

**Minutes  
Of the  
GALVESTON COUNTY  
CONSOLIDATED DRAINAGE DISTRICT  
  
REGULAR BOARD MEETING**

**November 12, 2024**

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

Employees:  
Kathy Grace – Administrative Manager  
Joseph Anderson – Operations 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 NOVEMBER 12, 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 November 12, 2024, to order @ 6:00 PM.

**2. INVOCATION**

District Engineer Scott Sheridan led the invocation.

**3. PLEDGE OF ALLEGIANCE**

District Engineer Scott Sheridan 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. Russell Linsey - 100 West Medical Center Boulevard  
He is looking at purchasing a 5.7 acre tract of land that is divided by Dickinson Bayou. He indicated he had a few discussions with District Engineer Scott trying to understand if an easement would be required. He showed an exhibit that depicted the GCCDD stream running through the property. Per the GCCDD Design Criteria Manual (DCM), 200 ft is required on either side for an easement. He is interested to know if there are any accommodation available due to what he states is uniqueness of the property. He also indicated that If there is any interest in GCCDD taking the northern tract of land, he would like to open dialogue. He wants us to understand the consequences of DCM. The property has been on the market for years. The property owner is stuck with a very undesirable piece of land if the DCM won't change. If he can develop it, the property owner could finally sale, and he could develop it resulting in a substantial tax payment to the county. He asks that board takes this into consideration.
- B. Don Johnson  
Discussed the embankment near Timber Creek Golf Course and indicated that he believes the project would show benefits when considered with recent projects along Clear Creek. He mentioned that rumors have percolated that if we move the embankment, it will be expensive. He referred to the GCCDD funded study conducted by WGA and claimed that the report does not say anything about concrete work needed. He believes these rumors are baseless and that the Board should review this project. Don additionally mentioned the Harris County Flood Control District ballot referendum related to maintenance recently passed. This means that HCFCD will have funding available for partnership projects and he believes it will open discussions with HCFCD again. He has requested that Kathy share pictures that Board Director Jim Gibson shared at previous meetings. He stated that these images need to be made publicly available.
- C. Peggy Zahler. Not in attendance

## 5. DISCUSSION AND ACTION ITEMS

### A. Approve or Deny the Variance Request for Castle Biosciences / Unnamed Road / FM 528 23-Acre Development – Request for Improvements within the Maintenance Berms and Detention Facility

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

The representative for Castle Biosciences noted that they were primarily requesting a Variance to plant trees. Director Burkett indicated that there are solid reasons that this is not allowed and that mitigation requirements are described in the Criteria Manual. Perhaps other alternatives should be explored with the Board. Director Girouard highlighted the lack of tree maintenance and the consequences during Hurricane Beryl and indicated that she was not in support of having trees in the maintenance berm and/or detention area.

MOTION TO Approve or Deny – Director Gibson made a Motion to Deny the Variance Request. Director Burkett seconded the Motion.

The Motion to Deny was carried unanimously.

### B. Approve or Deny the Variance Request for – Legacy Offsite Drainage – Request to use a Shared Maintenance berm for Box Ditch and an Existing Detention Facility.

MOTION TO Discuss – Director Johnson made a Motion to Discuss. Director Jones seconded the Motion.

District Engineer Scott explained that Legacy Development is expanding Box Ditch. There is an existing detention facility for League City's wastewater treatment plant. They are proposing to share a 20ft maintenance berm. The GCCDD Design Criteria Manual does not currently allow this and a Variance must be requested.

Director Gibson asked Operations Manager Joseph if there are any maintenance concerns with sharing the berm. Joseph indicated that there are no concerns maintenance wise. He does not have any concerns.

Per the Developer and League City: City of League City is in support of this. The MUD would maintain. After dissolving, maintenance would go to the HOA. As part of the agreement with League City, the MUD will be maintaining the pond and the berm once a month. It only made sense to have a shared berm. The MUD will be maintaining the detention pond and the maintenance berm.

Director Jones indicated that granting one Variance establishes precedence. He asked if there was already a Variance request involved. District Engineer Scott said a Variance was previously requested for a narrower ditch that was granted during the Drainage Impact Analysis. Director Burkett indicated that this is a request that is in the DCM. He asked if Joseph could give an example of where GCCDD is sharing a right of ways. Examples given were: Sterling Creek Section One – North Eagle Creek (Granted a 30 ft); Commercial Tract at BoFisal.

Director Jones asked if there would be any additional Variances requested as the project moves forward. The Developer indicated that there would be no additional requests.

MOTION TO Approve or Deny - Director Gibson made a Motion to Deny the Variance Request. Director Burkett seconded the motion.

The Motion to Deny was carried unanimously.

