

# NEWSLETTER

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April 2022

900 Bay Area Blvd., Houston, TX 77058

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[www.clcwa.org](http://www.clcwa.org)

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The Clear Lake City Water Authority (CLCWA) was created May 6, 1963, to provide, operate, and maintain a potable water supply, water storage and distribution system, sanitary sewer collection and conveyance system, wastewater treatment plant, and storm water system. To accomplish this, CLCWA installs, repairs, upgrades, and maintains this sizeable system and numerous facilities within its approximately 15,650 acres.

The CLCWA Board of Directors, at its regular meeting on January 13, 2022, called for a \$138 million dollar bond election to be held on May 7, 2022. The bond issue proposes to fund current and future requirements over the next 5 years from 2023 - 2028 for facility inspections, construction, rehabilitation, improvement, and enhancement of the CLCWA utility system infrastructure and to comply with state and federal mandated regulations.

The \$138 million includes costs for the following projects:

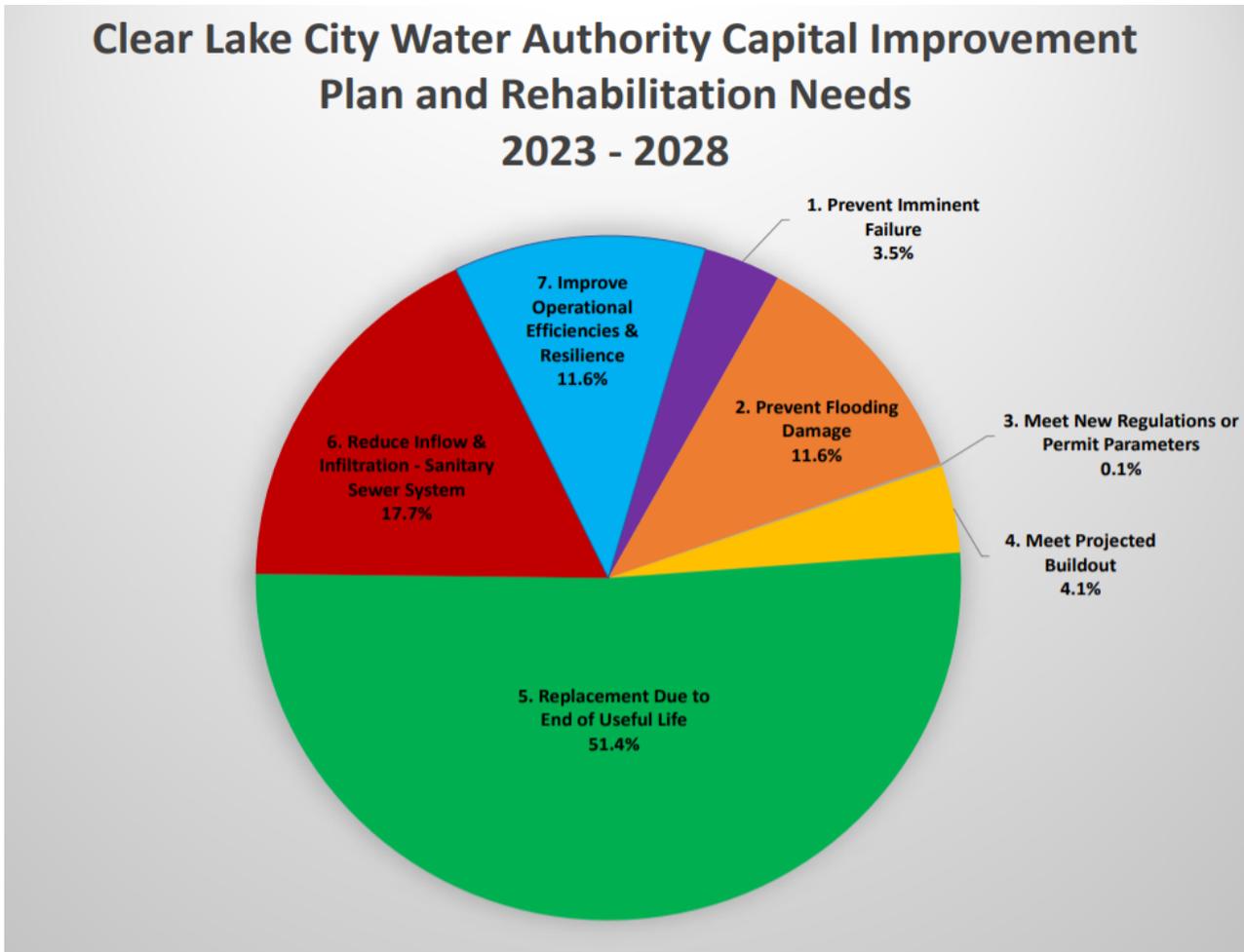
- \$45.1 million for wastewater treatment plant equipment replacement, major reconstruction, and technology upgrades;
- \$25.5 million for sanitary sewer rehabilitation;
- \$16.3 million for drainage improvements and storm sewer rehabilitation;
- \$1.7 million for lift station rehabilitation, flood mitigation, and meeting updated mandates;
- \$31.3 million in water rehabilitation, replacement of main lines, new facilities, and facility recoating projects;
- \$18.1 million for CLCWA's share for Southeast Water Purification Plant improvements and replacement of a 42-inch multi-party water main transmission line.

