



Harris County Water Control and Improvement District 110 District Manager / District Foreman's Report Board Meeting 3/20/25

District Manager / District Foreman

- Action needed from Board / Important Updates

- Action needed

- Fish Restocking: \$8,500
 - Waterfall motor backups - \$10,000
 - Bridgestone MUD park is open – if anyone would like to go see it, let me know when you want to go and we can carpool

- FY25 Priority Capital Projects for Approval

- Priorities – Parks and Rec

- Park

- Fertilizer and seed – approved at 3/12 meeting
 - Fish restocking – request for \$8,500
 - Shane will be looking for other vendors and placing order in coming weeks for May delivery
 - Waterfall motors
 - we want to purchase 1 or 2 backup motors/pumps for the waterfalls when one goes down we can put backup motor on to keep them all working while other motor is being repaired
 - Shane looking at possible options for purchasing a small telehandler to make removal of pump motors easier due to location, weight, and time.
 - Shane will speak with Mario about possible cleanout of the pump boxes because that may be the biggest issue causing these repeated motor issues.
 - [Boardwalk Bridge Rebuild](#) - COMPLETED

- Club/Pool/Tennis

- Pool

- Metal Fence Replacement – **COMPLETED**
 - Adding 1 ½' extension along front main entrance fence line also - **COMPLETED**
 - Pool Pump #1 and #2 Replacement and Repair of Piping – **COMPLETED**
 - [ADA Chair deck anchors installed](#) - **COMPLETED**
 - Pool filter replacements – **COMPLETED**
 - Pool robot power cable replacement - **COMPLETED**
 - Pool inspection issues fencing - **PASSED**
 - MUSCO Lights – purchase agreement received and sent for review by SK Law and Langford. Once approved, we will work on timing of the project.
 - Waiting on revised contract from MUSCO based on changes we proposes with at.
 - 6-8 week lead time for poles and concrete anchors to be constructed
 - Will work with Rivera and tennis leagues on least impactful 2-3 week period for install in May/early June.
 - We will have to remove large portions of chain link fencing to move lifts across the courts and there will be costs for renting lifts to reinstall those fence sections.

- Updates on previously approved projects
 - Security camera system
 - NDS has completed repairs and replacements and all but three cameras are working, none of which are essential for coverage.
 - Biggest issues of system
 - Not all components are NDS – our system still have parts from multiple previous vendors.
 - System is dated and most issues are related to older components end of life cycle.
 - Point to Point wireless connections are being interfered with by tree branches, antenna being shifted by wind, long distances between antenna
 - Wifi and firewall configurations do not always work together
 - Old wires and connectors are coming loose or disconnecting
 - Animals impacting switches and bridges (eating cables, urination on boxes/plugs)
 - Three additional companies have been contacted and are preparing proposals for complete system replacements.
 - Alert 360 – site visit 3/13
 - Citadel Security Forces – site visit 3/14
 - iTech Monitoring – site visit 3/21
 - NDS will be on-site March 20 to do complete walk-through and assessment for complete system overhaul and updates
 - New possible technology improvements with a new system
 - 24/7 monitoring
 - AI learning
 - Motion sensor activated alerts
 - Night vision cameras
 - Cameras with speakers to set automated or real time announcements/notifications
 - Can detect face or vehicle recognition and set alerts for specific individuals or vehicles and get real time alert
 - **Timelines for proposal submittals and review/recommendation for FY26**
 - **Proposals submitted to Mills by 4/11**
 - **Reviewed 4/14-15**
 - **Board summary presented 4/17**
 - **Board discussion, comments, questions and whether or not to include in FY26 budget. Can also phase this in but that may waste money on two separate systems.**
 - **Board action 5/22 board meeting**
 - **June/July – work with vendor on finalizing plan, ordering, scheduling any work we have to do (trenches, conduit, poles, etc).**
 - **August/September – initiate install**
 - [Drainage issue behind tennis courts 3 and 4](#)
 - Added 90-degree PVC pipes from drainage pipes from plaza and connect to new drainage system along the concrete sidewalk.
 - Adding concrete over part of the area to see if that helps minimize overflow
 - Pool repairs

- Pool filters 1 and 2 have been replaced.
- Pool cleaning robot has been repaired.
- Security light replacements - Replaced and working properly
- New and old signage completed.
- **Capital Projects for FY26+**
 - I am working with Managers to update our 15-year capital project plan list and create batches of projects for bonds.
 - This is much more complicated and time consuming then I originally thought...makes my previous version where I tried to level out capital spending impossible.
 - Sample of what I've been working on using Bond Funding Batch idea – **ATTACHED DOCUMENT**

