

**Minutes
Of the
GALVESTON COUNTY
CONSOLIDATED DRAINAGE DISTRICT**

REGULAR BOARD MEETING

AUGUST 13, 2024

Those Present: Board Members
Rusty Burkett, David Johnson, Kim Girouard, Jason Jones, Jim Gibson

Employees:
Kathy Grace – Administrative Manager
Joseph Anderson – Operations Manager
Scott Sheridan – District Engineer

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT ON AUGUST 13, 2024, AT 6:00 PM AT THE DISTRICT'S OFFICE LOCATED AT 1605 WHITAKER DRIVE, FRIENDSWOOD, TEXAS.

1. CALL THE MEETING TO ORDER

President Rusty Burkett called the meeting of August 13, 2024, to order @ 6:00 PM.

2. INVOCATION

District Engineer Scott Sheridan led the invocation.

3. PLEDGE OF ALLEGIANCE

Director Burkett led the Pledge of Allegiance.

4. CITIZENS COMMENTS (Members of the public are invited to give comments at this time, lasting no longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Board, not individual members of Board or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated)

Director Burkett invited attendees to address the Board with comments.

A. Peggy Zahler. Not in attendance.

B. Don Johnson, Friendswood. Acknowledged that the Board is making progress. He discussed the productive meeting today with Galveston District US Army Corps of Engineers and ended with a thanks for the work that the District is doing.

C. Alicia and Greg Balmer, 67 El Dorado Drive - El Dorado Neighborhood. Residents discussed flooding problems in the ditches since they moved into their home in 2013. In June 2015, they contacted the City of Friendswood and in February 2017 they contacted Joseph Anderson with GCCDD. It was discovered that the Property Owners own the easements, and the City owns the ditches. The city inspected the ditches, but no maintenance has occurred in approximately 30 years. It was noted that 45 houses flood regularly in the neighborhood including houses on Lundy and Schulte Lanes. Hurricane Harvey arrived in 2017 and prevented the City and GCCDD from getting the ball rolling. In 2020 letters were signed by 5 of 6 neighbors agreeing to transfer the easements. One neighbor declined, preventing GCCDD from being able to dig and regrade and perform maintenance. COVID came along and the issue was dropped. However, flooding concerns continue, and the residents would like to try and come to some kind of resolution.

Joseph Anderson will plan to reach out to schedule a meeting.

D. Larey Tilger, 2204 S Friendswood Drive. Resident purchased property in 1994 and built in 1996. His property has only flooded twice – during Allison and Harvey. The resident would like to request that GCCDD reach out to discuss the possibility of purchasing his property.

E. Melanie Crocker, 1306 Blueberry Lane in Wilderness Trails. Resident has concerns over the amount of flooding seen during Hurricane Beryl. There is some history concerning street flooding back to the 1990s for the neighborhood per her neighbors. She is concerned at the amount of flooding that Beryl resulted in. She did call City to come and inspect the storm drains. She is wondering if there is a clog in the drainage line somewhere that needs to be investigated. The City employee did mention that they had been out there during the Beryl and saw Chigger Creek backed up during Beryl and thought this might be part of the problem. There is a large new development in the works adjacent to the residents' home. She wants to make sure the existing homes are considered when drainage plan comes through and that the GCCDD reviews the plans with the residents current flooding concerns in Wilderness Trails in mind.

F. Margaret Pickell, 29 Wilderness Trails. Resident voiced concerns about development at 30 Wilderness Trails not having a detention plan/pond in place before clearing and grubbing. She noted that until recently the property had 20 acres of hay fields that acted as a detention pond and many trees on the other 20 acres that absorbed water. Over the prior 26 years there has been no runoff from the property. On March 29th, the developer cleared all 40 acres, and the property is now completely void of vegetation (bare dirt). The developer submitted two plans with the GCCDD that have been denied. She stated that the property became a lake during Beryl and the flooding was concerning. She attached 18 photographs showing pre-construction aerials and vegetation, photographs during Alberto, and flooding photos from Hurricane Beryl. Finally, she is very concerned about the developer bringing in new fill and exacerbating the problem. She would like GCCDD to move forward with a plan in place to prevent similar flooding.

G. Jennifer Garey, 31 Wilderness Trails. She indicated she is thankful for the new Board. In Harvey her property had 18 inches of flooding, but she was informed that Harvey was a 500-year event and bought thinking that this was unlikely to recur. Since she bought it, there have been 3 storms that have flooded her back yard. During Hurricane Beryl, she could only see 6 inches of her 5 ft tall fence. The water was 3 feet from her bedroom and started wrapping around her house. She indicated that there was 4.5ft of water estimated in her back yard. She could barely see the property (30 Wilderness Trails) across the street that had been stripped. Concerned that if there is more rain, or a mixed event she will have flooding in her home next time.

