



HARRIS COUNTY W.C. & I.D. NO. 110

ENGINEER'S REPORT

December 11, 2024

A. ANNEXATIONS

1. 2024 Annexations – TNRG Acquisitions (18.399 Acres).

The City of Houston (COH) Water District Consent Annexation Application has been submitted to the COH. COH is currently reviewing this application. **LEI is currently updating the District's Metes & Bounds Description but has completed the update of the District's Boundary Map for the Boards execution during the meeting.**

B. WATER FACILITIES

1. Rehabilitation of Water Plant No. 1 (Series 2024 Bond Project No. XX)

LEI is currently producing an overall project scope and will provide the District with this scope upon completion and proceed with design. Currently, scope will include improvement to the Booster Pump Station, improvements to the Bolted and Welded Steel GST's (if needed), and improvements to the Hydropneumatic Tanks. Series 2024 Bond Funds will be used for this project.

2. TCEQ Sanitary Control Easement Request for Water Well No. 1 & Water Well No. 2

During the September meeting, the board executed the "Certificate for Order Establishing Rules and Regulations Regarding Sanitary and Pollution Control of the Areas in Proximity to the District's Public Water Supply Wells". LEI is currently preparing a formal response addressing all violations and providing all needed exceptions as requested by the TCEQ.

C. WASTEWATER FACILITIES

1. 2024 Clarifier Improvements (Series 2021 Bond Project No. 6)

As authorized by the Board during the March meeting, the District awarded subject project to Sustanite Support Services, LLC (S3) in the amount of \$1,083,000.00, replacing the existing Clarifier Mechanisms with in-kind equipment as provided by Ovivo. Project contracts were executed by the District during the April meeting. LEI held a Pre-Construction Meeting on May 1st, and released the Work Order (Notice to Proceed), for work to begin by Monday, May 6th, with completion of the project scheduled for Thursday, May 1st, 2025, that is 360 calendar days. LEI has released approval of the Clarifier Submittal. **Currently, Clarifier Mechanisms are scheduled for early January 2025.**



Construction will begin upon the arrival of Clarifier Mechanisms, with one (1) clarifier being worked on at a time.

2. 2025 WWTP Improvements – MCC Imp., Addition of Aerobic Digester & Thickener and Replacement of Automatic Bar Screen (Series 2021 Bond Project No. 1)

As authorized by the Board during the October 2021 Meeting, the District's previous Operator installed the composite sampler at the WWTP, which the current Operator has confirmed is still in place. MOC continues to gather additional influent data in order to provide LEI with at least one (1) years' worth of reliable data, which will be used to design the proposed improvements. **LEI has begun the design of this project and start preparation of plans, project contract documents, and Preliminary Engineer's of Probable Construction Cost.**

3. 2022 Sanitary Sewer Rehabilitation Project (Series 2021 Bond Projects No. 15, 16 & 17)

As authorized by the Board during the February meeting, with contracts executed on March 8th, 2023, the District awarded and currently under contract with T Construction, LLC. in the amount of \$1,583,620.00 for improvements to its sanitary sewer system within Enchanted Oaks Sec. 2, 3 & 4. **TCon has completed all sanitary sewer rehab work and the concrete pavement replacement along Enchanted Oaks Dr. Final Estimate and Project Close-out Documents will be presented at next month's meeting.**

4. WWTP Sluice Gate Replacements

During the March 2024 meeting, the Board executed project contracts with Neil Technical Services, LLC (NTS) to remove and replace six (6) sluice gates at the WWTP, in the amount of \$173,526.00, with a completion time of 90 calendar days upon delivery of these sluice gates. On March 26th, LEI authorized NTS to proceed with project submittals for LEI review and approval. **LEI has received and approved Sluice Gate submittals, and currently, Sluice Gates are proposed to be delivered late January 2025.**

D. DEVELOPERS

1. 18.38 Ac. Dev. at Meadowedge Ln & Hickory Twig Way – TNRG Acquisitions, LLC

During the May 2024 meeting, the Board approved granting subject development with 10,000 GPD of water and wastewater capacity following the completion of LEI's Feasibility Study for the proposed Commercial/Warehouse development within the approx. 18.38 Ac. tract at the northwest corner of Meadowedge Ln & Hickory Twig Way. During the June meeting, the Board executed the Utility Capacity Letter (UCL). LEI is currently proceeding with completion of the City of Houston (COH) Water District Consent Annexation Application and Design of public infrastructure to serve subject development. **LEI has received initial comments from the COH, HCED and HCFCD and is preparing final submittals for project approvals. LEI is preparing to advertise this**



project, as authorized by the board during last month's meeting, and is aiming to bid this project before the 2nd January Board Meeting.

