



Harris County Water Control and Improvement District 110 District Manager / District Foreman's Report Board Meeting 2/20/25

District Manager / District Foreman

- **Action needed from Board / Important Updates**
 - **Grant Writing Program**
 - Tuesdays and Thursday from 7 – 9 p.m. online
 - Going well so far. Created a project for class assignments but it is something we could pursue in reality in future years.
 - **FY25 Priority Capital Projects for Approval**
 - Priorities – Parks and Rec
 - Park
 - Fish restocking
 - Shane will be looking for other vendors and placing order in coming weeks for May delivery
 - Waterfall motors
 - we want to purchase 2 backup motors for the pumps so when one goes down, we can put 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.
 - Club/Pool/Tennis
 - Canopy Replacement on Pool Deck
 - Install completed 2/7/25
 - **Final payment amount: \$5,838.24**
 - Pool
 - Final payment for metal fence replacement
 - Delayed one week due to weather, but final payment check is ready to be signed. We will not make payment until project is completed. This total is 32.5% of total project cost.
 - **Final payment amount: \$3,310.00**
 - Pool Pump #1 and #2 Replacement and Repair of Piping
 - Pool Filter # has crack in base, cannot be repaired. Pump #2 is leaking from the drain plug. The filter has been worn down at the connection and is unable to be repaired.
 - **Estimate Total: \$8,500**
 - Pool Pump #2 piping valve is out of date and cannot properly prime the pump. This controls the water flow coming into the filter. Price includes labor and parts.
 - **Estimate Total: \$1,100.00**
 - Pool inspection issues fencing
 - Fence is 50% complete. Will be done by end of next week and Carlee will schedule re-inspection.
 - All other issues have been addressed.

- MUSCO Lights – purchase agreement received and sent for review by SK Law and Langford. Once approved, we will work on timing of the project.
 - 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 came Thursday, 2/13 to finish repairs of cameras in fitness center/pool/main entrances...still not working properly and Gary Wisdom is working with their tech to figure out the issue with our switches and ports and reassign ports to correct layout for camera functions.
 - This issue is also causing wifi issues for the public wifi – Gary thinks once we make these repairs it will be fixed also.
 - [Drainage issue behind tennis courts 3 and 4](#)
 - We will remove current grade and debris
 - We will add 90-degree PVC pipes from drainage pipes from plaza and connect to new drainage system along the concrete sidewalk.
 - Will replicate the brick design and extend from retaining wall to sidewalk and to edge of pavilion concrete slab
 - Pool repairs
 - Pool pumps 1 and 2 have been repaired but were down for almost 1 ½ months. Both were repaired but now Pump 2 must be completely replaced due to a major leak that cannot be repaired (see above section for details).
 - Pool cleaning robot has been non-operational for 1 month as there is a short in the power cable which has to be replaced. Waiting on new cable to come in and tech will have to perform the repair.
 - Security light replacements
 - Five lights were either dead or too dim on pool side of pool house/fitness center. They have all been replaced.
 - Rented lift to replace five lights around the pool area
 - Windscreen on Court 1
 - Installed remaining section of windscreen along side of court 1 that was left off of tennis court construction project list.
- **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.

Facilities Updates

- Task List for November-January we have been working through
 - Top Priority
 - Pool fence replacement – 50% complete
 - Tennis area drainage issues – Shane finishing drawings and supply list for the project
 - 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.
 - 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.
 - Tennis Power Tower Fence replacement
 - Completed
 - [WWTP insulation install in office and bathroom](#)
 - Completed
- Pool inspection tasks
 - Gaps in wooden fence – **completed**
 - Pipe labeling – **completed**
 - Signage – **ordered and delivered, cannot install until new fence is installed**
 - New floatation devices - **completed**
 - New emergency phone – **ordered, arrived, but not installed**
 - Metal fence replacement – **install started 2/10 – 50% completed**

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

- Sent my list of priorities to Matt
 1. Generator addition
 - a. Constables Building
 - b. Received outage report for past two years – submitted to Matt Zeve but not confident it will be enough to pursue grant due to cost benefit analysis.
 - c. If grant funding isn't possible, we could look at a similar size to the new one installed for clubhouse (48K) - ~\$20,000.00 but we would Shane needs to look at building plans to see if there is a natural gas line to connect to
 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

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.
 - 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
 - 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**
 - **Adult Swim**
 - Anticipated start date Tuesday, April 15
 - Tuesdays – Fridays from 9 a.m. – 4 p.m.
 - **FOST Team Practice**
 - Online registration open now

- In-person registration on Sunday, April 6
- Anticipated start date Tuesday, April 15
- Mondays – Fridays from 4:30 – 9:30 p.m.
- **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
 - Noon – 3 p.m.

Membership Updates

- 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

- [Project list for coming months provided](#)

Tennis Updates

- Mens A team won their league again in the previous season...two times in a row.
- Tennis Leagues most leagues for the Spring have started.

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

Website Updates

- [Park page updates](#)

Water/Sewer

- WWTP
 - Maintenance staff installed insulation in office and bathroom
 - Will be assisting MOC with any cold weather prep this week
- Rate Order Updates
 - **UPDATES**
- New businesses
 - Quick Quack Carwash nearing completion
 - New medical building next to Conns under construction
 - Spring Premier Dental is now open – not SPA
 - Vonalas – fiber cable company
 - 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
 - Esthetics Beauty Lounge open – gave them paperwork but not submitted yet.
- 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

- Replaced one security flood light and door entrance.
- Side door used to enter/exit building – Vortex Doors came and fixed the door – was not installed properly and screws were being stripped from the concrete...shouldn't have any more issues for a while.