

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

REGULAR BOARD MEETING

OCTOBER 8, 2024

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

Employees:
Kathy Grace – Administrative Manager
Samantha Haritos – Chief Operating Officer of Procurement,
Partnerships & Strategic Planning
Scott Sheridan – District Engineer

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT ON OCTOBER 8, 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 October 8, 2024, to order @ 6:00 PM.

2. INVOCATION

Director Johnson led the invocation.

3. PLEDGE OF ALLEGIANCE

Director Girouard 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. Not in attendance.

B. Milstead Houston, Eagle Lakes Subdivision, Friendswood. He thanked the Board. He then discussed the deficiencies of the detention ponds in Section 2 and 3 in the Eagle Lakes Subdivision that the developer built. He indicated that he'd engaged in discussions with the prior Board. Operations Manager Joseph had DC Contracting put together quotes to desilt the pond. Milstead would like to have a meeting with the Board to discuss this further to see where GCCDD and the HOA need to go from here to get this situation addressed. At our convenience he would like to schedule a meeting.

Director Johnson mentioned that the developer that built the Eagle Lakes Subdivision was a better pilot than a developer. The District does not typically maintain detention ponds but understands this is an unusual situation. District will meet with Milstead to formulate some type of path forward.

5. DISCUSSION AND ACTION ITEMS

A. Discussion & Possible Action on AJ Estates – Final Plat – Boundary One Professional Surveyors.

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

MOTION TO Approve or Deny – Director Burkett made a motion to vote to approve or deny the final plat.

The Motion to Approve was carried unanimously.

B. Approve or Deny the Variance Request for – FM 518 and Chelsae Lane – Developer is requesting to use a combined pump and gravity detention facility at the Bristol – WGA Consulting Engineers.

MOTION TO Discuss – Director Girouard made a motion to discuss. Director Gibson seconded the motion. Ensuing discussion indicated that the Board has never approved a variance request for pumped detention.

MOTION TO Approve or Deny - Director Burkett made a motion to vote to approve or deny the variance request.

The Motion to Deny carried unanimously.

C. Approve or Deny the Variance Request for – Legacy Offsite Drainage – Developer is requesting approval of plans without easement being finalized.

MOTION To Discuss - Director Gibson made a motion to discuss the Legacy Offsite Drainage Variance Request and Director Jones seconded the motion.

Discussion: Two options for a variance request were suggested by the Developer: 1) Variance to move forward without League City easement being finalized; 2) Bifurcated Variance for No Action to be taken in the Easement until it is finalized. District Engineer Scott mentioned that this is a GCCDD facility that is being expanded. League City has approved the plans but has not approved the easement through their wastewater treatment plant. He does not think it is wise to move forward until the Drainage District has an easement finalized.

Director Gibson requested that the second option be further discussed (Approve and sign plans without the

easement being approved with no work occurring until easement is granted by League City.) League City Assistant Engineer Matt stated that League City believes the easement will be finalized by the end of October. District Engineer Scott mentioned that the Preliminary Plan was not approved yet by GCCDD.

MOTION TO Approve or Deny variance request was made by Director Burkett (both variance request options).

The motion carried to Deny the Variance Request unanimously.

D. Remove from the Table for consideration on Updating GCCDD's Hazard Mitigation Plan.

MOTION TO Remove from Table – Director Jones made a motion to Remove from the Table. Director Gibson seconded the motion.

MOTION TO Discuss - Director Gibson made a motion to Discuss the Proposed Hazard Mitigation Plan and Director Jones seconded the motion.

