

**FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 11**

**INFORMATION KIT**

**January 1, 2019**

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## **FACT SHEET: DISTRICT OVERVIEW**

**JANUARY 1, 2019**

### **District Mailing Address and Telephone Number**

Fort Bend County Levee Improvement District No. 11  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027  
(713) 860-6400  
District website: [www.fblid11.com](http://www.fblid11.com)

### **Public Information Officer/Media Contact**

Ms. Lynne B. Humphries  
Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027  
(713) 860-6400

### **Emergency Contact**

Levee Management Services, LLC  
1650 Highway 6 South, Suite 430  
Sugar Land, Texas 77478  
(281) 240-6454 (24-hour emergency number)

### **Date of Creation**

June 27, 1988 by the Fort Bend County Commissioners' Court

### **Size of District**

Current size of District: approximately 1,809.86 acres

### **Bond History**

The District has sold many series of bonds since creation to build the levee and drainage system. As of January 1, 2019, \$11,113,653.55 of unlimited tax levee improvement bonds and refunding bonds remain authorized and unissued from bond elections held in the District. For additional information, please see separate section entitled, "How does the District fund its projects?" and separate fact sheet entitled, "District Bond Issuance History."

### Tax Rate

The tax rate has declined from a rate of \$0.75/\$100 in assessed value for 1989, to \$0.2385/\$100 in assessed value for 2018. \$0.1785 of the tax rate is used to pay off outstanding bonds and \$0.06 is used to pay operating and maintenance costs. For additional information, please see separate section entitled, "How does the District fund its projects?"

### Subdivisions Served

All subdivisions in the master planned community of Greatwood on the north side of Rabbs Bayou are located inside the boundaries of the District. Those few sections of the Knoll south of Rabbs Bayou and that part of the Crossing south of Rabbs Bayou are not in the boundaries of the District and are not within the protection of the levee built to protect against the 100 year flood plain of the Brazos River.

### Directors

All of the District directors live inside the District boundaries. The current Directors are:

|                   |                                    |
|-------------------|------------------------------------|
| Justin R. Ring    | President                          |
| Roberta Terrell   | Vice President/Assistant Secretary |
| Michael D. Rozell | Secretary/Assistant Vice President |

For more complete information, please see separate sections entitled "Who manages the District"? and "How can I contact the District"?

### Notable District Projects and Accomplishments

The District is located within the master-planned community known as Greatwood. The District provides flood plain reclamation, flood protection, and outfall drainage necessary to protect the land within its boundaries from the 100 year floodplain of the Brazos River. Water supply and distribution and wastewater treatment and collection services are provided by the City of Sugar Land, Texas ("City"). The District is located entirely within the boundaries of the City.

The Federal Emergency Management Agency ("FEMA") has certified the District's levee as providing 100 year flood protection from the Brazos River. FEMA has issued a letter to the District indicating that the District's levee system will be shown as providing protection from the base flood on the Flood Insurance Rate Maps for the Brazos River flood plain.

## FACT SHEET: DISTRICT BOND ISSUANCE HISTORY

Over the years, District voters have authorized a total of \$59,040,000 of levee improvement and refunding bonds for the purpose of acquiring, constructing, repairing, improving and expanding levees and other drainage facilities within the District, and to refund outstanding bonds issued by the District. Thus far, the following bonds have been issued:

| <u>Series</u> | <u>Type Issued</u>                              | <u>Amount</u> |
|---------------|---|---------------|
| 1989          | Unlimited Tax Levee Improvement Bonds           | \$8,920,000   |
| 1994          | Unlimited Tax Levee Improvement Bonds           | \$8,390,000   |
| 1995          | Unlimited Tax Levee Improvement Bonds           | \$4,500,000   |
| 1995          | Unlimited Tax Levee Improvement Refunding Bonds | \$7,260,000   |
| 1998          | Unlimited Tax Levee Improvement Refunding Bonds | \$9,265,000   |
| 1999          | Unlimited Tax Levee Improvement Bonds           | \$5,530,000   |
| 2004          | Unlimited Tax Levee Improvement Refunding Bonds | \$8,215,000   |
| 2005          | Unlimited Tax Levee Improvement Refunding Bonds | \$6,910,000   |
| 2008          | Unlimited Tax Levee Improvement Bonds           | \$2,170,000   |
| 2010          | Unlimited Tax Levee Improvement Refunding Bonds | \$9,070,000   |
| 2011          | Unlimited Tax Levee Improvement Bonds           | \$3,230,000   |
| 2012          | Unlimited Tax Levee Improvement Refunding Bonds | \$8,625,000   |
| 2017          | Unlimited Tax Levee Improvement Bonds           | \$3,640,000   |
| 2018          | Unlimited Tax Levee Improvement Bonds           | \$10,210,000  |

Over the years, the District has paid off some of its debt. As of January 1, 2018, only \$36,024,806 total bonds that have been issued remain outstanding. The rest of the bonds have been fully paid off.

