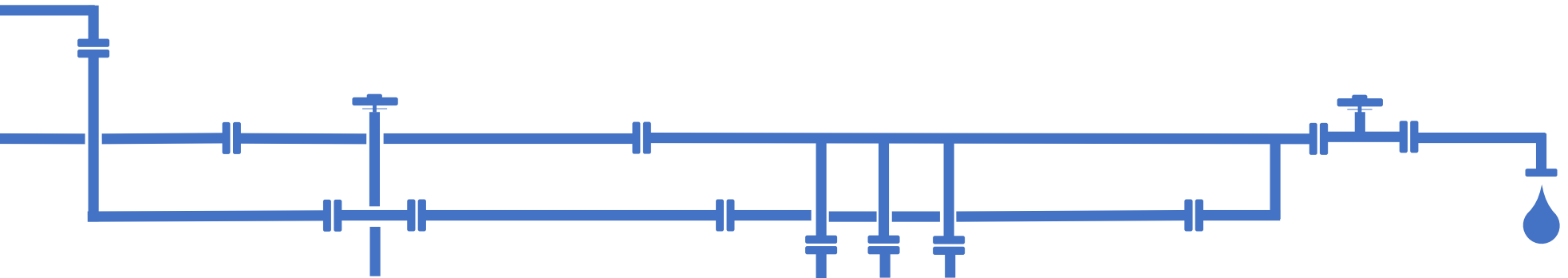




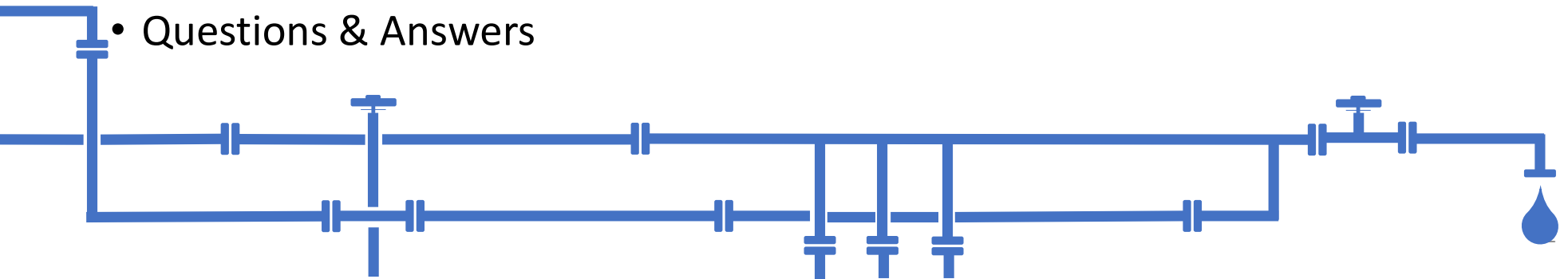
Getting to Know Fort Bend County MUD 41

A discussion with your Water and Sanitary Sewer Provider



Outline

- Welcome – Introductions
- District Overview – Facilities, Services, History
- Capital Improvement Planning
 - Recent Projects
 - Current Projects
 - Future Projects
- Communications – Committee
- Community Projects
 - Sprint Landfill
 - Out-tract
 - Recreational/Beautification
- Questions & Answers



Introduction

Board of Directors:

- Juan Villarreal – President
- Chris Rush – Vice President
- Gary Cooper – Secretary
- Wayne Chandler – Asst. Secretary
- Royce Phillips – Asst. Secretary

Meetings: 1st Monday at 4 pm at
Oak Lake Baptist Church

Public is welcome to attend!



Consultants:

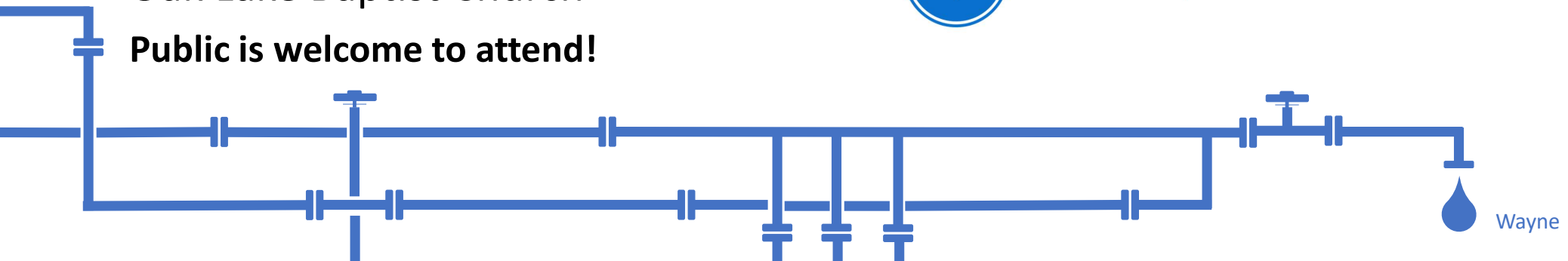
John Eichelberger – Attorney

SCHWARTZ, PAGE & HARDING L.L.P.

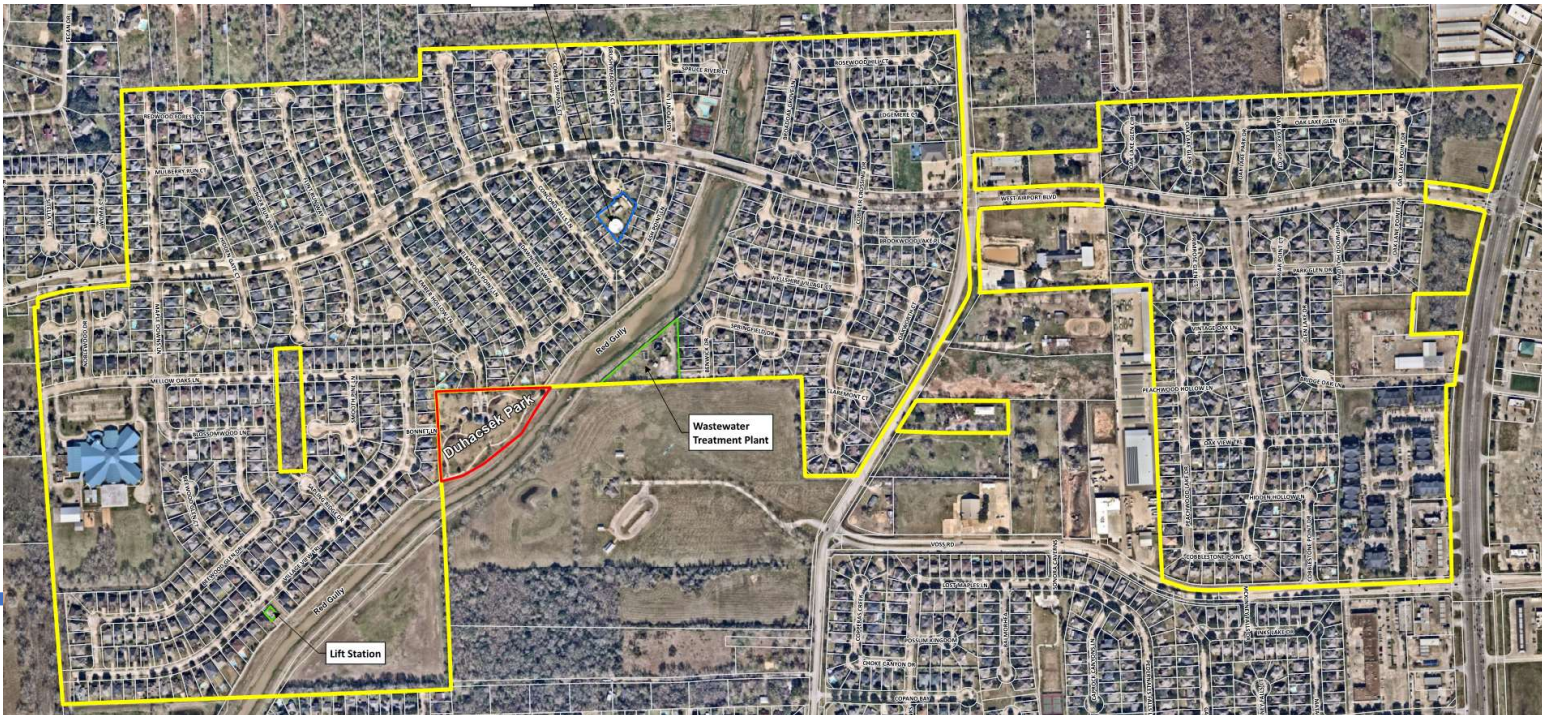
Keith Arrant – Operator

MOC | Municipal Operations
& Consulting, Inc.