Discussion: The District's Hazard Mitigation Plan expired in 2018 and it is critical that GCCDD work to get a current Hazard Mitigation Plan in place to be eligible for State or Federal funds. The Hazard Mitigation Plan identifies various hazards that the public agency is vulnerable to and identifies actions to address these hazards. Throughout the planning process, staff, stakeholders, Board members, and the public will be involved to make sure that the plan addresses the jurisdiction's concerns. Staff compared the length of time it would take to complete the Hazard Mitigation Plan in house versus the cost and time it would take to contract the HMP and determined that it was most cost effective to pursue awarding a contract to Jeff Ward and Associates. The proposal/contract were included in the agenda materials for the Board to review. The proposal submitted by Jeff Ward and Associates to update the District's HMP is \$44,000 and will include an in-person presentation of the completed HMP at a future Board meeting. Director Jones mentioned that he initially identified that an in-person meeting would cost \$2500, but after further negotiations this will be included in the \$44,000 price. Friendswood's City Engineer Jil Arias mentioned that Friendswood had worked with Jeff Ward & Associates extensively and they did a great job.

MODIFIED MOTION TO Approve – Director Jones made a modified motion to Approve the Jeff Ward & Associates proposal and contract with the stipulation that the contract include at least one in person meeting presenting the final product of the Hazard Mitigation Plan to the Board.

The motion carried unanimously.

E. Discussion & Possible Action on the Board of Directors Policy Manual.

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

MOTION TO Table - Director Burkett made a Motion to Table with Board Members providing comments back at least 10 days prior to the November meeting. Director Jones seconded the motion.

The motion carried unanimously.

6. CONSENT AGENDA

- A. Approval of the October 8th, 2024, Bills
- B. Approval of the September 10th, 2024, Minutes

MOTION - Director Burkett made a motion to approve the October 8, 2024, Bills & September 10, 2024, Minutes. Director Gibson seconded the motion.

The motion carried unanimously.

Director Gibson requested a correction be made under Friendswood City Council Liaison: "he recommends staff look into Beryl Disaster Recovery funds through FEMA to see if GCCDD is eligible." Chief Operating Officer Samantha will work to rectify minutes.

7. OPERATIONS MANAGERS REPORT

Updates: Chief Operating Officer Samantha provided Operation Manager Joseph's updates.

Mowing- Dry weather allows GCCDD to mow throughout the jurisdiction.

Beryl Damages – Still working on removing downed trees, working towards FM 1959.

Truck accident so we had to rent a truck through RUSH.

Continuing to haul off debris.

Work expected to continue through the end of November.

DC Contracting - Repairs on Cowards Creek at the end of Cowards Creek Drive

Repairs on Cowards Creek behind Stevenson Park

Castlewood Detention Pond work is almost complete.

8. ADMINISTRATIVE MANAGERS REPORT

Updates: Audit is coming up soon because the fiscal year is over. We signed an Engagement Letter with Whitley Penn. Will be busy with audit starting January 1st, 2025.

9. DISTRICT ENGINEERS REPORT

District Engineer Scott Sheridan noted that several plans have been submitted for review and 2 plats are in for review. The next agenda will include multiple review items.

Meetings:

League City Development Strategic Plan – League City is still working to refine the development process and has actively involved GCCDD in meetings and discussions.

League City Technical Advisory Committee West End Planning Meeting – Meeting went really well. Scott did have some concerns about Highway 99. League City was aware of the locations where the detention ponds will be for the highway but the District had not seen them.

TXDOT Virtual Meeting on Highway 99 – Scott had a virtual meeting with TXDOT. They understand GCCDD will need to approve plans and are coordinating with GCCDD to share preliminary information.

Barge Update: Making excellent progress. Still have some details to work out. Preliminary costs are under budget. District is working to find a manufacturer able to construct the trailer and tow it. Eventually we will need to look at installing a launch. Costs are less than what the District spent on barge rental last year.

Director Burkett is excited about the barge. He mentioned that we spent more taxpayer money renting a barge previously than we will spend to buy a barge. We will be meeting with Adrian Garcia Precinct 2 to discuss working on the Harris County side with the barge. The barge may serve for revenue generation for the District as well. We will probably be able to get the barge up to FM 2351. We have a few different areas

we are considering improving or building a launch. There might be a community project to improve an existing launch with Friendswood.

Plans/Plats Update:

Steadman West Preliminary Plat ready for signature.