H. Derek Wilkinson, IT Manager for GCCDD – Derek gave an overview on new technology updates including the GCCDD sites on the following social media platforms: Twitter/X, Facebook, and YouTube. Meetings are now available to watch on YouTube. The GCCDD website has been updated. There is now an Alerts Tab where citizens can sign up for meeting and emergency updates by text message or phone calls. Derek is working on exciting updates to the Board Rooms including new microphones, a better remote viewing experience, and a new speaker at the back of the room.

5. DISCUSSION AND ACTION ITEMS

A. Discussion & Possible Action on the proposed 2024 – 2025 Tax Rate.

MOTION TO Discuss – Director Jones made a motion to discuss. Director Gibson seconded the motion.

MOTION TO Propose – Director Burkett made a motion to propose a tax rate of 0.11301 that will result in a revenue of \$585.26 per parcel. The rate will be posted and adopted at the next Board Meeting. Director Girouard seconded the motion.

The motion carried unanimously.

B. Discussion & Possible Action on Center Point Easement Encroachment – Discussion – Westland Ranch.

MOTION TO Discuss – Director Girouard made a motion to discuss. Director Johnson seconded the motion.

MOTION - Director Burkett made a motion to deny the variance request and have Center Point remove encroachment from the GCCDD's ROW. Director Jones seconded the motion.

The motion carried unanimously.

C. Approve or Deny the 21 Wilderness Trails – Request to purchase regional detention – Daniel Scott Engineering, LLC.

MOTION Director Jones made a motion to approve the 21 Wilderness Trails – Request to purchase regional detention – Daniel Scott Engineering, LLC. Director Johnson seconded the motion.

The motion carried unanimously.

D. Discussion & Possible Action on the Notice of Termination – Interlocal Agreement by and City of Friendswood and Galveston County Consolidated Drainage District for the Master Drainage Plan.

MOTION TO Discuss – Director Girouard made a motion to discuss. Director Johnson seconded the motion.

MOTION - Director Burkette made a motion to approve the Notice of Termination – Interlocal Agreement by and City of Friendswood and Galveston County Consolidated Drainage District for the Master Drainage Plan. Director Girouard seconded the motion.

The motion carried unanimously.

- E. Remove from the Table for consideration the Mission Statement for the Galveston County Consolidated Drainage District (GCCDD) – At the Galveston County Consolidated Drainage District (GCCDD), our mission is to enhance the safety and well-being of our community by proactively manage and improving the district’s drainage systems. We are committed to mitigating the risk of flooding through the diligent maintenance and enhancement of our creeks, tributaries, waterways, and ditches.

In our pursuit of safeguarding our citizens from the financial and personal toll of floodwaters, we will also prioritize the preservation of the district’s natural beauty. The GCCDD remains steadfast in our dedication to harmonizing environmental stewardship with the critical need for effective drainage solutions, ensuring a resilient and thriving community for generations to come.

MOTION to Remove from the Table – Director Giroaurd made a motion to Remove from the Table and Director Johnson seconded the motion.

MOTION - Director Burkette made a motion to adopt the following language as the new Mission Statement for the Galveston County Consolidated Drainage District (GCCDD). Director Girouard seconded the motion. – At the Galveston County Consolidated Drainage District (GCCDD), our mission is to enhance the safety and well-being of our community by proactively managing and improving the district’s drainage systems. We are committed to mitigating the risk of flooding through the diligent maintenance and enhancement of our creeks, tributaries, waterways, and ditches.

In our pursuit of safeguarding our citizens from the financial and personal toll of floodwaters, we will also prioritize the preservation of the district’s natural beauty. The GCCDD remains steadfast in our dedication to harmonizing environmental stewardship with the critical need for effective drainage solutions, ensuring a resilient and thriving community for generations to come. Director seconded the motion.

The motion carried unanimously.

- F. Discussion & Possible Action on changing the acreage for the Drainage Impact Study from 50 acres to 25 acres.

MOTION TO Discuss – Director Gibson made a motion to discuss. Director Girouard seconded the motion.

Scott made a recommendation to modify the statement to clarify that any developments greater than 25 acres will require a hydrology and hydraulics (H&H) Analysis.

MOTION Director made a motion to approve changing the acreage requirement for the Drainage Impact Study (including hydrology and hydraulic analysis) from 50 acres to 25 acres in our Design Criteria. Director Jones seconded the motion.

The motion carried unanimously.

- G. Discussion & Possible Action on the Deepwood Project – Engineering & Design, Surveying, Environmental, Geotech & Drainage Impact Analysis in the amount of \$238,613.00.

MOTION – Director Gibson made a motion to table project engineering and design on Deepwood and work with the City of Friendswood to prepare an amended interlocal agreement between the District and the City for Deepwood and Clear View proposed projects. Director Jones seconded the motion.

The motion carried unanimously.

6. CONSENT AGENDA

- A. Approval of the August 13, 2024, Bills
- B. Approval of the July 09, 2024, Minutes

MOTION - Director Burkette made a motion to approve the August 13, 2024, Bills & July 09, 2024, Minutes. Director Gibson seconded the motion.

The motion carried unanimously.