2. Spring Village State Venture – Various Tenants (20115 Holzwarth Rd)

During the July 2023 Meeting, the District granted 20,853 GPD of water and sewer capacity to subject development. LEI is currently conducting plan review for this proposed development for review and preparing plan comments.

3. Request for Service – Cypress Forest Sec. 1, Reserve B (14.35 Ac) Tract.

On September 5th, LEI received correspondence from a potential Developer, requesting service for a 300-Unit Apartment Homes Development, proposed within a 14.35 Ac. tract within the District's boundary. LEI is coordinating with the developer and has requested an Application and Fee be submitted for LEI to produce a feasibility study to determine Water & Sewer Availability. **There has been no further correspondence from the Developer since September 5th. NO ACTION THIS MONTH.**

4. Request for Service – Louetta Retail Shell Buildings (1.92 Ac Res. 'A' within Kings Village)

LEI received an application and fee for service for a proposed Retail Development within Reserve 'A', adjacent to the Kings Village Subdivision, which is requesting 1,300 gpd of water and sewer service. This property is within the District's service boundary. LEI is currently producing a Feasibility Study and aims on providing a draft to the board at the January 2025 meeting.

E. OTHER BUSINESS

1. HCFCD Regional Det. Pond (Senger Basin; K500-31-00-E002) Partnership Project

LEI awaits the Draft Engineering Study of a Regional Detention and Drainage Facility Project to mitigate flooding within the District and surrounding area. **LEI received the attached correspondence from HCFCD, describing that the design effort is fixing to begin. FURTHER DISCUSSION DURING MEETING.**

2. District Detention Pond Inspections & Services

LEI has released initial and final responses to all property owners/developers and is currently awaiting a response from Louetta Village Apartments only. **LEI has conducted inspections of mostly all of the detention ponds and is currently producing Inspection Reports to release to property owners/developers before the end of this month.**

3. Tennis Court Facilities Improvement Project

During the January 2024 meeting, the Board awarded subject project to Classic Sports in the amount of \$590,885.00 with a time of completion of 90 days. LEI released the Work Order (Notice to Proceed) directing construction to begin by Wednesday, March 20, 2024, with a completion date of June 18, 2024, that is 90 calendar days. **Project is complete.**



LEI is preparing the Final Estimate and Closing Documents and will present these items at the January 2025 board meeting.

4. 2021/2024 District Bond Projects Distribution Records

As authorized by the board during the January 2023 meeting, LEI continues to update the 2021 & 2024 Bond Series Distribution Records Sheet to help keep track of funds used/distributed for subject 2021 & 2024 Bond Projects and will continue to update and provide to the board upon request.

5. Harris County Precinct 3 – Holzwarth Corridor Study/Constables Det. Pond Modification Request.

During the February 2024 meeting, the board authorized Harris County Precinct 3 (HCP3) to proceed with surveying/geotechnical investigations for subject project. On Monday, September 9th, LEI received the Drainage Impact Analysis Report for subject project and **during the October 2024 meeting, the Board authorized HCP3 to produce an Interlocal Agreement for the District’s review and consideration. NO ACTION THIS MONTH.**

6. Emergency Preparedness Plan (EPP) Update

TCEQ Approval was received for the EPP that was submitted in 2022; however, as authorized by the Board during the May 2024 meeting, **LEI is finalizing the Districts EPP Update for 2024 and aims to submit to all required agencies before the year’s end.**

7. Cypress Forest Lakes Park Sinkhole

As authorized by the Board during last month’s meeting, Gauge Engineering took over the design responsibility for the repair of subject sinkhole and storm sewer. LEI will continue to coordinate with Gauge Engineering and facilitate in any way possible.