Robert Dazey, PE - Engineer

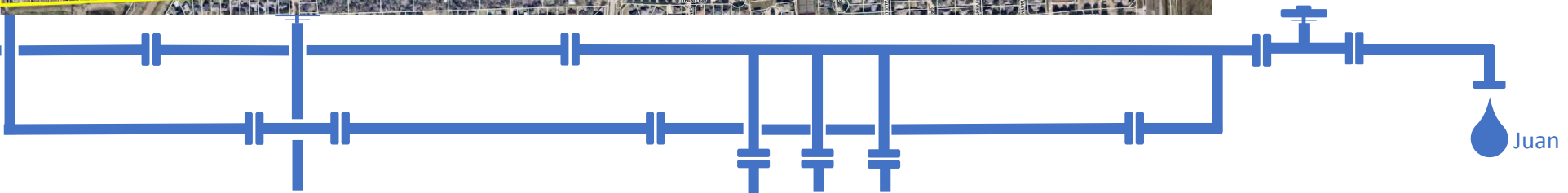


Municipal Utility District (MUD) Boundary Map



Neighborhoods:

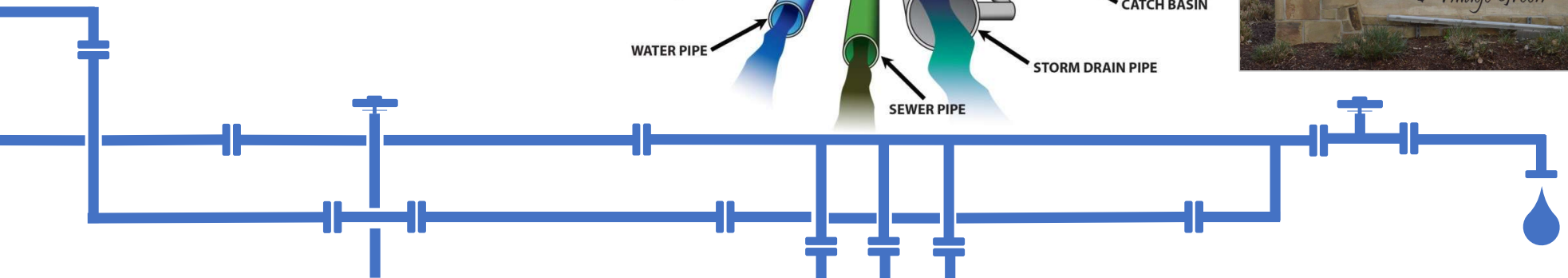
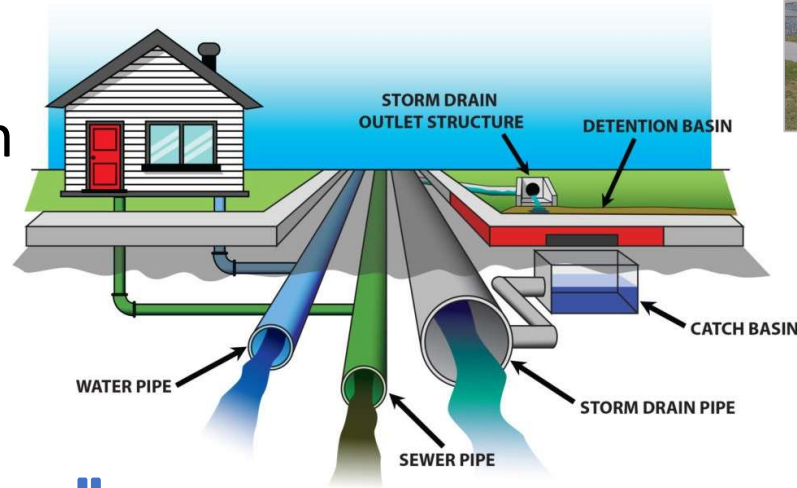
- Village of Oak Lake
- Oak Lake Estates




Services Provided

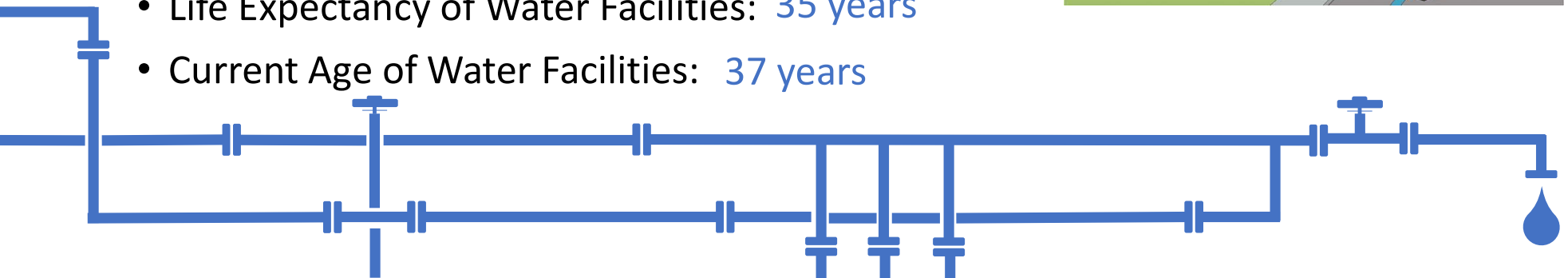
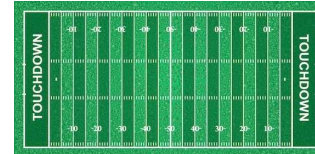
Fort Bend County MUD 41 provides:

- Water
- Sanitary Sewer
- Drainage
- Solid Waste Collection
- Duhacsek Park



Interesting Facts

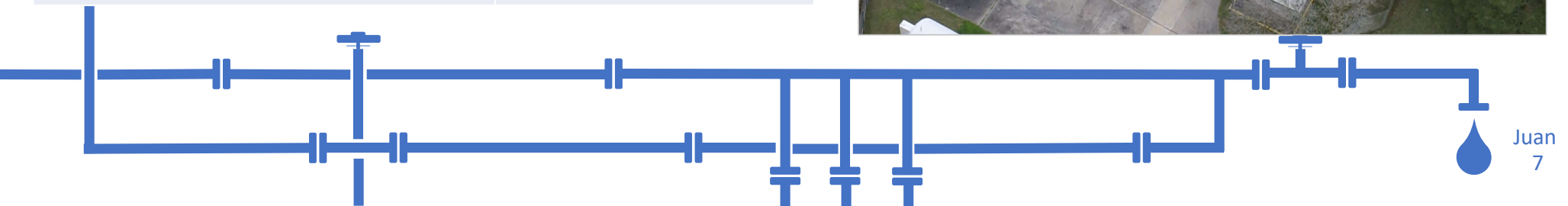
- Total Acreage: 355 acres = 269 football fields
- Miles of Water Lines: 12 miles (63,612 ft)
- Miles of Sanitary Sewer Lines: 11 miles (56,937 ft)
- Miles of Storm Sewer: 7.71 miles (40,705 ft)
- Number of Homes: 1155 homes
- Capacity of Ground Storage Tank: 333,400 gal
 = 66 semis packed with cases of bottled water
- Life Expectancy of Water Facilities: 35 years
- Current Age of Water Facilities: 37 years