Sterling Falls Wedding Venue by West Viejo. Plat has been reviewed by WGA and signed and approved by staff. On City's agenda for approval this week.

*The final plats for both of these will likely come to the District next month.

9. CHIEF OPERATING OFFICER – PARTNERSHIPS, PROCUREMENT, & STRATEGIC PLANNING

Updates:

Coordinating with Galveston County and their upcoming Bond Program to see if there are any GCCDD projects that might be a good fit. We have been working to provide them with information on potential partnership projects.

Registered with System for Award Management (SAM) to get a UEI number. Administrative Manager Kathy has been a great support on this effort. In order to receive Federal grants a SAM Registration is required.

Texas Department of Emergency Management – Disaster Recovery Funds through Federal Emergency Management Agency (FEMA) – Had a kickoff meeting and the District is scheduled to have an in person Recovery Scoping meeting in November to see if we are eligible for Hurricane Beryl Recovery (or Mitigation) funds.

Interlocal Agreements with Friendswood – GCCDD has been working with Friendswood on interlocal agreements for flood control projects at Clear View, Deepwood, and Frenchmen's Creek. We have also been working to get scopes (cost estimates) for survey, environmental, and engineering projects at these sites.

Will be looking at identifying potential grants that we are eligible for and Samantha will be looking to the Board for direction on grant applications we should submit.

Friendswood Master Drainage Plan – Friendswood recently kicked off and GCCDD was included as a stakeholder.

Harris County Flood Control District – Will be meeting with them in the next month to discuss the process for coordination on projects and collaboration opportunities.

US Army Corps of Engineers – Will be looking to schedule a follow up meeting to discuss possible projects that we think may align with some of their funding mechanisms.

Samantha stated that she is excited about the direction that the current Board is pursuing and some of the collaboration opportunities we have in the works with Texas A&M Institute for Disaster Resilience Texas and the partnership and collaboration opportunities that the Board is supportive of. She thinks we are on the right path to making things happen and believes that while we are small, we are mighty.

10. CITY COUNCIL LIAISON REPORTS

- a. **City Council Liaison Report.** Council Member Griffon mentioned that they had a City Council meeting the prior night. The meeting addressed the Service Assessment Plan for TIRS 1 and it passed. He wanted to applaud staff on the barge.

Council Member Griffon wanted to know why we were interested in acquiring the property. GCCDD Legal Representative Paige responded that it is related to the perpetual maintenance agreement and the amount of maintenance that the District will be doing.

- b. **City Engineer Report.** City Engineer, Jil Arias stated that Jeff Ward and Associates has assisted the

City with several grants. The City was recently notified that a scoping study for Brigadoon will be awarded to the City via a grant that Jeff Ward & Associates assisted with. They will also be working on a scoping grant that is located along the Whitcomb and Blackhawk property. The Master Drainage Plan has kicked off. The City will have a kickoff meeting with HCCFCD for the Whitcomb Inline/Offline Detention Project. The City Center is building an offline detention that will allow the City to do an inline detention project. Initial studies indicated that there is a significant benefit in terms of reduction in water surface elevation.

Director Johnson asked a question regarding all the fills that is currently going into the TIRS. Jil said that it is coming out of the detention pond they are digging at the back of the property. The fill is good quality. They have a set of pads they want to build along FM 528 that they will incorporate fill. Jil is not sure where the excess fill will go.

Director Burkett indicated that there is some concern related to the elevation of the fill since it is outside of our jurisdiction.

- 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 the west side of League City. Paying close attention to sequence of development and drainage requirements.

Westland Ranch – The extension of Muldoon Parkway complete. Sections 8 and 9 are getting close to completion. Magnolia Bayou to FM 517 is paved and all utilities are installed except for the connection to FM 517 with TXDOT. Section 6 will quickly follow. and other ongoing construction projects. Section 10 is also underway.

Legacy Development – Extension of League City Parkway completed. Digging ponds for development. Approved plans for Legacy Drive, West Blvd, and Sections 1 & 2. Sections 3 & 4 are approaching plan approval stage.