Facilities Updates

- **Top Priorities**
 1. Pool re-inspection – **COMPLETED**
 2. Install ADA chair deck anchors – **COMPLETED**
 3. Seed and fertilize in park – **APPROVED 3/12**
 4. Rebuilding board walk bridge (long curved bridge near slough) – **COMPLETED**
 5. Install solar powered light pole at end of Randle Way Dr. and move game camera to light pole – **COMPLETED**
 6. Power washed all indoor and outdoor rugs – **COMPLETED**
 - Reggie took this project on without asking...thought he could do it with supplies we had and it worked great
 7. Power washing all concrete around clubhouse – 75% complete
 8. Tennis area drainage issues – 25% completed
 9. Rebuild power stands in the park – 3 are in significant need of complete replacement but are a combo of wood and metal
 10. Renting stump grinder for bobcat for park stumps and walk-behind for stumps around tennis shed
- **Next Up / Updates on larger projects/Issues**
 - Pool
 - Deck furniture - Loungers arrived, old loungers trashed.
 - ADA chair arrived and is being stored. Old ADA chair being trashed.
 - Power wash deck
 - Stain wooden fences
 - Tennis
 - New tennis backboard
 - Received and in storage
 - Will wait until a decision on MUSCO lights for 5-8 is decided.
 - Brackets may need extra support and we may have to attach to old or new poles.
 - MUSCO light install
 - Waiting on contract
 - Fitness Center
 - Repair dry wall damage from leak in women's bathroom
 - Water heater in men's bathroom was leaking – removed for inspection
 - Park
 - Small fishing dock replacement
 - Wood staining for remaining bridges and pavilions
 - Rebuild Pavilion 8
 - Power expansion to Pavilion 1 and 2

- Water/Sewer
 - Investigate WP2 gate access issue with control box and gate touching

Flock Updates

- Private property letters went out last week to four owners.
 - **APPROVED** - F#008 I-45 Service Rd @ DeMontrond RV SB - **Private property - VICTOR GEORGE REAL ESTATE HOLDINGS LLC**
 - **PENDING** - F#007 I-45 Service Rd @ W North Hill Dr SB - **Private property - JACOB & MCCOY PROPERTIES LLC,**
 - **PENDING** - F#020 N Freeway Service Dr @ Spring High School NB - **Private property - Tilson Homes**
 - **PENDING** - F#022 N Freeway Service Dr @ Spring Park Center Blvd NB - **Private property - Camping World**

Hazard Mitigation Plan – NO UPDATES

- Sent my list of priorities to Matt
 1. Generator addition
 - a. Constables Building
 2. 3rd Portable Generator for District specifically for natural disaster relief
 - a. Designated for use by residents as mobile charging station
 - b. Could also possible buy 2 dozen small generators for emergency residential use
 3. Expansion of reclaimed water system throughout park including irrigation system expansion
 - a. Expand to Back Lake and new lake
 - b. Expand irrigation system to cover currently unirrigated areas
 4. Winterization of water plants and lift stations
 5. Debris Removal equipment
 - a. Excavator
 - b. Telehandler
 - c. Additional new chain saws
 - d. Grapple truck
 - e. Industrial tow behind wood chipper
 - f. Claw arm attachment for tractor or bobcat
 - g. Stump remover/grinder attachment for bobcat
 - h. Stump grinder walk-behind
 - i. Dump trailer
 6. Facility Upgrades/Improvements
 - a. Thermal barriers on facility windows
 - b. Replacement of facility doors with steel doors
 - c. Lightning rods
 - d. Hurricane shutters
 7. Cypress Creek Bank stabilization
 - a. along Cypress Creek near newest Forest Oaks Park detention lake
 - i. Curve in creek is eating into bank and will eventually flow into newest detention lake.
 8. Drought resistant vegetation in Forest Oaks Park
 - a. New grass seed for open grass areas along Cypress Creek banks and detention pond banks
 - i. Buffalo Grass
 - ii. Zoysia grass

Membership Updates

- Active members: 489
 - In-District: 349
 - In-District w DET: 9
 - Seniors: 131
 - Seniors w DET: 3
 - Temp Member: 45
- Increasing Rate for memberships and rentals starting August 2025
 - Would not impact anyone with a current active membership or currently scheduled for booked rentals.
 - Proposed changes on attachment
 - Denise pointed out that tennis league fees are not part of our structure in this proposal but can also be increased from \$30 to \$40
- New membership brochure
 - Installed brochure boxes at park entrances
 - Had to restock multiple times already