8. Proposed SCADA Improvements at District Facilities

Currently, the District’s Operator is working on making minor adjustments to the Water Well No. 1 & 2 meter to allow SCADA to record flow, run status and elapsed time of operation. Upon completion, NTS will complete proposed SCADA Improvements.

9. Records Request – NHCRWA 2025 Waterline Extension

LEI received the attached email from LAN, on behalf of NHCRWA, requesting District Records for what appears to be the preliminary engineering phase for the proposed Waterline Extension that will provide surface water to Water Plant No. 2 (see attached exhibit). LEI would like to request board authorization to release District Records. **FURTHER DISCUSSION DURING MEETING.**

F. BOARD ACTION.

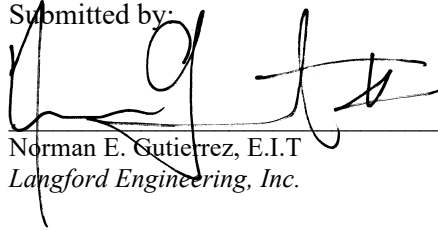
1. AUTHORIZATION TO EXECUTE THE UPDATED DISTRICT ANNEXATION MAP FOR THE ANNEXATION OF THE 18.399 ACRES INTO THE DISTRICT,



ALONG WITH THE ACCEPTANCE OF THE UPDATED DISTRICT METES & BOUNDS UPON COMPLETION BY LEI.

- 2. AUTHORIZATION FOR LEI TO RELEASE DISTRICT RECORDS TO LAN/NHCRWA FOR THE PRELIMINARY ENGINEERING PHASE OF THE PROPOSED 2025 WATERLINE EXTENSION PROJECT.**

Submitted by:



Norman E. Gutierrez, E.I.T
Langford Engineering, Inc.

RE: K500-31-00-E002 - HCFCD- Senger Basin- POC update

From Tim Hardin <Tim.H@langfordeng.com>

Date Wed 12/4/2024 5:55 PM

To Kyle.Hardy@hcfcd.hctx.net <Kyle.Hardy@hcfcd.hctx.net>

Cc Norman E. Gutierrez <Norman.G@langfordeng.com>; Brandie.Zenon@hcfcd.hctx.net
<Brandie.Zenon@hcfcd.hctx.net>; John Davis <John.D@langfordeng.com>

Good evening Kyle, thank you for the correspondence below...please coordinate with me and/or Norman Gutierrez of our office on matters related to this project as you move forward (instead of John Davis).

HCWCID 110 looks forward to working with your team as this project progresses.

Thank you.

Timothy B. Hardin, P.E.
Vice President, Principal



1080 W Sam Houston Pkwy N, Suite 200

Houston, TX 77043

Office (713) 461-3530; Direct (832) 925-7092

Fax (713) 932-7505; Cell (713) 906-0385

www.LangfordEng.com

TBPE Firm No. 449

----- Original message -----

From: "Hardy, Kyle (Flood Control)" <Kyle.Hardy@hcfcd.hctx.net>

Date: 12/4/24 8:58 AM (GMT-06:00)

To: John Davis <John.D@langfordeng.com>

Cc: "Zenon, Brandie (Flood Control)" <Brandie.Zenon@hcfcd.hctx.net>

Subject: K500-31-00-E002 - HCFCD- Senger Basin- POC update

Good Morning John,

I would like to inform you that I will be leading the design effort for the referenced project, if you have any questions, please feel free to reach out to me. Moving forward, I will make sure to keep you updated as the project progresses.

If you are unable to reach me Brandie Zenon will be able to answer any questions you may have.

Regards,

Kyle Hardy, P.E.