Water Plant #1

Constructed in 1984

Facility	Capacity
Water Well	1,119 gal/min
Ground Storage Tank	333,400 gal
Hydropneumatic Tank 1	20,000 gal
Hydropneumatic Tank 2	20,000 gal
Booster Pumps (4)	250-1000 gal/min
Diesel Generator	300 KW



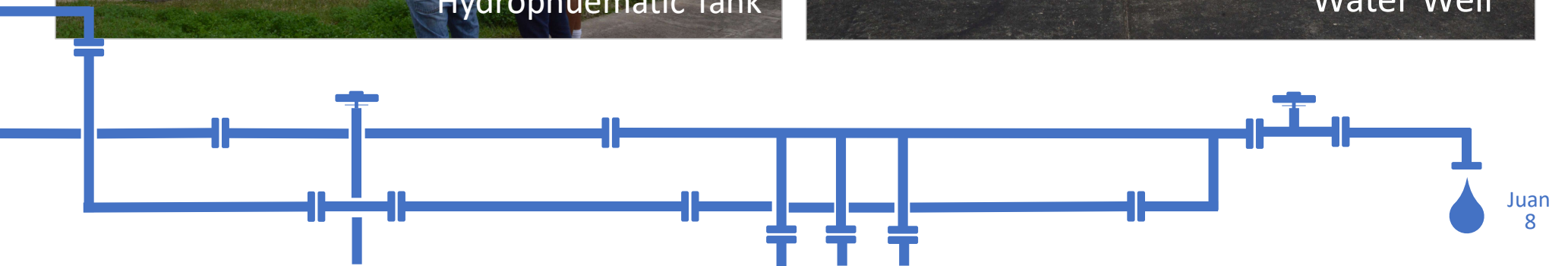
Water Plant #1 Facilities



Hydropnuematic Tank



Water Well



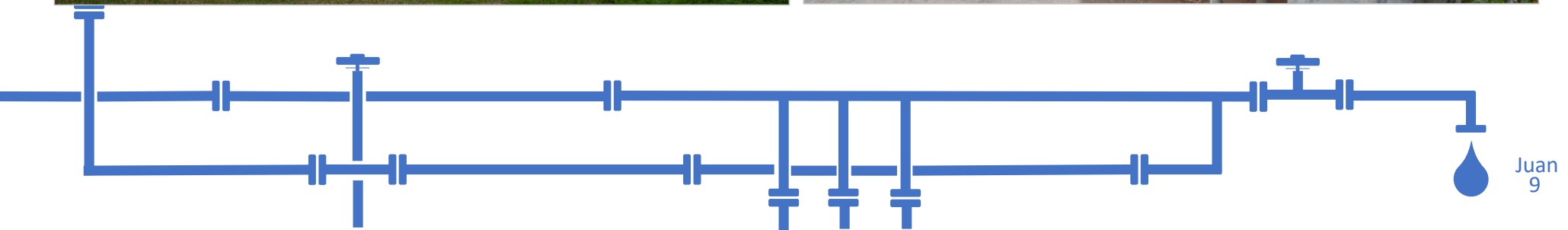
Water Plant #1 Facilities



Ground Storage Tank



Surface Water Pipeline



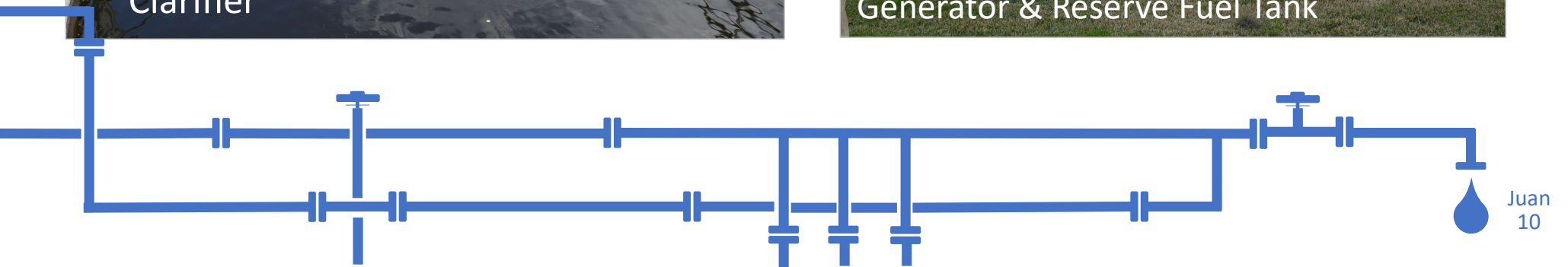
Waste-Water Treatment Facilities



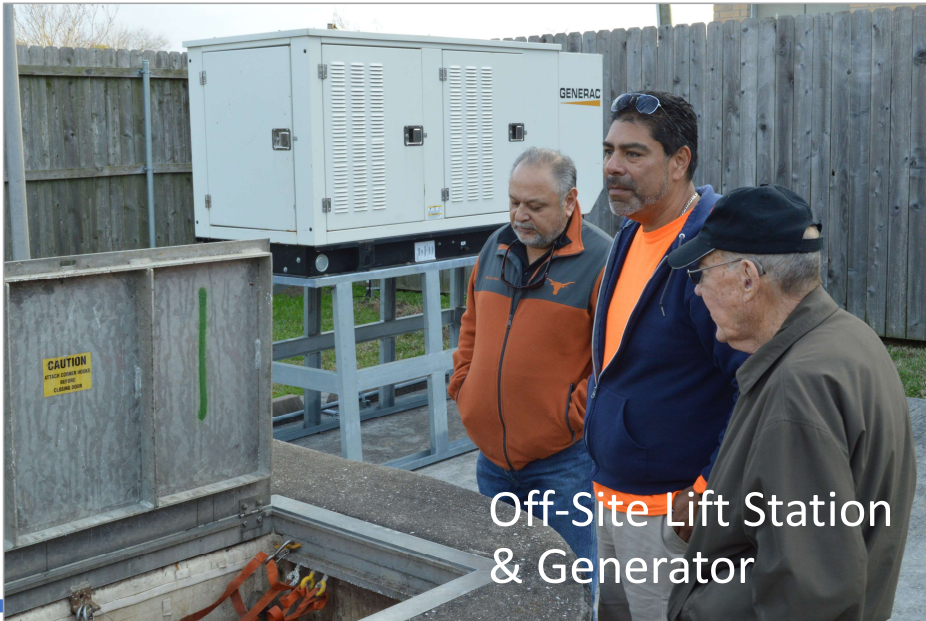
Clarifier



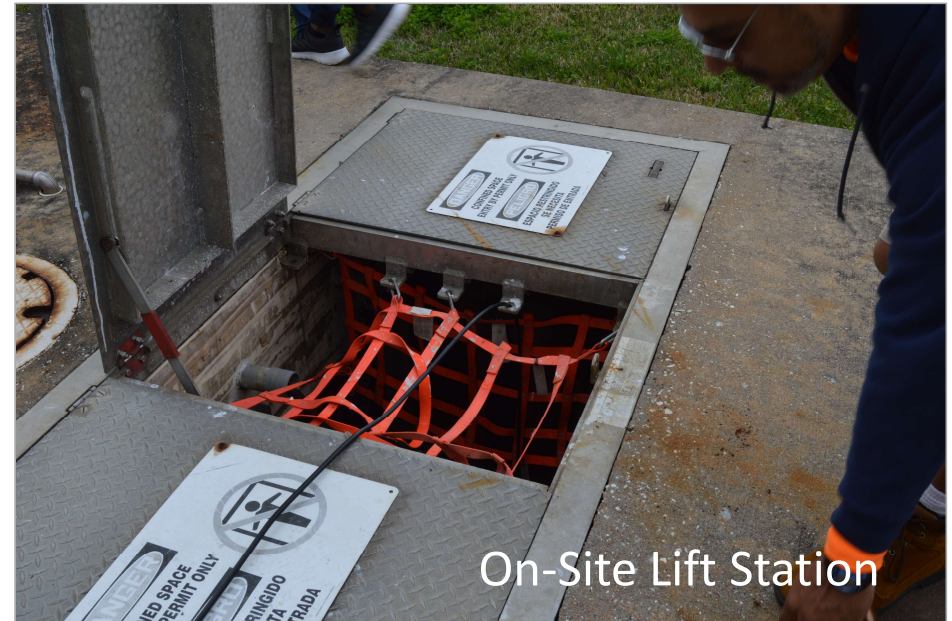
Generator & Reserve Fuel Tank



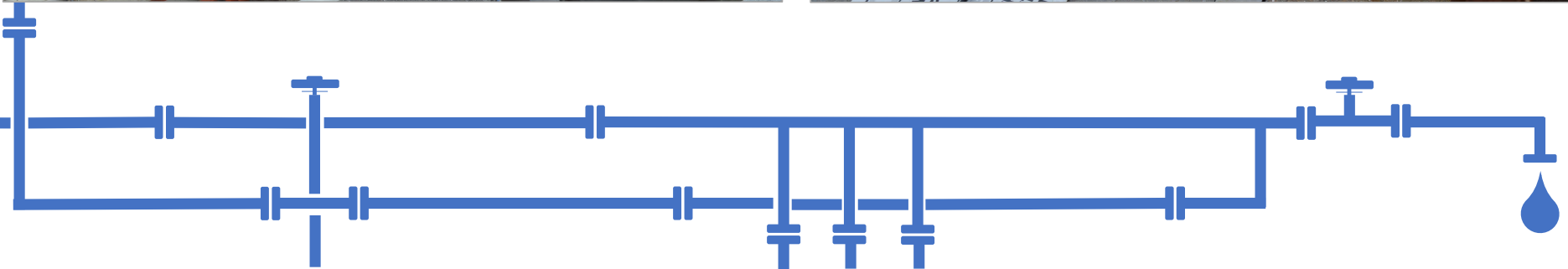