## WHAT IS A LEVEE IMPROVEMENT DISTRICT OR LID?

LIDs are authorized by Article XVI, Section 59 of the Texas Constitution and by Chapters 49 and 57 of the Texas Water Code. Our District is a political subdivision of the State of Texas. Our District provides local flood protection and are authorized to assess and collect taxes and sell bonds in order to pay off the debt incurred to pay for and operate the drainage facilities. Because the LID is a political subdivision, the District's meetings and files, including the meeting minutes, are open to the public. The District also has an annual standardized independent audit, which is filed with the TCEQ and is a public document. An annual report is also filed with Electronic Municipal Market Access though the EMMA System regulated by the US Securities and Exchange Commission.

## **WHO ARE OUR CUSTOMERS AND WHAT AREA DO WE SERVE?**

The District is comprised of approximately 1,809.86 acres of land located entirely within the City of Sugar Land, and Fort Bend County, at the southwest intersection of U.S. Highway 69 and Texas State Highway 99 (the Grand Parkway).

District property values are certified once each year as of January 1<sup>st</sup> by the Fort Bend Central Appraisal District. As of January 1, 2018, the latest certified valuation for all residential and commercial properties in the District was \$1,400,553,262.

## **WHAT SERVICES DOES THE DISTRICT PROVIDE FOR ITS RESIDENTS?**

The District is entirely within the corporate limits of the City of Sugar Land. Therefore, its drainage system was designed and constructed to meet the standards of the City of Sugar Land and the Fort Bend County Drainage District, as well as all applicable State standards. Additionally, the District has an Operations and Maintenance Manual that provides general maintenance and operation instructions for all drainage and flood control facilities serving the District.

### **LEVEES**

The levee consists of a trapezoidal compacted earthen berm with a 10-foot minimum top width and 3:1 side slopes. The levee is approximately 46,100 feet long and joins the Fort Bend County Levee Improvement District No. 10 ("River Park") levee at two locations, and is part of a regional levee starting near the Fort Bend County Justice Center on Ransom Road. With varying natural ground elevations, the levee height ranges from natural ground to approximately 12 feet. The District has approximately 46,100 feet of compacted levee, approximately 20,100 feet of drainage channels, two storm water pump stations, and three major detention facilities. The District provides these drainage facilities for the portion of Greatwood that is on the north side of Rabbs Bayou.

### **STORM WATER PUMP STATIONS**

Two storm water pump stations provide pumping capacity when high water levels on the Brazos River preclude gravity flow of storm water within Greatwood. These pump stations are designed to provide pumping capacity to meet the coincident event rainfall volumes set forth by FEMA and Fort Bend County. The current pump stations can pump out 8.4 inches of rainfall in 24 hours. This equates to approximately a 10-year storm for 10 days.

### **DRAINAGE CHANNELS**

Within the levee, storm water from the development is intercepted and diverted to the Brazos River through two separate drainage channels. There is a box culvert flood

control structures at each drainage channel discharge point through the levee. The culverts are sized to convey flow from a 100-year local rainfall with free outfall to the Brazos River with a maximum water surface elevation to be contained with the channel high banks. Each outfall is fitted with flap gates that prevent backflow from the Brazos River from entering the District when the river is at flood stage.

#### OUTFALLS

The District has two outfall channels downstream of each of the two box culvert flood control structures and pump stations described above.

#### RETENTION/DETENTION PONDS

The District's storm water detention system includes storage within two lake systems and a dry detention area. The entire system (lakes, channels, and dry ponds) is designed to convey and store water within its banks for a localized 100-years event with free outfall to the Brazos River. In addition, the system is designed to store the greater volume of two scenarios: 1) localized 100-year event with free outfall to the Brazos River, or 2) the coincident event (8.4 inches in 24 hours) when the Brazos is at flood stage and pumps are needed to drain runoff from inside the levee.

### **WHAT EMERGENCY PLANS DOES THE DISTRICT HAVE?**

#### POWER OUTAGES

The District is equipped with back-up generators at the storm water pump stations that will automatically turn on to run the pumps in the event of a power outage to pump storm water out of Greatwood to outside the levee into the Brazos River.