Project Manager, Capital Projects North
Harris County Flood Control District
9900 Northwest Freeway | Houston, Texas 77092
346-286-4000 (main) | 346-286-4111 (direct)
Kyle.Hardy1@hcfcd.hctx.net | www.hcfcd.org

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RE: Harris County Water Control and Improvement District No. 110

From Elmer, Scott (Flood Control) <Scott.Elmer@hcfcd.hctx.net>

Date Fri 12/6/2024 11:02 AM

To Deidra Daniels <ddaniels@sklaw.us>; Petersen, Tina (Flood Control) <Tina.Petersen@hcfcd.hctx.net>

Cc Maria Parker <parker@sklaw.us>; Josh Kahn <kahn@sklaw.us>; John Davis <John.D@langfordeng.com>; Norman E. Gutierrez <Norman.G@langfordeng.com>; Tim Hardin <Tim.H@langfordeng.com>; Alba, Jorge (Flood Control) <Jorge.Alba@hcfcd.hctx.net>; Zenon, Brandie (Flood Control) <Brandie.Zenon@hcfcd.hctx.net>; Hardy, Kyle (Flood Control) <Kyle.Hardy@hcfcd.hctx.net>

Ms. Daniels,

My apologies for the Flood Control District not keeping MUD 110 better informed on this project. You are correct the check was received in November 2023. We did have a snafu internally that took a month or so to apply the funds to the correct project and we then started the consultant selection process for the preliminary engineering report. Gauge Engineering was selected and negotiations should be finalized today with the goal of getting the agreement to Commissioners Court in January 2025. For your reference the project name is the Senger Stormwater Detention Basin and the project number is K500-31-00-E002. The kickoff meeting will be held soon after Commissioners Court approval.

Mr. Jorge Alba (copied) is our Engineering Division Director and this project is being run from his department. Ms. Brandie Zenon (copied) is the Department Manger over the project and Mr. Kyle Hardy (copied) the project manager for this project. Kyle has reached out to your engineer, Mr. John Davis, to provide a status update as well, and has included him on the project team list for coordination once we kickoff the project. All that said, feel free to reach out to me at anytime to resolve any concerns or issues.

Again, I am sorry for the slow start and the neglect in keeping MUD 110 informed. We will improve our coordination going forward and I look forward to partnering with MUD 110 on this project.

Scott R. Elmer, P.E.

Chief Partnerships and Programs Officer

Harris County Flood Control District

9900 Northwest Freeway | Houston, Texas 77092

346-286-4000 (main) | 346-286-3756 (direct) | 832-244-4841 (mobile)

scott.elmer@hcfcd.hctx.net | www.hcfcd.org

From: Deidra Daniels <ddaniels@sklaw.us>

Sent: Wednesday, December 4, 2024 6:44 PM

To: Petersen, Tina (Flood Control) <Tina.Petersen@hcfcd.hctx.net>

Cc: Maria Parker <parker@sklaw.us>; Josh Kahn <kahn@sklaw.us>; John Davis <John.D@langfordeng.com>; Norman E. Gutierrez <Norman.G@langfordeng.com>; Tim Hardin <tim.h@langfordeng.com>; Elmer, Scott (Flood Control) <Scott.Elmer@hcfcd.hctx.net>

Subject: RE: Harris County Water Control and Improvement District No. 110

Good afternoon Ms. Petersen,

Thank you so much for the reply. We look forward to receiving more information from Mr. Elmer.

HC WCID 110 has previously partnered with Flood Control on successfully completed detention projects and is pleased to partner with Flood Control on this project as well. The HC WCID 110 residents are very excited about this project!

If there is anything the District can do, please do not hesitate to reach out.

Best Regards,
Deidra

Deidra Daniels

Certified Paralegal

Sanford Kuhl Hagan Kugle Parker Kahn LLP

1330 Post Oak Blvd, Suite 2650

Houston, Texas 77056

(o) 713-850-9000 ext 226

(c) 281-744-4922

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From: Petersen, Tina (Flood Control) <Tina.Petersen@hcfcd.hctx.net>

Sent: Wednesday, December 4, 2024 1:17 PM

To: Deidra Daniels <ddaniels@sklaw.us>

Cc: Maria Parker <parker@sklaw.us>; Josh Kahn <kahn@sklaw.us>; John Davis <John.D@langfordeng.com>;

Norman E. Gutierrez <Norman.G@langfordeng.com>; Tim Hardin <tim.h@langfordeng.com>; Elmer, Scott (Flood Control) <Scott.Elmer@hcfcd.hctx.net>

Subject: RE: Harris County Water Control and Improvement District No. 110

Hi Deidre – thank you for reaching out. I am copying Scott Elmer, Chief Partnerships and Programs Officer, who can provide more information.