Waste-Water Treatment Facilities



Off-Site Lift Station
& Generator



On-Site Lift Station



District Life-Cycle

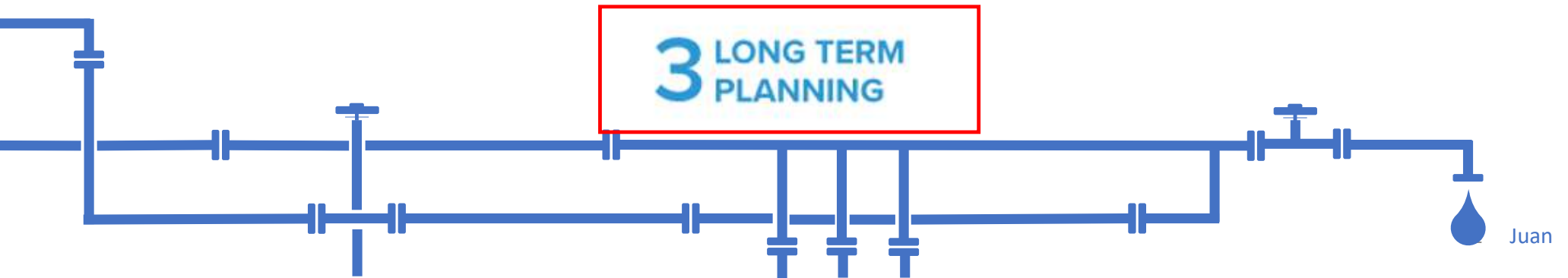
1 COMMUNITY GROWTH

4 REHABILITATION & RENEWAL



2 OPERATION & MAINTENANCE

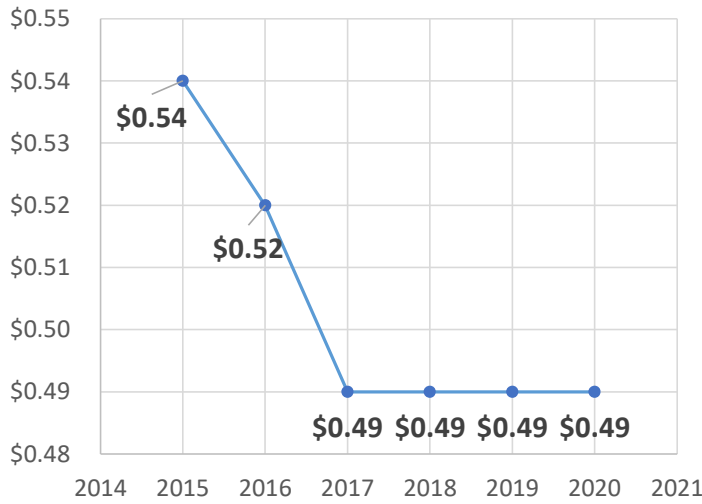
3 LONG TERM PLANNING



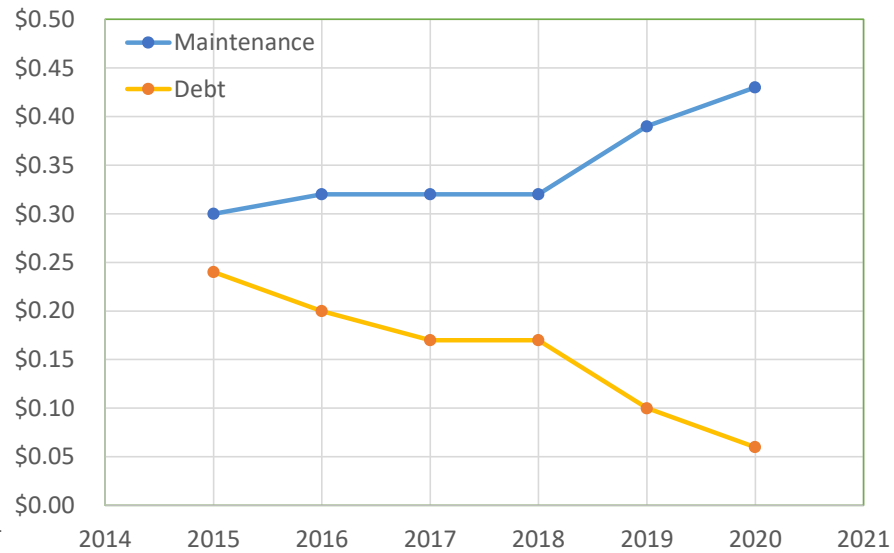
Property Taxes



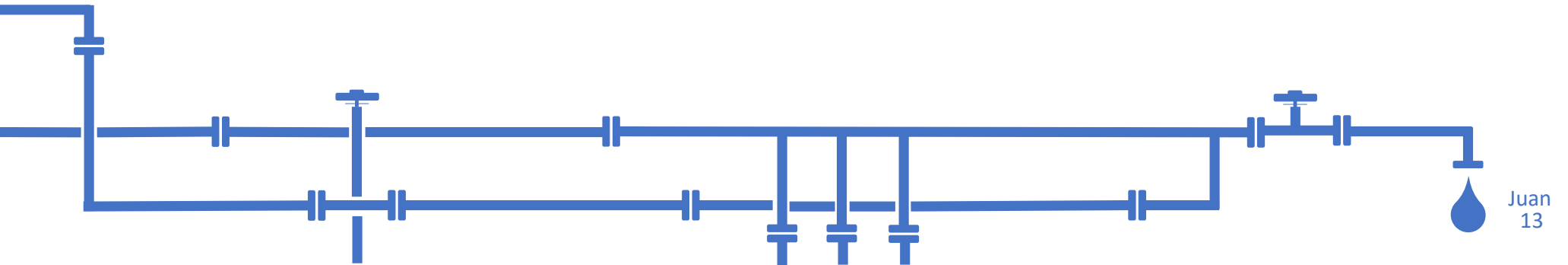
Historical Total Tax Rate



Maintenance & Debt Service Tax Rates



Neighboring MUDs	Tax Rate
FBCMUD 134B <i>Aliana (North)</i>	\$1.38
FBCMUD 134C <i>Aliana (South)</i>	\$1.235
FBCMUD 25 <i>Pheasant Creek</i>	\$0.84
FBCMUD 119 <i>Woodbridge</i>	\$0.53
FBCMUD 41	\$0.49