Future state or federal mandates or significant inflation above estimates can alter the projections through 2028. The scope of the CLCWA system includes groundwater production and storage facilities, potable water supply lines, sanitary sewer collection system, wastewater treatment facilities, storm sewers, and a joint ownership in the Southeast Water Purification Plant.

In the late 1990's the CLCWA began a program to evaluate and determine the useful life of the various elements of its infrastructure. The intent was to begin an annual capital improvement program which would not only keep up with a growing population but to ensure that the existing infrastructure is inspected, repaired, replaced, enhanced, or expanded in order to maintain a first-class system and to spread those cost over the long term. Since that time, new federal regulations (GASB 34) further require the CLCWA to maintain at least 75% of the system to have at all times a minimum expected life of at least 20 years. The current engineering study used as the basis for this bond election is effective through the year 2028 and can be viewed on our website <https://www.clcwa.org/information/elections> under the 2022 Bond Election tab.

**ELECTION DAY MAY 7, 2022**

The proposed bonds would be sold in staggered amounts over the next 6 years as needed for capital project funding. The CLCWA financial consultants have advised that the proposed \$138 million dollar bond authorization is not projected to cause an increase to the current CLCWA tax rate for debt retirement at \$0.21 per \$100.00 property valuation in the next 6 years. The debt retirement tax rate was reduced from \$0.26 in 2002 to \$0.23 in 2006, and then to \$0.22 in 2015. Our continued low tax rates are a result of retirement of older bonds, sound financial management, and a change in policy where construction of infrastructure in new developments is no longer reimbursed to developers. The historically high financial ratings of the CLCWA and resulting low interest rates have combined to provide a favorable bond funding market. A comparison of the CLCWA tax rate to other water districts in the area can be found at <https://www.clcwa.org/tax-department>. In addition, CLCWA's low water and sewer rates in comparison to other entities in the area can be found at <https://www.clcwa.org/water-customer-service>.



The alternative to the proposed authorization is revenue bonds, which would be secured by a pledge of revenues from the water and sewer systems, after payment of all maintenance and operational expenses. Undertaking additional projects secured by these revenues would require significant increases to the CLCWA water and sewer rates.

### **Wastewater Treatment Plant**

CLCWA's wastewater treatment plant was built in 1968 and has had a few expansions in the past 50 years. With major advancements in wastewater plant technology, a comprehensive plan has been developed to upgrade and rehab most of the wastewater plant. This plan will result in more resilient, efficient, and automated operations, while reducing overhead operating expenses overall.

## Voting Information

CLCWA has contracted with Harris County for this joint election. There will be no early voting or Election Day voting at CLCWA offices or past CLCWA precincts. Registered voters can go to any poll location within Harris County. CLCWA's Bond Election proposition will appear on the county ballot.