Park – SHANE

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Program updates

- Spring Major Event Dates – [Landing Pages have already been created for these](#)
 - **Bingo events**
 - Wednesday, January 15 from 6 – 7:30 p.m. – 32 participants
 - Wednesday, February 19 from 6 – 7:30 p.m. – 28 participants
 - Wednesday, March 19 from 6 – 7:30 p.m.
 - Wednesday, April 20 from 6 – 7:30 p.m.
 - Wednesday, May 18 from 6 – 7:30 p.m.
 - **Easter Wooden Egg Decorating Competition**
 - Opens Monday, Feb. 10 – only 8 eggs sold
 - Closed Tuesday, April 8
 - **Lifeguard Certification Class**
 - Thursday, April 10 from 4 - 8 p.m.
 - Friday, April 11 from 4 - 8 p.m.
 - Saturday, April 12 from 8 a.m. - 8 p.m.
 - Sunday, April 13 from 8 a.m. - 8 p.m.
 - **Easter Egg Hunts – Saturday, April 12**
 - 10 a.m. – noon
 - **Not promoting on social media...newsletter and potpourri and website only**
 - Will be smaller in scope that previous year
 - Volunteers from lifeguards, Klein Collins FCCLA, Klein Oak Student Council
 - Activities
 - ~15 activities – volunteers from Klein Oak and Klein Collins
 - 3-4 Arts and crafts areas
 - Photo booths
 - Texas Snakes and More
 - Hayride
 - Trackless train around upper lake
 - Drinks
 - Vendor fair – 4 signed up as of now – will be located in large grass area next to main parking lot – easier to unload and load vehicles – they can stay until 2p

- **Adult Swim**
 - Anticipated start date Tuesday, April 15
 - Tuesdays – Fridays from 9 a.m. – 4 p.m.
 - Goes through Friday, 5/30 then suspended until 6/24
- **FOST Team Practice**
 - Online registration open now
 - In-person registration on Sunday, April 6
 - Anticipated start date Tuesday, April 15
 - Practice on Mondays – Fridays from 4:30 – 9:30 p.m.
 - Last day of KISD – Friday, 5/30 – morning practices start Monday, 6/2
- **Blood Drive – Friday, April 18**
 - Good Friday, so office will be closed
 - 2 – 5 p.m. in lower tennis parking lot
- **Fost Swim Meets**
 - Saturday, May 3 – Black and Green Practice Meet
 - Saturday, May 10 – Away meeting
 - Saturday, May 17 – Home Meet
 - Saturday, May 24 – Home Meet
 - Saturday, May 31 – Away Meet
 - Saturday, June 7 – Home Meet
 - Saturday, June 14 – Divisionals – location TBA
 - Saturday, June 21 – Invitational – location TBA
- **E-Waste Event – Saturday, May 10**
 - E-waste and paper shredding
 - 10 a.m. – noon in lower tennis parking lot
- **Memorial Day Pool Bash**
 - Sunday, May 25 from noon – 3 p.m.
 - Shane conflict – Cole graduation 5/23 and family events 5/24-25
 - Mills conflict – Neice graduation – family event in Arlington 5/25
 - Denise conflict – Neice graduation – family events 5/24 and 5/25

Swim Team

- Meet schedule received but not released.
- Online registration is open now.
- In-person registration Sunday, April 6 afternoon
- Practices start in April...probably April 14/15

Tennis Updates

- Continuing to update online calendar for tennis court usage and print daily sign in sheets – no issues to report with court access or usage
- Pickleball – some usage, but nothing significant
- MUSCO lights for 5-8 – in progress
- Planning court resurfacing for FY26 but after lights have been replaced due to possible scuffs/paint scratches from lifts for light replacement

Website Updates

- [Park page updates](#)
- Pool website updated with new format

Water/Sewer

- WWTP
 - WWTP
 - No issues to report
 - WP1
 - SCADA – having issues with VPN access – waiting on Comcast to provide a static IP address for SCADA computer
 - Large portion of a tree fell against brick wall on Monday, 3/18 – removed what fell, scheduling tree removal for remainder of the tree
 - WP2
 - Three leaks from corroded pipes
 - Front gate issue – Shane working on it
- Rate Order Updates
 - **UPDATES**
- New businesses
 - Quick Quack Carwash – open for business
 - New medical building next to Conns under construction – exterior looks to be mostly complete
 - Spring Premier Dental is now open – not SPA
 - Vonalas – fiber cable company – paperwork completed.
 - Esthetics Beauty Lounge open – paperwork completed.
 - Top One Buffet sign is above the door but nothing has happened to the space...used to be a tile/granite store but that has been closed for years and apparently they owe significant back taxes...just making you aware of possible restaurant coming
 - I have contacted property management company multiple times but no response
- Closed businesses
 - Budget Pharmacy closed
 - Mak Haik closed – property vacant – not SPA
 - Redbox at Walgreens is gone
 - State of Mind reception hall closed – don't think it ever actually opened
 - Exterior Creations – looks like it may have closed or at least vacated building...there were no more signs or vehicles or equipment outside like there used to be.

Constables Building

- No issues to report or repairs made since last board meeting