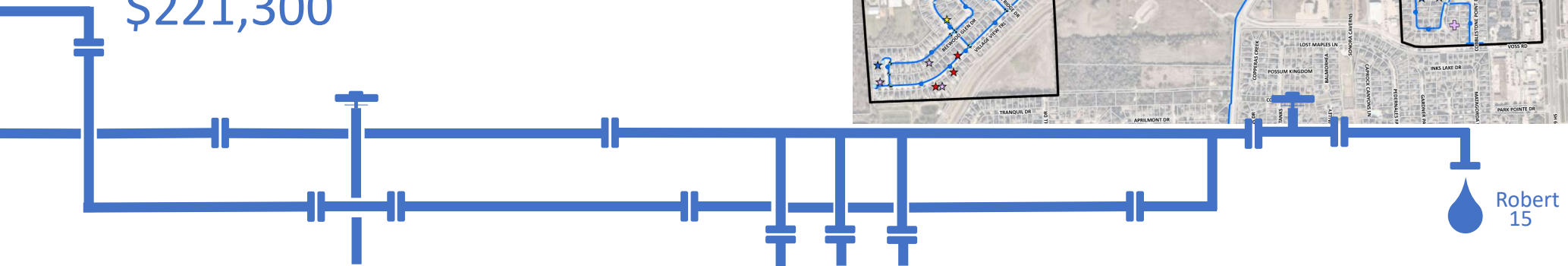
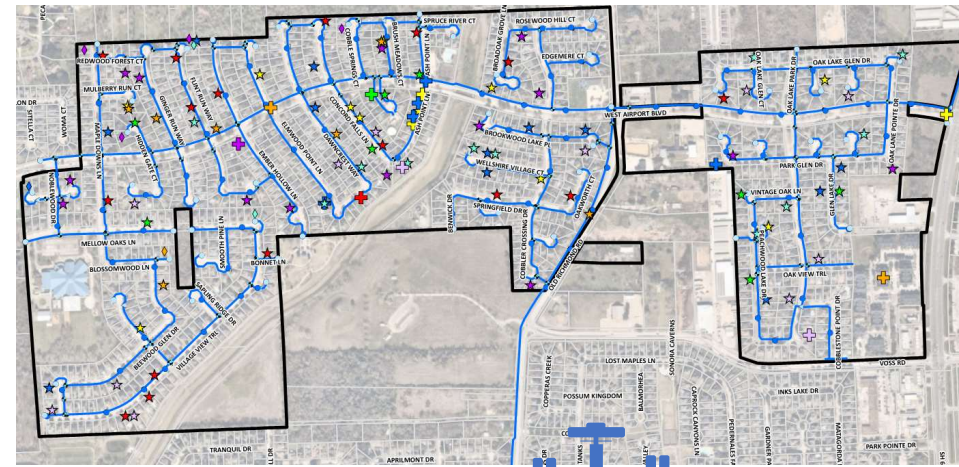


Capital Improvement Planning

Improvement	Built/Replace	Recoat	Life Exp.	Recoat	Diameter	Length	SF	Price	Priority	2018	2019	2020	2021	2022	2023	2024	2025	2026	Future
Water Plant No. 1																			
SITE																			
Replace fencing	1984		35			640		15	3			\$25,000							
Repair Fence									3										
Miscellaneous Repair Items (Operator)			3						2			\$3,000			\$3,000				\$3,000
Touch Up Coating Tanks, Piping, Miscellaneous			10						2										
333,400-GALLON WELDED STEEL GST NO. 1																			
- Constructed 1984, Ext Touch Up Coating 2011, Int Coating 2011																			
Replace Tank	1984		40		72				4										\$428,000
Recoat Interior		2011	10				10857	12	2										
Recoat Exterior		2011	10				6786	12	3										
Miscellaneous Repair Items			3						2					\$3,000				\$3,000	
20,000-GALLON HPT NO. 1																			
- Constructed 2012, Ext/Int Coating 2012/2012																			
Recoat Interior		2012	10		10				3					\$14,000					
Recoat Exterior		2012	10		10				3					\$12,000					
Miscellaneous Repair Items			3						2	\$3,000				\$3,000		\$3,000			\$3,000
20,000-GALLON HPT NO. 2																			
- Constructed 2001, Ext/Int Coating 2011/2011																			
Recoat Interior		2011	10		10				3					\$14,000					
Recoat Exterior		2011	10		10				3					\$12,000					
Miscellaneous Repair Items			3						2	\$3,000				\$3,000		\$3,000			\$3,000
1000 GPM WATER WELL NO. 1																			
- Constructed 1984, Reworked 2002																			
Rework			15						3										\$6,000
Recoat			unknown						2										
Miscellaneous Repair Items			3						3										
Testing			1						2	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
BOOSTER PUMPS																			
Testing			1						2	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Repair Booster Pump No. 1 (250 gpm)	Unknown		15						4										\$7,000
Repair Booster Pump No. 2 (500 gpm)			15						4										\$7,000
Repair Booster Pump No. 3 (750 gpm)			15						4										\$7,000
Repair Booster Pump No. 4 (1,000 gpm)			15						4										\$7,000
Replace Booster Pump No. 1 (250 gpm)			15						2	\$15,000									
Replace Booster Pump No. 2 (500 gpm)			15						2		\$15,000								
Replace Booster Pump No. 3 (750 gpm)			15						3			\$15,000							
Replace Booster Pump No. 4 (1,000 gpm)			15						3				\$15,000						
Replace Valves, Piping, Fittings, Etc.			20						3					\$25,000					
Recoat		2011	10						4										\$10,000
Miscellaneous Repair Items			3						2			\$3,000			\$3,000				\$3,000
CONTROL BUILDING																			
- Constructed 1984																			
Miscellaneous Repair Items			3						2	\$3,000						\$3,000			\$3,000
Replace MCC	1984		30						3			\$250,000				\$3,000			\$3,000
Replace Air Compressor			15						3			\$5,000							
Roof Improvements			20						3			\$10,000							
DISINFECTION SYSTEM																			
Miscellaneous Repair Items			3						2	\$3,000						\$3,000			\$3,000
Replace Disinfection Equipment			20						3			\$35,000							
GENERATOR (2000)																			
Miscellaneous Repair Items			3						2	\$3,000						\$3,000			\$3,000
Replace Generator	2000		25						3								\$200,000		
Recoat		2011	10						3										
Total Construction Cost										\$32,000	\$17,000	\$351,000	\$89,000	\$30,000	\$11,000	\$17,000	\$212,000	\$18,000	\$473,000
Contingencies (25%)										\$8,000	\$4,000	\$88,000	\$22,000	\$8,000	\$3,000	\$4,000	\$53,000	\$5,000	\$118,000
Inflation										\$6,000	\$4,000	\$68,000	\$18,000	\$5,000	\$3,000	\$4,000	\$44,000	\$3,000	\$98,000
Engineering (15%)																			
TOTAL PROJECT COST										\$46,000	\$25,000	\$520,000	\$135,000	\$43,000	\$18,000	\$25,000	\$319,000	\$26,000	\$689,000