Director Jones recommended making a minor correction to the minutes. Joseph Anderson will work with Director Jones to rectify minutes.

7. OPERATIONS MANAGERS REPORT

A. Project Updates:

The district met with Galveston District – US Army Corps of Engineers and Harris County Flood Control District and had very productive meetings.

Rainy weather in July has resulted in debris and downed trees.

GCCDD is mowing throughout the district.

DC Contracting continues the construction on the Detention Pond 2 on Castlewood.

DC Contracting continues the improvements at Quakers Landing.

GCCDD started removing debris along the creeks.

Please thank staff if you see them out working. They have been working long hours to get the creeks back in shape after Hurricane Beryl and the wet July weather.

GCCDD in preliminary stages of investigating the purchase of a barge to handle debris in house. We might be able to offset some of the maintenance expenses by renting the barge out when the district is not using it.

8. ADMINISTRATIVE MANAGERS REPORT

No Report.

9. DISTRICT ENGINEERS REPORT

Scott will update the Design Criteria Manual based on tonight's meeting. There are a few plans and resubmittals coming in. Enjoyed the meetings with HCFCD and USACE and looking forward to working with them both.

A. SUMMARY OF PRELIMINARY PLATS & PLANS SIGNED SINCE LAST BOARD MEETING

- a. G240069 Lakes at Westland Ranch Section 5 Preliminary Plat. Signed 6/18/2024
- b. G240074 Muldoon Pkwy Phase IV Preliminary Plat. Signed 6/18-2024
- c. G240075 Magnolia Bayou Phase III Preliminary Plat. Signed 6-18-2024
- d. G240070 Westland Ranch Winfield Parkway Phase I Preliminary Plat. Signed 6/18/2024
- e. G240071 Westland Ranch Winfield Parkway Phase II Preliminary Plat. Signed 6/18/2024

*Note that these are the same plats and plans listed from the last meeting. No new plats and plans have been

added.

10. CITY COUNCIL LIAISON REPORTS

- a. City Council Liaison Report. Council Member Griffon provided an update on the storm and City of Friendswood projects. HCFCD mentioned that Clear Creek is in line for debris removal next. Gave an update on debris pick up in Friendswood. They are working seven days a week and last report mentioned 72,000 cubic yards of debris have been picked up. Mentioned that they experienced regional street flooding during Hurricane Beryl. City is moving forward with its budgeting process currently.
- b. City Engineer Report. City Engineer, Jil Arias gave a report on the storm and city projects. Recently released request for qualifications for the Friendswood Master Drainage Plan. They have identified a consultant and have reached out to set up a scoping meeting. City plans to include a task for the items that GCCDD is looking for. They will be engaging Samantha and Scott to make sure that these items are included.
- c. Planning & Zoning Liaison Report. No P&Z Liaison in attendance.

11. CITY OF LEAGUE CITY REPORT

- a. City Council Liaison Report. No Council Liaison in attendance.
- b. City Engineer Report. Matt gave a report on Westland Ranch and other ongoing construction projects. Recent rains have slowed down construction pace. League City Parkway is now open and operational.
- c. Planning & Zoning Liaison Report. No P&Z Liaison in attendance.

12. BOARD OF DIRECTORS REPORT

Director Burkett – District has been meeting with builders to investigate purchasing a barge. Wanted to make a statement that we hired Samantha from a private entity. Plan to listen to the public and look at potential solutions very wisely. Thanked Robert Griffon for his energy and willingness to civilly discuss concerns and problems. Thanked Jil Arias and Heather Van Dyne from the City of Friendswood’s Engineering Department. Gave an update on outreach efforts, meeting with Harris County Flood Control District and the Galveston District US Army Corps of Engineers. Mentioned that he would like Robert Griffon to be included in collaborative meetings with larger agencies moving forward. Thanked all Board and staff.

Director Johnson – Discussed the meeting with the Galveston District US Army Corps of Engineers today. Will be meeting Thursday with Dr. Sam Brody at the Texas A&M Disaster Resilience to see if they have any tools in their toolbox that might be able to help us out and to build a relationship. Going forward, he would like to make sure we do not put the cart before the horse with development.

Director Girouard - Reported that she attended the Dickinson Bayou Stormwater Steering Committee. They have several trees down. They are working on clearing debris out of the bayou. They did see flooding during Hurricane Beryl. Noted the importance of keeping trees and vegetation maintained along the creeks and bayous so that it does not become a storm hazard.

Director Jones - Expressed concerns about wanting the GCCDD to appear more front and center and wanting to work towards making sure that GCCDD is more involved throughout the extent of the drainage process.

Director Gibson – Gave an update on the Friendswood Regional Stormwater Detention Basin and showed recent construction pictures. Noted that the contractors are working hard.

13. ADJOURNMENT

MOTION Director Burkette moves for adjournment. Director Girouard seconded the motion. The motion carried unanimously. The meeting adjourned at 8:47 PM.

ATTEST:

Joseph Anderson – Operations Manager

Rusty Burkett – President