Director Burkett requested that the Board skip to Item D because it relates to Item C.

### **C. Discussion & Possible Action - Sterling Falls Wedding Venue – Final Plat – Reviewed by WGA**

MOTION To Discuss - Director Jones made a motion to discuss and Director Johnson seconded the motion.

Discussion: Per District Engineer Sheridan, this is the wedding venue going in by Rancho Viejo. The Plat is required by District and City before going to development. WGA will be reviewing the drainage plan. The City has approved it. The mylars are here at GCCDD. Preliminary plat approved at board level previously. The easement is created by this final plat for the subdivision.

MOTION TO Approve was made by Director Burkett and Director Jones seconded the motion.

The Motion to Approve carried unanimously.

### **D. Discussion & Possible Action – Legacy Offsite Drainage – Final Plan**

MOTION TO Approve or Deny – Director Burkett made a Motion to Approve the Final Plans with the condition that the plans are updated to require a maintenance berm and drainage easement prior to signing the plans. Director Gibson seconded the Motion.

\*Note that the Drainage Easement was approved at League City Council during the meeting.

The Motion carried unanimously.

**E. Discussion & Possible Action – Replat of Monte Bello Lot 12 – Block 2 – Final Plat (Short Form).**

MOTION TO Discuss – Director Gibson made a Motion to Discuss and Director Burkett seconded the motion.

MOTION TO Approve - Director Burkett made a Motion to Approve and Director Jones seconded the Motion.

The Motion carried unanimously.

**F. Discussion & Possible Action – Barge and Trailer Purchase.**

Director Burkett asked Scott to provide an update.

District Engineer Scott Sheridan indicated that the packaged price for the complete unit is \$293,880. For comparison the District spent \$550,000 for barge rental in 2023. The trailer manufacturer quote from Marine for the specialty trailer is \$53,435. The District attempted to keep the purchase local, but local manufacturers were unable to provide the exact boat and trailer that the District was looking for.

Trailer and barge can be built in 4 to 6 weeks, but the grapple saw is sourced from Italy and will take 8 months to arrive. Director Gibson requested staff look into purchasing replacement parts. He also mentioned that we might want to look into an Interlocal Agreement to remove the stumps with Precinct 2.

MOTION TO Approve - Director Burkett made a Motion to Approve the Purchase and Director Girouard seconded the Motion.

**G. Discussion & Possible Action – Modification of Fee Schedule to Include a \$500 Fee for Variance Requests (Includes 2 Reviews). Additional Reviews thereafter will Incur a \$500 Fee Each**

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

MOTION TO Approve - Director Gibson made a Motion to Approve and Director Johnson seconded the Motion.

**H. Discussion & Possible Action – Staff and/or the District Engineer will Approve or Deny Preliminary Extension Requests on Plats and Plans Moving Forward. (Note that a Single Six-Month Extension may be Granted per the District's Design Criteria.)**

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

motion.

MOTION TO Approve - Director Gibson made a Motion to Approve and Director Johnson seconded the Motion.

## 6. CONSENT AGENDA

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

MOTION To Discuss - Director Johnson made a Motion to discuss the October 8, 2024, Bills & September 10, 2024, Minutes. Director Gibson seconded the Motion.

Preliminary Extensions for Plats or Plans for a one time extension of six months will be approved at the District level by staff or the District Engineer moving forward. Extensions for final plats and plans will be made at the Board level.

MOTION TO Approve - Director Gibson made a Motion that Direct Engineering Staff will approve Extensions for Preliminary Plats and Plans and Extensions for Final Plats and Plans. These will be included on the consent agenda. Director Jones seconded the Motion.

The Motion carried unanimously.

MOTION TO Approve - Director Gibson made a Motion to Approve the Consent Agenda. Director Burket seconded the Motion.

## 7. OPERATIONS MANAGERS REPORT

**Updates:** Operation Manager Joseph's updates:

Mowing- Recent wet weather rained them out. Will be starting back tomorrow. Mowing crew has been busy.

Cowards creek and Bakers Road, Lundy Ditch, Chapel Hill (inline detention where we did shelving years ago) – have been filling in wet spots.

## 8. ADMINISTRATIVE MANAGERS REPORT

**Updates:** Need to set up a meeting for the 4<sup>th</sup> quarter investment. Karl Horecky was a Board Director for 20 years and he recently passed away. His service is this Saturday. Condolences from the Board to his family. Kathy also thanked the board for the flowers for her birthday.

## 9. DISTRICT ENGINEERS REPORT

District Engineer Scott Sheridan provided a summary of extensive review work that was completed over the past month: 7 Preliminary Plans ready to be signed. Joseph and Scott signed 3 today and are still waiting on a few of them. Was also busy with the barge coordination.