Tina Petersen, Ph.D., P.E.

Executive Director

Harris County Flood Control District

9900 Northwest Freeway | Houston, Texas 77092

346-286-4000 (main) | 346-286-4070 (direct) | 346-286-4102 (fax)

tina.petersen@hcfcd.hctx.net | www.hcfcd.org

From: Deidra Daniels <ddaniels@sklaw.us>

Sent: Tuesday, December 3, 2024 2:55 PM

To: Petersen, Tina (Flood Control) <Tina.Petersen@hcfcd.hctx.net>

Cc: Maria Parker <parker@sklaw.us>; Josh Kahn <kahn@sklaw.us>; John Davis <John.D@langfordeng.com>; Norman E. Gutierrez <Norman.G@langfordeng.com>; Tim Hardin <tim.h@langfordeng.com>

Subject: Harris County Water Control and Improvement District No. 110

Good afternoon Ms. Petersen,

On August 29, 2023, Harris County Water Control and Improvement District No. 110 (the "District") entered into an ILA with Harris County Flood Control District for the preparation of a Preliminary Engineering Report for a Regional Detention and Drainage Facilities project to mitigate flooding in an area bounded on the north by FM 1960, on the south by Cypress Creek, on the east by Treashwig Road, and on the west by Hwy 249. The District tendered its \$500,000 check to HCFCD on November 3, 2023. Copies of the ILA and check are attached.

It has now been more than a year since the District's funds were tendered to HCFCD; however, the District has not received any updates on the status of this project. The Board of Directors of the District kindly requests that it be provided a status. Will you please email a status to us, or direct us to the proper person at HCFCD with whom we can speak to obtain such information?

Thank you for your assistance.

Regards,
Deidra

Deidra Daniels

Certified Paralegal

Sanford Kuhl Hagan Kugle Parker Kahn LLP

1330 Post Oak Blvd, Suite 2650

Houston, Texas 77056

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(c) 281-744-4922

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Record Drawing Request - NHCRWA - HC WCID 110

From Crawford, Kendall <KLCrawford@lan-inc.com>

Date Tue 12/3/2024 8:25 AM

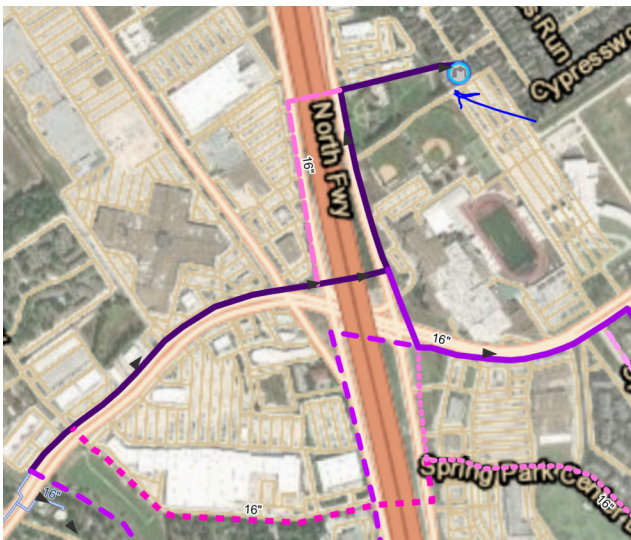
To Norman E. Gutierrez <Norman.G@langfordeng.com>

Cc Yanagisawa, Peter <YPYanagisawa@lan-inc.com>

Good Afternoon,

My team at LAN is performing a large diameter water line alignment assessment on behalf of the NHCRWA. The Authority's proposed water line will deliver water to HC WCID 110 Water Plant 1 through an alignment that travels north along I-45 and east along adjacent parcels. We would like to work with you and the District's Engineer to obtain record drawings and/or as-builts of existing utilities, relevant infrastructure, and plats for developments within the vicinity of this proposed project. You will find the proposed water line alignments as pink and purple in the graphic below.

We are looking for record drawings or as-builts of existing wet utilities or infrastructure that may parallel or cross the alignments. Additionally, if the district has any plans for future drainage, roadway, or street improvements that may affect the alignment.



Please let me know who we can reach out to or how we can work to obtain this data.

