

LID 11 Bond Issue Upcoming Drainage Improvements and 2018 Tax Rate

As you know, our LID provides flood protection from the 100-year flood event on the Brazos River. The District operates and maintains a levee, storm water pump stations, drainage ditches, and detention ponds. The only source of funds to construct, operate, and maintain the system is through tax dollars paid by the residents and commercial properties within LID 11.

Through careful planning and preparation, as well as a little bit of luck, LID 11 weathered Hurricane Harvey without any loss of property. Even though the District fared well, after Hurricane Harvey, the directors and consultants for LID 11 reviewed the overall system to determine what improvements could be made to the system which would provide additional protection for future events.

After reviewing the possible improvements, the directors determined the projects that would be implemented. In order to fund the costs of the design and construction of these improvements, the District sold \$13,850,000 in bonds. Below is a brief summary of our drainage system and new projects to improve flood protection, as well as a description how we pay for these new improvements.

HOW DO WE PAY FOR THESE NEW PROJECTS?

In order to fund the new improvements to our drainage system and pay the new bonds we sold, the District had to raise taxes this year. Our 2018 tax rate is \$0.2385, an increase of three cents from last year. Despite this year's increase, the District continues to have one of the lowest tax rates of levee improvement districts within Fort Bend County.

For comparison, below are proposed or recently adopted 2018 tax rates of other levee districts within Fort Bend County:

- FB LID 19 (Riverstone): \$0.80
- FB LID 10 (River Park): \$0.69
- FB LID 15 (Riverstone): \$0.64 (increase of five cents from 2017)
- FB LID 17 (Telfair): \$0.57
- FB LID 20 (Kingdom Height): \$0.55
- Sienna Plantation LID: \$0.45
- FBL 7 (New Territory): \$0.32 (increase of 9.5 cents from 2017)
- FB LID 14 (Avalon): \$0.2095 (increase of 1.45 cents from 2017)
- FC LID 2 (Commonwealth): \$0.20
- FC LID (First Colony): \$0.1462
- FB LID 2 (First Colony): \$0.145 (increase of three cents from 2017)

ADDITIONAL LEVEE HEIGHT

With some of the funds, the District is raising the height of the levee an additional two and three feet along the Brazos River and Rabbs Bayou. Although we are higher now than is required by FEMA (the federal agency who regulates flood insurance), these improvements will exceed the standards set by FEMA by about six feet. This adds extra protection for Greatwood from a flooding Brazos River.

DETENTION PONDS/INTERNAL STORAGE

The District's drainage system includes detention of storm water within two lakes and a dry detention area near the Riverbrook Drive exit to the Southwest Freeway. The entire system is designed to store storm water within these detention ponds during a 100-year storm event. Using money given to LID 11 by the four Greatwood MUDs before they were dissolved by the City of Sugar Land, we are digging in the dry detention area to make more room for water during heavy storms. The District anticipates adding approximately 25.4 ac-ft of storage volume, increasing the internal storage volume by approximately 3.23% %.

Additionally, the District is installing an underground pipe system that will allow the internal lakes that constantly hold water for amenity purposes to be drained a couple of feet immediately prior to anticipated heavy rain events. This will add additional internal storm storage volume to our system.

Please note that these improvements will not prevent water from ponding in the streets because, as we all now know, the streets are part of the drainage storage system. Our goal is to provide more volume to delay street ponding or hopefully reduce the height of the street ponding in future extreme rain events.

DRAINAGE DITCHES

Greatwood has two separate drainage channels, each of which carry storm water to the pump stations, where it goes into the Brazos River. They are designed to carry storm water from a 100-year local rainfall. Storm water flows through the ditches to the storm water pump stations, where it goes under (or over) the levee into the Brazos River. We don't need any improvements to our main ditches, but we did sell bonds to pay for back-up (extra) gates at the pump stations that we close when the Brazos River is flooding.

STORM WATER PUMP STATIONS

Currently, the District has two storm water pump stations and with the new bond funds, the District is building a third to improve drainage in the Greatwood Forest area. Under normal conditions, Greatwood drains through large pipes and culverts into the Brazos River; however, when the water level of the Brazos is high, the District closes gates that prevent the water from the Brazos River from entering Greatwood.

When that happens, the District uses the pump stations to pump out storm water from inside Greatwood over the levee and into the Brazos River. The two existing pump stations are designed to meet rainfall levels set by FEMA and Fort Bend County, which is approximately 8.4 inches of rainfall in 24 hours. The District is adding additional pumps and replacing existing pumps with larger pumps. After the improvements, the three pump stations will allow the District to pump out approximately 12.7 inches of rainfall over a 24-hour period, which is approximately a 100-year rain event.

Other improvements at the pump station include replacing generators with new and upgraded generators and adding new back-up gates to provide a back-up to the existing gates that keep the Brazos River water from entering into Greatwood during high river events.

OTHER PROJECTS

In addition to the projects listed above, the District has several other, smaller projects that will improve the drainage system. One project to specifically mention includes putting new gates on a small ditch into which some storm water from Highway 69 flows to stop too much water from getting into the District. The District is working with the Texas Department of Transportation (who owns the Southwest Freeway) to install these new gates.

ADDITIONAL QUESTIONS?

As always, the District is happy to answer your questions. The Board of Directors encourages you to attend the monthly Board meetings, which are the first Monday of the month at 5:00 p.m. in Rec Center No. 1. While the monthly meeting does not move often, please check the website to confirm meeting time and location.