

TMCC General Membership Meeting

March 21, 2023

Meeting Minutes

Meeting Called to Order at 6:33 PM 18 Members in Attendance at Sinclair Elementary
8 Members Attended via Zoom

Bill Morfey addressed the membership concerning the City Park TIRZ -12, explaining the creation in 1998, which was further expanded in 2020. The mission of the TIRZ has changed to include infrastructure and drainage for the area. Gauge Engineering has recently completed a drainage study with recommendations. Recent public engagement meeting has netted recommendations for improvements including trails and connectivity. He provided an overall map of the boundaries for the TIRZ. It was suggested the drainage engineer address the membership at a future time.

The speaker ended their remarks/presentation at about 6:50 PM

The second speaker, Lupe Wood, representing Flock Safety addressed the residents. She reviewed the use of stationary CCTV cameras to read license plates which triggers alerts. It was further explained that the cameras are leased for two (2) years which they provide maintenance throughout the lease. The cost is about \$2,500, per year, per camera. Access to the camera is limited to local law enforcement and the Civic Club, if requested. There were several questions from the audience, including paper plates and whether they assist when crimes are happening. Currently the Civic Club is considering nine (9) cameras. More information will be available at the May General Meeting.

The speaker concluded her presentation at about 7:25 PM

Officer's Reports

Secretary's Report –

November 2022 January 2023 Meeting Minutes -Following review of the Meeting Minutes, a motion was made to approve by Andrew Halphen the Minutes and was seconded by Courtnie Hays. By a show of hands, the meeting minutes were approved.

Treasurer's Report –

Financial Report as of January 31, 2023– Following review of the Treasurer's Report, a motion was made to approve the Report by Peter Davies and was seconded by Jennifer Vickers. By a show of hands, the report approved.

2023 Budget – Roxanne Hall reviewed the Budget as Presented. Following the review by the membership, a motion was made by Michelle Dundee to approve the budget, which was seconded by Mallory Dean and approved by a show of hands.

Committee Reports

Activities – Easter Egg hunt is scheduled on Saturday April 1st at Sinclair Park Spark from 3:00-5:00 PM, following the Run in the Grove.

Beautification – Michelle Dundee reviewed her progress with the irrigation systems and planned plantings at the monuments.

Block Captains – No Report

Deed Restrictions – George Fry asked about the on-going problems with encroachments on Ella Boulevard. Jennifer Vickers responded that the Civic Club’s attorney has been contacted and will respond.

Design Review Committee – Dan Whitney reported that from March 1 thru March 20 An approval letter was sent March 13, for the addition of a second story to the residence at 1527 Droxford Drive, Section 11

Environmental Affairs – Pedro Palimino reviewed the attached report to members:

Bryce St./11th St. Chemical Feed Station Odor Issues

In June 2020, the City Council District Director of Constituent Services (Ngan Nguyen) provided the following background. I've added my commentary in bold text.

- Wastewater reaching the Bryce Street facility undergoes two treatment processes: the primary treatment allows solids to settle out of the water. In the secondary treatment, the separated biological solids are broken down with pathogens to create biomass, also known as sludge. This process generates hydrogen sulfide (H₂S), a colorless gas with the characteristic foul smell of rotten eggs. The smelly gas collects in the air in the sewage transfer pipe that carries the sludge to the final treatment center. As wastewater enters the facility, prior to treatment, the gaseous H₂S concentration measures an average of 18.6 PPM. After treatment, the concentration is measuring at an average of 0.0835 PPM. Therefore, the bio-scrubber is able to remove odors at an efficiency rate of 99.6%. **H₂S gas has an odor threshold ranging from 0.005 to 0.3 ppm (<https://www.atsdr.cdc.gov/toxguides/toxguide-114.pdf>), so these controls are insufficient**
- The City has made equipment improvements to help mitigate the odor, including plastic sheeting, an odor control treatment system and fans, chemical feed systems, and chemical storage tanks—plus operational procedures. However, while some residents did report improvement, it did not eradicate the issue. Instead, HPW had outlined some actions items to continue attempts of addressing the issue, such as regular system checks for compliance with manufacturer recommendations, keeping key equipment in inventory, regular testing of bio-scrubber equipment (including PH checks), use of chemicals to neutralize H₂S that is downstream from the scrubber, and a study between COH and the chemical vendor to optimize the use of neutralizing chemicals. **I didn't see a record of these additional actions to address the odor issues in the email. Do you know of any updates?**

Committee Reports (Continued)

Environmental Affairs - In August 2020, he explained the following:

- A newly installed sewer system was completed in June 2020 to address the sewage concerns that you had experienced in 2019. This includes service line connections, clean outs (if needed), capping off old connections on the 48", and concrete sidewalk and yard restoration. Before completely closing the work order, the contractor is required to post video for a final inspection of work. **I believe odor filters were installed under some manhole covers** (<https://www.environmental-expert.com/products/moe-manhole-odor-eliminator-363998>). **Is that right? Where are more needed?**

Southwaste Odor Issues

I've reviewed our TMCC emails on the Southwaste odor issue and came across the following contacts over the last few years. Please let me know if there are others that might be able to help. **Do you know how long their Hurst facility has been there?** It looks to be their only one in the I-610 Loop (<https://southwaste.com/houston/>). I'll do a little research on the relevant City of Houston regulations.

- Southwaste - Mark Dobbier, 832-495-2467 (I couldn't find him on the company's website, so I may need to find a new contact.)
- City Council District C - Ngan Nguyn, Ngan.Nguyen@houstontx.gov (City of Houston [Bureau of Pollution Control and Prevention](#) recommends calling 311 or going to [Houston 311](#) when there are odor issues. This of course has not been successful.)
- City Council District C - Abbie Kamin, districtc@houstontx.gov (**Do you know if TMCC's received a response from the City Council on this issue?**)

We may need to remind our neighbors through the next Timbergram about our odor report form (<https://www.timbergrove.org/news/ooooh-that-smell-cant-you-smell-that-smell>) to collect more information about this ongoing issue. Additionally, I found this ~2007 guidance from the City of Houston's Bureau of Air Quality Control that recommends logging/photographing and signing an affidavit in support of reported odor issues. It also provides a direct phone number (713-640- 4200), although I haven't confirmed whether it's active.

Membership – No report.

Neighborhood Security – Larry Scruggs addressed the members including the addition of two new patrollers and a notice that Harris County Precinct One Constable will make a presentation at the April 25th Meeting.

Timbergram – April 10th is the next content deadline.

Website – No report.

Yard of the Month – No report.

Old Business –

Sinclair Spark Park - An update was given including the new features for the park. George Fry informed the group that 40 new trees would be installed around the recently completed trail

New Business -

There was a Motion to adjourn at 7:50 PM.

Next meeting is May 12th at Sinclair Elementary School at 6:30 PM

These DRAFT General Meeting Minutes were prepared by Peter Davies and posted to the TMCC website for review, correction and comment.

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