Thanks,

Kendall L. Crawford (She/Her) PE

Professional Engineer

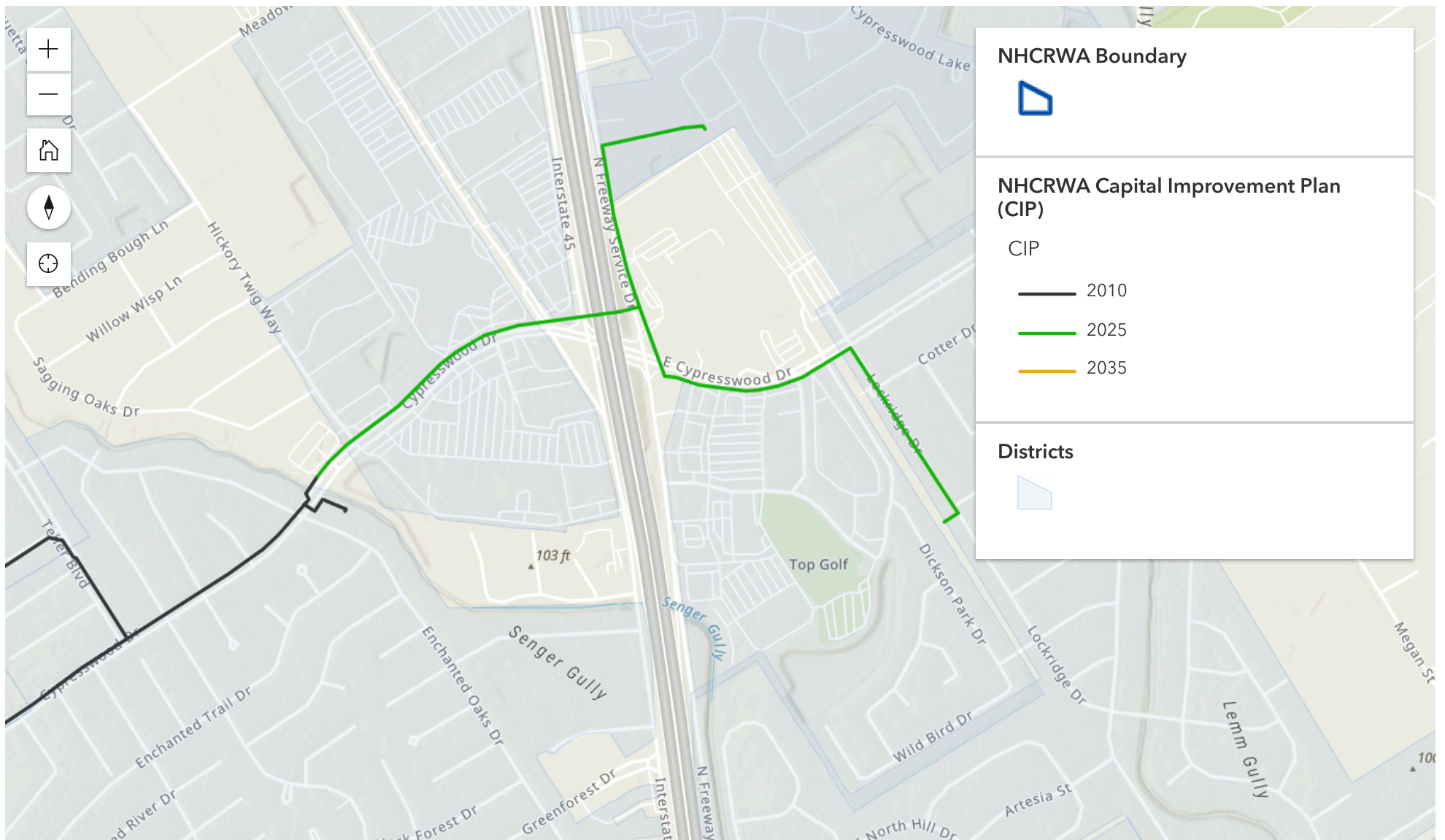


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NHCRWA Boundary

NHCRWA Capital Improvement Plan (CIP)

CIP

- 2010 (Black line)
- 2025 (Green line)
- 2035 (Orange line)

Districts

1000 ft