Recent Projects

- WWTP Rehabilitation: **\$1,358,993**
- Water Plant GST Recoating: **\$175,000**
- Lift Station Generator (Refurbished): **\$25,000**
- West Airport Pavement Replacement: **\$123,180**
- Waterline Repairs (2014-21): **\$221,300**

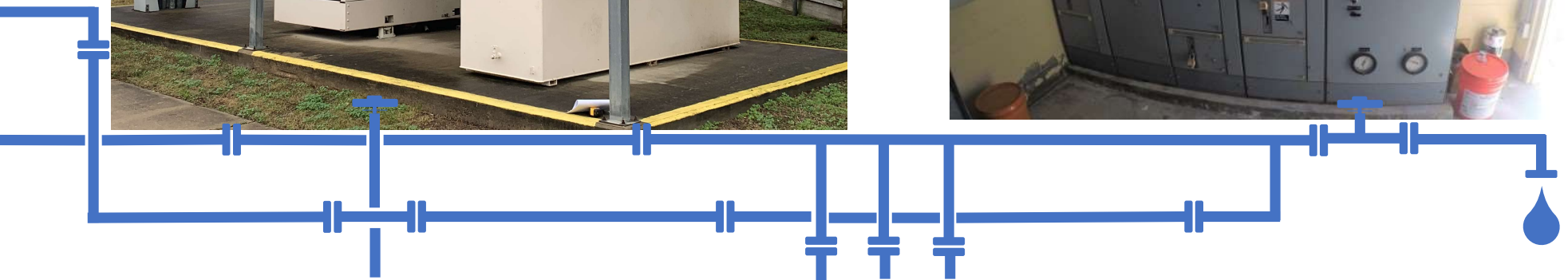


Current Projects

Water Plant Generator
Replacement: \$198,470



Motor Control Center
Replacements: \$1,161,000



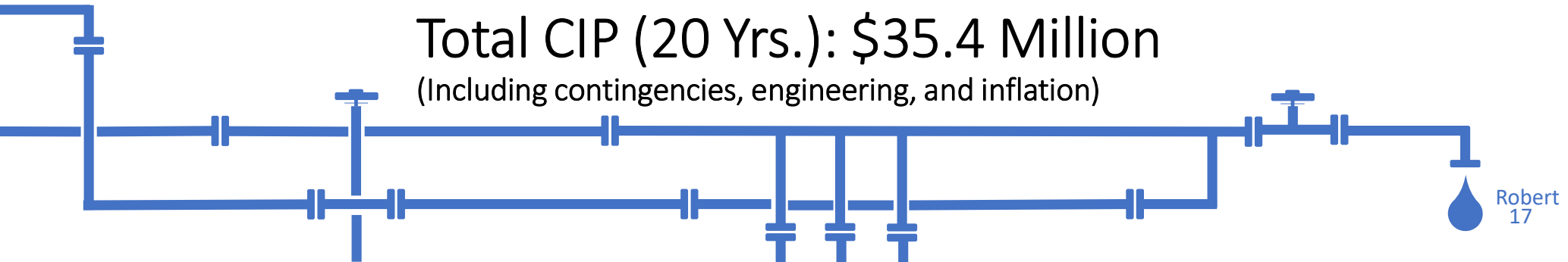
Future Projects

- Lift Station 1 & 2 Rehabilitations: \$472,000
- WWTP Generator Replacement: \$405,000
- Aerial Waterline Replacement: \$199,500
- GST Replacement: \$675,000
- Sanitary Sewer CCTV: \$158,000
- Sanitary Sewer Rehabilitation: \$973,000
- WWTP Improvements: \$5,890,000
- Waterline Replacements: \$2,700,000



Total CIP (20 Yrs.): \$35.4 Million

(Including contingencies, engineering, and inflation)



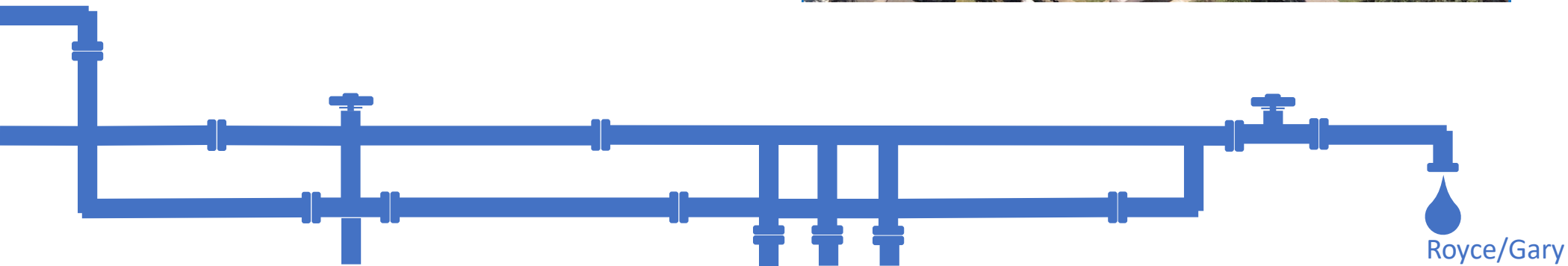
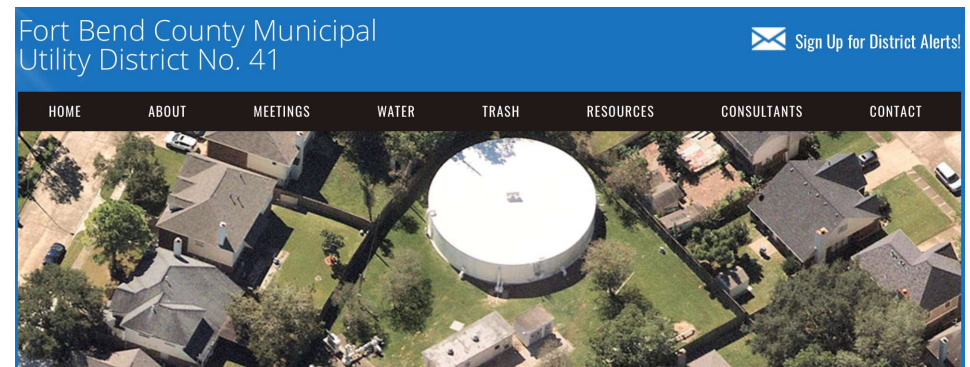


New District Website – *Coming in June*

- Coming in June
- Purpose
- Transparency
- Involvement
- Contact the Board:
board@fbmud41.com

Web Address:

<https://fbmud41.com>





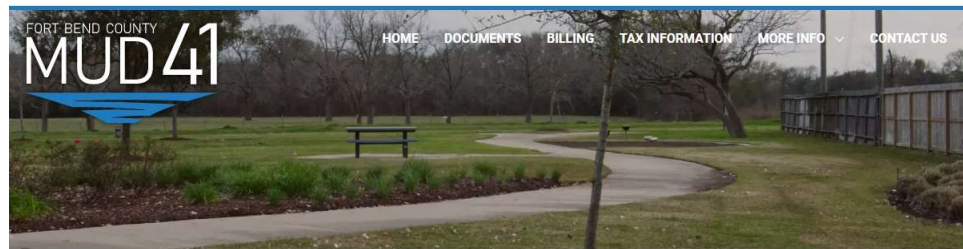
New District Website – *Coming In June*

Pages Dedicated To:

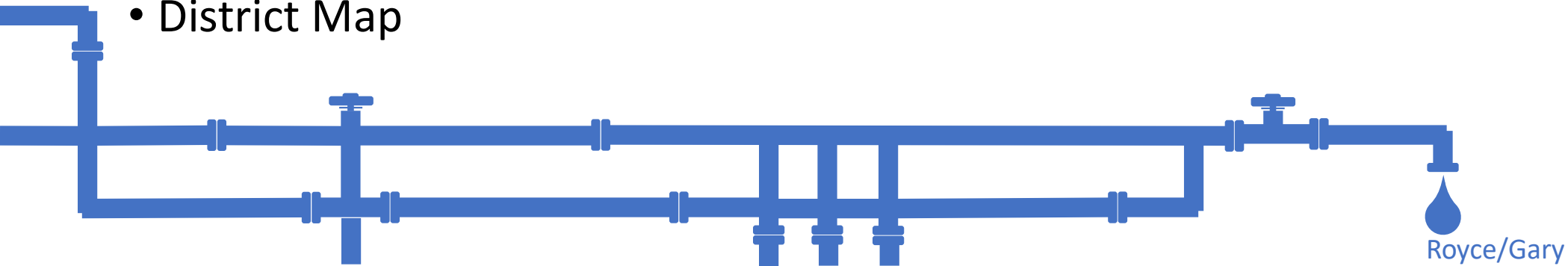
- District News & Updates
- Trash Collection
- Tax Rate
- Water Rates & Payment Options
- Agendas & Minutes
- District Map

Web Address:

<https://fbmud41.com>



Contact: board@fbmud41.com



Emergency Alert System

- Notify Residents Quickly
- Used to Announce:
 - Main Line Breaks
 - Freeze Warnings
 - Flooding Streets
 - Scheduled Maintenance
- **FREE** for Residents

Register Online:

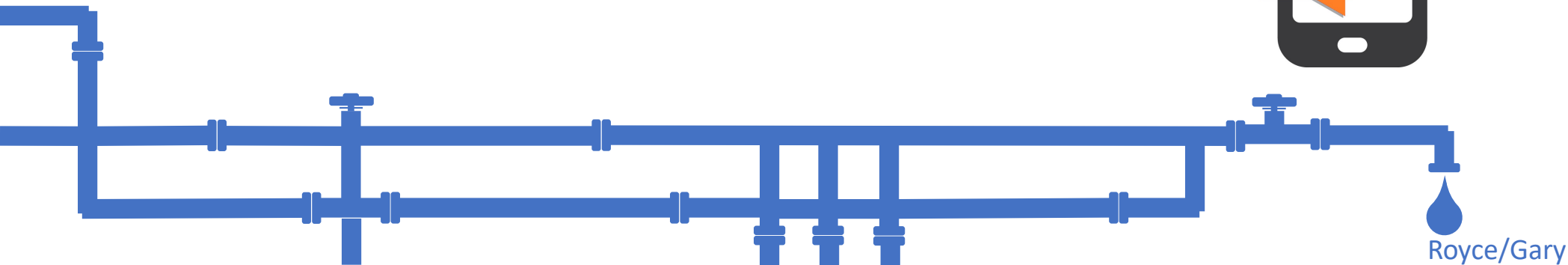
<https://www.tcg.news/signup/fbcmud41>

Register By Text:

Text "yes" to 832-924-2729



[Sign Up for District Alerts!](#)



Royce/Gary

Flood Warning System

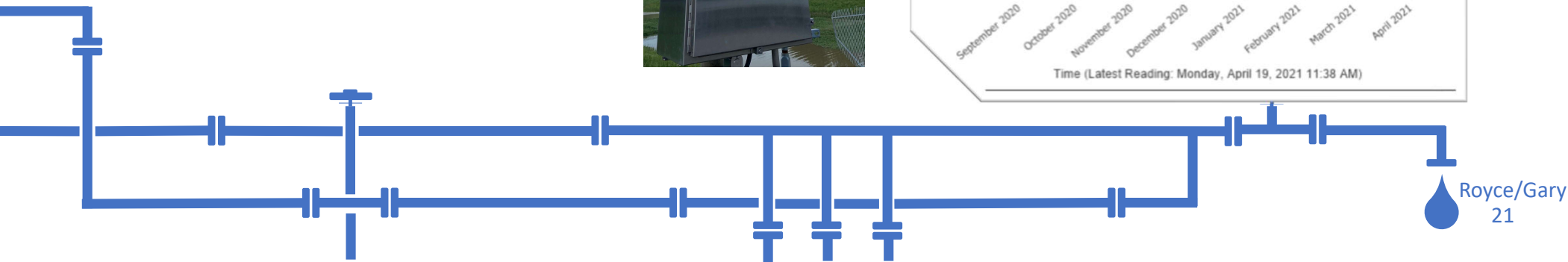
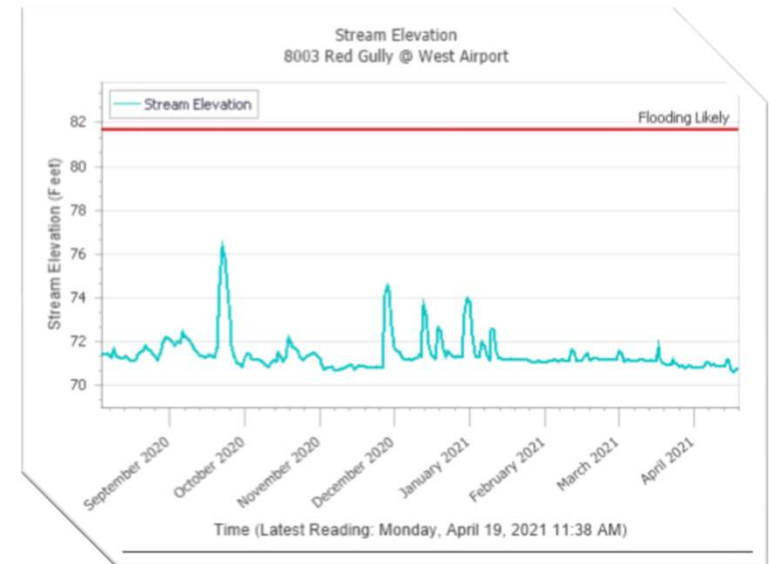


- Notify Residents Quickly
- Used to review rainfall and stream elevation
- Near real-time data
- Alerts from Fort Bend County



