Fall 2025 due to Water Plant No 2 being moved to Fall 2024. Funds for this project would come out of Bond Issue No. 19.

D. Site Plan Review / Utility Commitments

1. 13404 Cypress N Houston - Proposed **Addition** of Basketball Court and Restrooms to the existing Cypress United Methodist Church complex. Requesting 1 ESFC; Water 420 gpd, Wastewater 250 gpd. Contact is Matthew Smith with ALJ Lindsey. The Utility Commitment was approved at the 6/8/22 Board meeting.

2. 11300 FM 1960 W (western portion in Tr 57) – Proposed Beck Masten Building & parking area.
3. 12150 FM 1960 W (Tr 9A1) – Proposed **Redevelopment** of NTB into **Tommy Car Wash**. Located east of Eldridge in the Kroger Shopping Center. Terra Associates - David Sepulveda. Requesting service to 39.6 ESFC; 12,870 gpd Water; 9,900 gpd Wastewater.
4. 12445 FM 1960 W (Tr 31B1) - Proposed **Redevelopment** of Walgreens into a **WSS Shoes Store**. 14,953 SF Retail Building; 4.2 ESFC; 1,366 gpd Water; 1,050 gpd Wastewater. Completed except for a sign within the sanitary sewer easement. Encroachment granted.
5. Tr 5C Huffmeister Road – Alex Bibb 832.496.9062
6. 11003 Jones Road (Tr 61) - Proposed **New Development** of **50 Unit Motel**, 37.77 ESFC, 9,442 gpd Wastewater, 12,275 gpd Water. Construction is underway.
7. Tract 7 – Fournace Tract
8. 14140 Cypress N. Houston (MP Technologies Tract) – On 7/20/22, #61 Staff & LAN met with Andrew Faterkowski, Regional VP, Texas Division, MP Technologies, LLC to discuss **potential annexation**, and water & sanitary sewer service to the tract. The Annexation Feasibility Report was presented to the Board on 9/26/22 and emailed to MP Technologies. The Utility Commitment was approved at the 1/18/23 Board Meeting. On 5/8/23, M&P Technologies submitted their check to prepare the annexation documents. The Board approved the annexation at the 7/10/24 Board meeting.
9. 11220 FM 1960 (Tract 63) – Proposed **New Development** of 4 office/warehouses.
10. 13845 Cypress N. Houston (Laundry Loop) – Proposed redevelopment of existing lease space.
11. 12020 FM 1960 (Flying Biscuit) - Proposed redevelopment of existing lease space.

F. Potential Annexation or Out-of-District Service Requests

1. 14210 Cypress N. Houston - On 12/9/22 LAN was contacted by Gregory Patch, P.E., Vice President, LJA Engineering to discuss existing nearby HCFWSD 61 utilities on behalf of their client, Travis Smith, Land Advisory Services, who is an investor looking to purchase and resell the property to a Multi-Family, Retail, or Office Space developer.