### **[www.harrisvotes.com](http://www.harrisvotes.com)**

Use this website to view your ballot, review voter identification requirements, find early voting and Election day polling locations, information for mail, military, and overseas ballot requests,

### **Early Voting**

*When:* April 25 – April 30 7:00 a.m. – 7:00 p.m.      May 1 – May 3 7:00 p.m.- 7:00 p.m.

*Where:* The Freeman Branch Library located at 16616 Diana Lane, Houston, 77062 is one early voting location or visit [www.harrisvotes.com](http://www.harrisvotes.com) for additional locations.

### **Election Day:**

*When:* May 7, 2022 7:00 a.m. until 7 p.m.

*Where:* There are many convenient locations to vote at on election day. Please see [www.harrisvotes.com](http://www.harrisvotes.com) for more information.

Additional information on CLCWA's Bond Election at <https://www.clcwa.org/information/elections> under the 2022 Bond Election tab, or other CLCWA information can be found on our website at [www.clcwa.org](http://www.clcwa.org).

## **Water System**

Water storage tanks (interior and exterior) require recoating and regular preventative maintenance. Several large diameter main water supply lines are reaching 40-50 years and will need rehabilitation or replacement in the near future to avoid major failures. A new 1 million gallon elevated water storage tank was installed in the El Dorado and Clear Lake City Boulevard area. This area was identified with upcoming growing water demands that should be planned for.

CLCWA shares in the improvements and upgrades to the City of Houston Southeast Water Purification Plant since CLCWA co-owns part of the plant.

## **Exploration Green**

Exploration Green is the name of a detention facility in the heart of Clear Lake that was purchased in 2011 by CLCWA. The CLCWA Board of Directors saw this as a rare opportunity to retrofit the early development with detention for storm water runoff to reduce area flooding. The project is divided into phases 1-5. Construction has been completed in phases 1, 2, 3A, and 4. Phase 3B and 5 are currently under construction. When the project is complete, 3 million cubic yards of dirt will have been removed and will have the capacity to hold 760-acre feet of detention volume, which equates to about 750 Olympic-sized swimming pools. Additional environmental benefits include man-made wetland areas that provide natural filtration of storm sewer runoff before being release further downstream in to Horsepen Bayou. Paved trails surround each phase for the public to enjoy for recreational daylight hours use.

## **Storm Sewer System**

Repairs have been made and more are planned for sinkholes caused by lines deteriorating over time and washing out. Keeping these large diameter lines in acceptable condition is critical to keeping street drainage running efficiently.

## **Sanitary Sewer System**

Sanitary sewer systems need periodic television inspections performed to check for cracks, joint separations, and collapses. Reducing rainwater infiltration helps reduce excessive flow to the wastewater treatment plant and causing flows from exceeding the sanitary sewer design capacity. In 2014 CLCWA purchased its own TV inspection truck to utilize in-house personnel for more efficient and expedited TV inspections of sanitary and storm sewer lines to quickly identify issues and better evaluate repair options at a reduced cost, versus outsourcing the work. With the amount of sanitary sewer rehabilitation completed over the last 15 years, there has been an average decrease of 1 million gallons per day of rainwater infiltration flow sent to the Wastewater Treatment Plant.

## **Lift Stations**

During Hurricane Harvey several lift stations significantly flooded. Repairs to critical components were made immediately to keep them operational, however additional flood mitigation measures need to be completed to prevent future flooding issues. Lift stations are a critical component of the sanitary sewer system to keep wastewater flowing towards the wastewater treatment plant.

### CLCWA Board of Directors

*President* John Branch [John.Branch@clcwa.org](mailto:John.Branch@clcwa.org)

*Vice President* Bob Savely [Robert.Savely@clcwa.org](mailto:Robert.Savely@clcwa.org)

*Secretary* W. Thomas Morrow [Thomas.Morrow@clcwa.org](mailto:Thomas.Morrow@clcwa.org)

*Director* John Graf [John.Graf@clcwa.org](mailto:John.Graf@clcwa.org)

*Director* Anthea Guest [Anthea.Guest@clcwa.org](mailto:Anthea.Guest@clcwa.org)

# **Don't Forget To Vote on May 7<sup>th</sup>!**

(ADDRESS LABELING SECTION)