#### EMERGENCY PREPAREDNESS

Levee Management Services, LLC. has maintained an Emergency Preparedness Plan for the District's facilities. This Plan provides for the coordination of the appropriate activities due to weather or man-made emergencies. The District also has a Disaster Preparedness Plan with the Greatwood Municipal Utility Districts. The District owns a 1,700 square foot emergency operations building within the District to house an operations crew during emergencies.

### **HOW DOES THE DISTRICT FUND ITS PROJECTS?**

#### TAXES

The Texas Constitution allows the District, if authorized by its voters, to levy *ad valorem* taxes. Taxes are used to maintain and improve the District's systems and to pay off the District's bond debt. The District's tax rate is set annually by its Board of Directors after

receipt of certified values from the Fort Bend Central Appraisal District and consultation with its independent financial advisor, and the rate is the same for all properties within the District. The District's 2018 tax rate is \$0.2385 per \$100 in assessed value, with money allocated for debt service and for operation and maintenance. The tax rate is set annually in September or October. These taxes are separate from other taxes you pay levied by other overlapping entities such as the City of Sugar Land, Fort Bend County, the Fort Bend County Drainage District and the Lamar Consolidated Independent School District.

### **WHO MANAGES THE DISTRICT?**

The District is administered by a Board of Directors with three members who are all appointed by the Fort Bend County Commissioners' Court. The District's Board has financial and operational authority for the District, and retains consultants and contractors who, among other things, operate, maintain, improve and repair the District's facilities and provide the District with financial and legal advice.

### **WHO ASSISTS IN THE OPERATION OF THE DISTRICT?**

#### **Operator**

The operator is the everyday "face" of the District and is responsible for ongoing inspection and maintenance of the facilities.

Levee Management Services, LLC  
1650 Highway 6 South, Suite 430  
Sugar Land, Texas 77478

#### **Auditor**

The auditor conducts an independent annual audit that is filed with the TCEQ.

Knox Cox & Company, LLP  
77 Sugar Creek Center Blvd., Suite 215  
Sugar Land, TX 77478

#### **Bookkeeper**

The bookkeeper maintains the general ledger, reconciles bank and other financial statements, invests funds in accordance with the Texas Public Funds Investment Act and with the District's Investment Policy, and prepares monthly activity and budget reports.

Myrtle Cruz, Inc.  
3401 Louisiana Street, Suite 400

Houston, Texas 77002-9552

**Engineer**

The engineer oversees the design, construction and installation of the levee and drainage systems.

LJA Engineering & Surveying, Inc.  
1904 West Grand Parkway North, Suite 100  
Katy, TX 77449

**Financial advisor**

The financial advisor advises the District on issuing bonds and on adopting the annual tax rate.

Masterson Advisors LLC  
4400 Post Oak Parkway, Suite 2370  
Houston, Texas 770027

**General counsel**

The District retains attorneys to act as general counsel, advising the Board of Directors on any matters that are presented. The firm selected by the Board is principally engaged in representing water districts in all aspects of their operations.

Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

**Bond counsel**

The District retains attorneys to act as bond counsel, who assist in the District's issuance of bonds by providing a legal opinion that the bonds are valid and binding obligations of the District payable from a continuing ad valorem tax. The firm selected by the District is nationally recognized in this area.

Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

**Investment officer**

The District appoints an investment officer to oversee the District's investments pursuant to the District's Investment Policy and in accordance with the Texas Public Funds Investment Act.

Myrtle Cruz, Inc.  
3401 Louisiana Street, Suite 400  
Houston, Texas 77002-9552

**Tax assessor/collector**

The tax assessor/collector manages the collection of the District's taxes from property owners in the District pursuant to the tax rate levied by the District each year.

Tax Tech, Inc.  
12841 Capricorn Street  
Stafford, TX 77477

**HOW CAN I CONTACT THE DISTRICT?**

The District's Board of Directors generally meets every first Monday at 5:00 p.m. at Greatwood Community Association Building, 7225 Greatwood Parkway, Sugar Land, Texas, within the boundaries of the District. Agendas for each meeting are posted at 8935 ½ Park River Drive, Sugar Land, Texas 77479, and at the Fort Bend County Courthouse at least 72 hours before every meeting, and the Board of Directors invites all members of the public to attend its meetings. All agendas also are posted on the website, [www.fblid11.com](http://www.fblid11.com). You may contact the District directors by email at [directors@fblid11.com](mailto:directors@fblid11.com).