Director Burkett noted that District Engineer Scott noticed some items that appeared to be out of sequence for Narnia Way in Friendswood. Jil noted that he would touch base with Scott following the meeting.

- c. **Planning & Zoning Liaison Report.** No P&Z Liaison in attendance.

12. BOARD OF DIRECTORS REPORT

Director Burkett – Gave an overview of the District's second meeting with the Texas A&M Institute for Disaster Resilient Texas (IDRT). Acknowledged that Director Johnson had established the initial meeting with the Texas A&M IDRT. Interestingly, the former board provided \$750,000 under Harold Whitaker to the IDRT for prior work with the Coastal Spine. GCCDD is working with the IDRT to create a proposal for utilizing their drone to look at sedimentation in the creek. They have advanced Lidar technology that can look at core samples and determine the historical siltation levels. Depending on the results of this study we may be able look for funding through the US Army Corps of Engineers to remove excess siltation in our creeks. IDRT is planning to look at impacts of siltation on conveyance, and impacts of development along the creek on conveyance. The IDRT is also creating a proposal for a preliminary look a gate/pump solution for the Clear Lake and Dickinson Bayou portion of the Coastal

Spine Project that would consider inland flooding and coastal flooding. GCCDD is also working with the IDRT to examine spongeland, green infrastructure, and nature-based type solutions within our jurisdiction. Director Burkett gave examples of spongeland type concepts and expressed his excitement at the proposals that will be presented at upcoming meetings. He is also looking forward to getting our maintenance of the creeks in top shape.

Director Johnson – We have met with multiple agencies and expressed to our constituents our urgency. Congratulated Director Burkett on how he is running the board. Excited to have Samantha on board. Thanked Robert for his help with the City of Friendswood. He is excited to hear Director Burkett's update.

Director Girouard - Reported that she attended the Dickinson Bayou Stormwater Steering Committee meeting recently. Dickinson is still moving out debris and cleaning up. The Steering Committee is interested in building relationships. Looking to put together a group that might be able to de-snap the bayou on an annual basis. The Boat Ramp at Highway 3 has been under water 26 times since Beryl. She also is excited to hear Director Burkett's update.

Director Jones – Read a letter of thank you to the District acknowledging an excellent job by Operations Manager Joseph Anderson and Crew Leader Derrell Cobb and other staff for assistance on his property along Cowards Creek. They removed and replaced the existing bank and performed extensive work and were professional and timely. Most of life occurs when you show up. The District is operating with this in mind.

Director Gibson – Noted that he hopes to see City and GCCDD staff reach agreement on the interlocals for Deepwood, Frenchmen's Creek, and Clear View. He hopes to see forward movement at the next meeting. Director Gibson shared pictures and gave an update on the FM 1959 Detention Basin (Friendswood Regional Stormwater Detention Basin) construction activity. He noted that construction is 50% complete and shared a drone video. They are moving 180 to 200 trucks per day. The Engineering Design Phase has been contracted and will start at the beginning of the year. We are still 6 to 8 months out from finding the results of the environmental jurisdictional determination. Director Gibson asked City Engineer (Friendswood) Jil if he had asked HCFCD about using pumped detention. The answer was that it is not commonly used by HCFCD and that maintenance would be a big concern but that this would not be completely removed from the table. The offline storage is expected to be 680 to 720 ac-ft based on the preliminary design.

13. EXECUTIVE SESSION

1. CALL THE MEETING TO ORDER

2. EXECUTIVE SESSION

A. THE BOARD OF DIRECTORS WILL CONVENE INTO CLOSED MEETING, PURSUANT TO TEX. GOV'T CODE SECTION 551.074 – PERSONNEL MATTERS.

THE BOARD OF DIRECTORS WILL RECONVENE INTO AN OPEN MEETING

13. ADJOURNMENT

MOTION Director Burkette moves for adjournment. Director Girouard seconded the motion. The motion carried unanimously. The meeting adjourned at 8:05 PM.

ATTEST:

Joseph Anderson – Operations Manager

Rusty Burkett – President