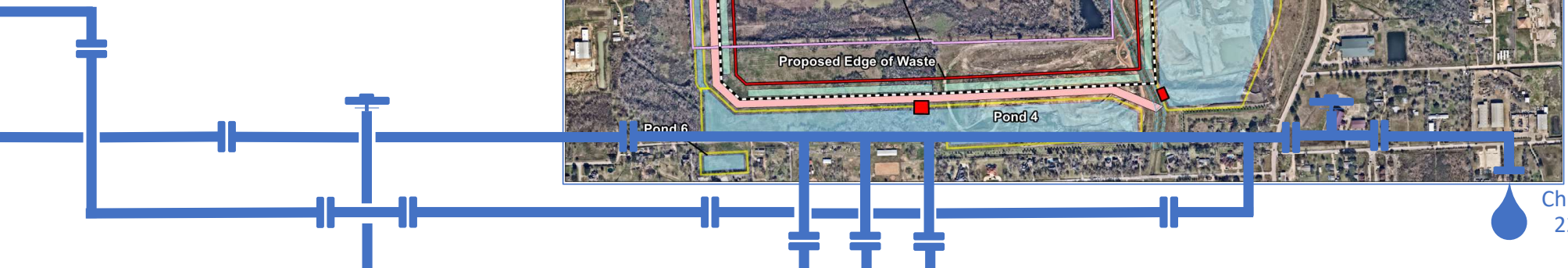
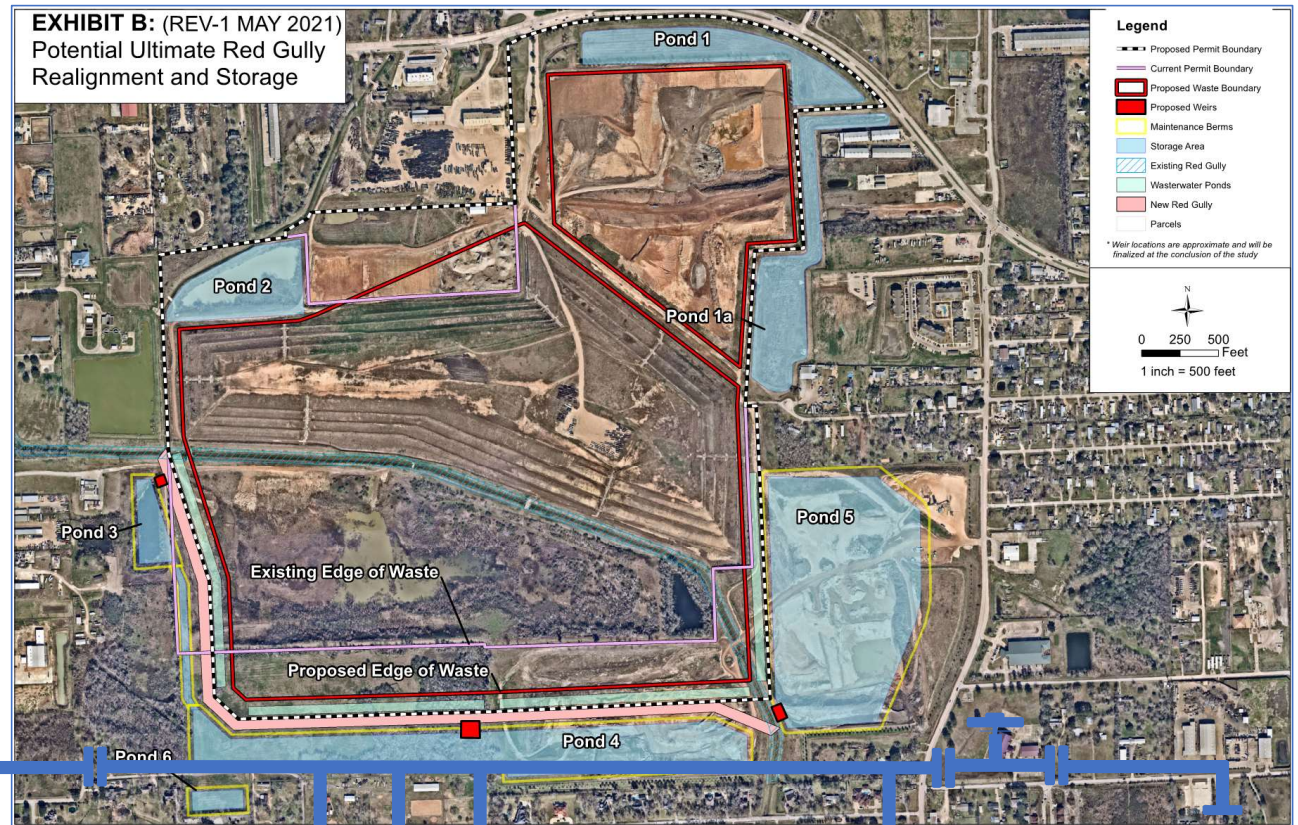
Review Online:

<https://www.harriscountyfws.org/>



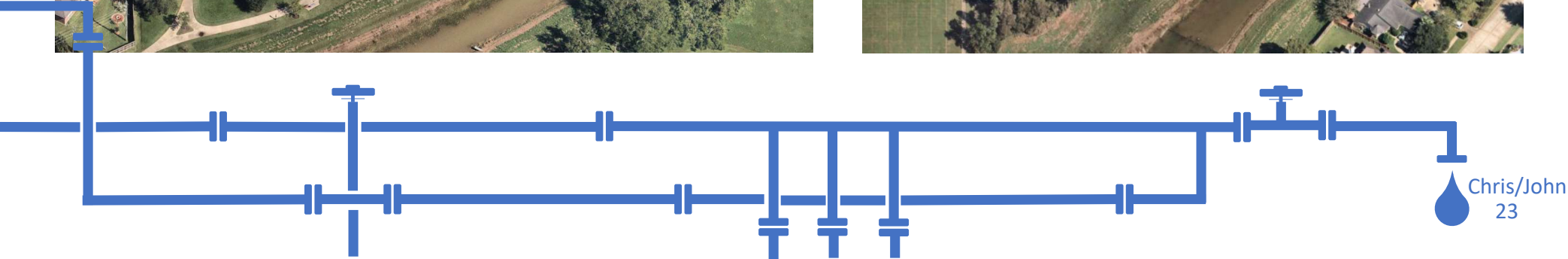
Community Projects

- Sprint Landfill and Detention



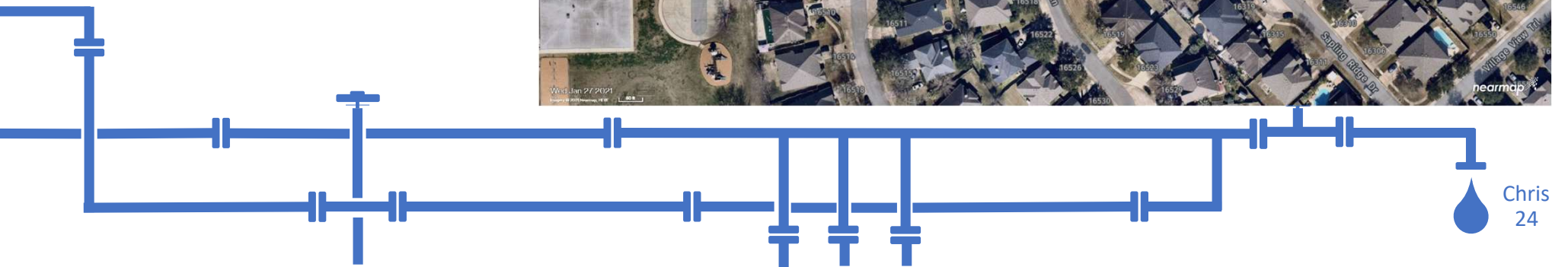
Community Projects

- Recreation and Beautification



Community Projects

- Blossomwood Out-Tract



Important Info Summary



District Website

<https://fbmud41.com>

Emergency Alerts

<https://www.tcg.news/signup/fbcmud41>

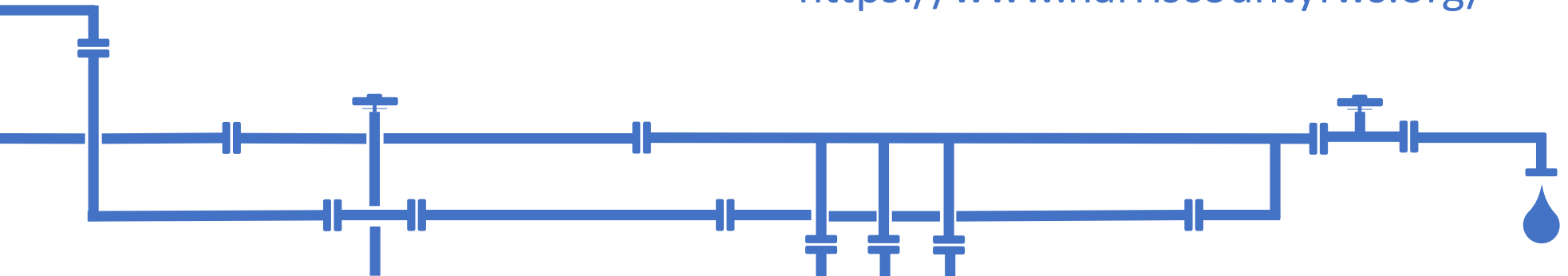
OR text "yes" to 832-924-2729

Contact the Board

board@fbmud41.com

Flood Warning System

<https://www.harriscountyfws.org/>





Question and Answer