Summary for October – Over 37 Reviews and 15 Meetings.

## 10. CHIEF OPERATING OFFICER – PARTNERSHIPS, PROCUREMENT, & STRATEGIC PLANNING

### Updates:

Still working on similar things. On 19<sup>th</sup> have a Disaster Recovery meeting with FEMA. Were able to adjust the date. Thanked Scott for assisting in preparing her first agenda. Kathy and I will be focusing on putting together the first newsletter. Hope to bring a quote to the board soon.

Director Gibson mentioned that we have been trying for 4 to 6 months to get several interlocal agreements on the agenda. Hoping to understand what the delay is. Hope to see the interlocals on the next agenda or an item to discuss.

## 11. CITY COUNCIL LIAISON REPORTS

- a. **City Council Liaison Report.** Not in Attendance.
- b. **City Engineer Report.** Not in Attendance
- c. **Planning & Zoning Liaison Report.** No P&Z Liaison in Attendance.

## 12. CITY OF LEAGUE CITY REPORT

- a. **City Council Liaison Report.** No Council Liaison in attendance.

**City Engineer Report.** Matt gave an update on ongoing work in League City.

Westland Ranch – EW Arterial. Just accepted the final extension to Phase IV extension of Muldoon Parkway. Sections 8 and 9 adjacent the roadway will be accepted in a day or two. Section 10 will following soon.

Magnolia Bayou Drive (connecting to 517) almost complete minus the TXDOT portion of the roadway. Has an inspection walk tomorrow for the TXDOT portion to inspect what has been done to point. Once this punch list is achieved, hoping adjacent sections will be accepted soon after.

Legacy – Still excavating ponds. Been authorized for Legacy Drive and West Blvd. Preconstruction meetings roadways and for first two sections. Aggressively moving forward with a handful of other projects. Easement for Legacy just passed tonight at the League City Council Meeting.

Director Burkett asked about TXDOT and 99. District Engineer Scott has been coordinating with TXDOT. They have one lined diagrams at this point. They will be going out for request for proposals to select a contractor for a Design Build contract and will share plans with us when they are ready.

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

## 13. BOARD OF DIRECTORS REPORT

**Director Burkett** – Wanted to take the bullet for the delay in the interlocal agreements. He instructed Paige and Samantha that we want the interlocals to be stated in the best interest of the District. The District preference is to take over the property (own it). We will get to the interlocals when we get to them. We want to do things that work. Working towards professionalism in operation. We want every creek and ditch flowing and every blade and grass out of the creek. Will continue with contractors and employees to be in peak performance. We have made several strong relationships. USACE did tell us that if we could prove silting levels that we could do something on the creek. We have been thinking

outside the box to try and check this box. He has been talking to BDD4 and Pearland. We have a good relationship with Pearland. Mays Middleton called him today, talked about League City and moving things down. We will be asking for help from all of our partners and will spend money when its appropriate. He thanked Scott and Joseph for their work on the barge. Is happy to have Joseph back.

**Director Johnson** – Frustrated with how slow everything is moving. He feels like we are behind. Frustrated that things take time. He is focused on doing projects where we have a measurable amount of return. In the past the District completed a lot of busy work that was not necessarily thought out or planned. Have rededicated ourselves to spending money only if there is a return and we can prove there is a benefit. Unfortunately, by the time you assess the information it takes takes forever. We are thinking outside the box on several levels. He wants to encourage the voters to be patient. We are seven years behind and are trying to catch up.

**Director Girouard** – God bless the USA.

**Director Jones** – Industry he grew up in there was always an immediate fix. Adjustment to get to the speed level of government agencies. Time to get to work with anyone and everywhere we can find a friend. He was speaking with someone the other night, the first thing the person said was “you drainage people need to stop fighting yourselves and work together.” This is what we are aiming to do and building strong relationships for collaboration takes time. Congratulated newly elected official Commissioner Hank Dugie. The only way we can get this done is working together. We are attending lots of meetings and we will work hard and do even more.

**Director Gibson** – Excavation at Friendswood Regional Stormwater Detention Basin is getting so large you really can't tell. 60% complete. Moving 3000 cy of dirt a day. With the rain and holidays, they are forecasting May 2025 completion on the Rough Grading Project. 2% per week removal. Doing 5 to 6% per month. They had a 5-week lapse and had some extra moving equipment they got going. Commissioners Court approved Design Engineer for remainder of project today. Contractor doing the excavation work will continue for the rest of the project.

#### 14. 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

#### 15. ADJOURNMENT

MOTION Director Burkette moves for adjournment. Director Girouard seconded the motion. The motion carried unanimously. The meeting adjourned at 8:10 PM.

ATTEST:

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Joseph Anderson – Operations Manager

Rusty Burkett – President