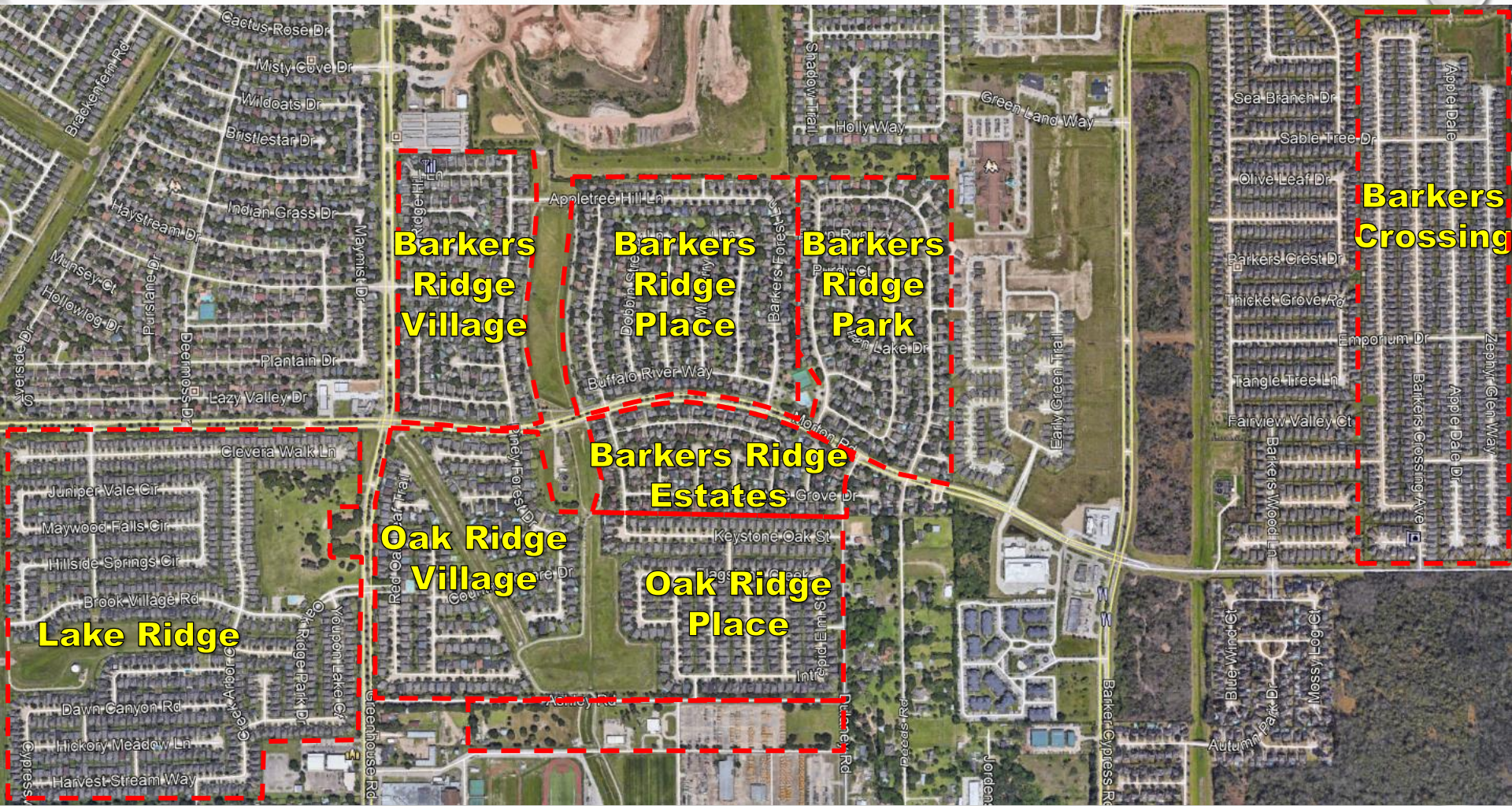




**HARRIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 238**
HCMUD238.COM

2024 DISTRICT UPDATE

DISTRICT MAP



DISTRICT FACTS

- **District has 2591 tap connections**
- **Water Plants**
 - WP #1: Barkers Ridge – constructed 1982
 - WP #2: Lake Ridge – constructed 2005
- **Wastewater Treatment Plant:**
 - 1982, original construction
 - 2009, expansion
 - Increased capacity:
 - from 350,000 GPD to 825,000 GPD
 - 1,150 to 2,750 connections



WHCRWA Surface Water Interconnect at
Water Well No. 1 in Barkers Ridge Subdivision

- **3 Lift Stations:**
Barkers Ridge, Lake Ridge, Barkers Crossing
- **West Harris County Regional Water Authority (WHCRWA)
Surface Water Connections:**
 - **Water Plant No. 1** - Completed in 2010
 - **Water Plant No. 2** – Scheduled for 2025-26

DISTRICT FACTS

- **Established in 1982**
- **Subdivisions served:**
 - Barkers Ridge Place
 - Barkers Ridge Estates
 - Barkers Ridge Park
 - Barkers Ridge Village
 - Oak Ridge Place
 - Oak Ridge Village
 - Lake Ridge
 - Barkers Crossing
- **Managed by five directors**
 - serving four-year terms



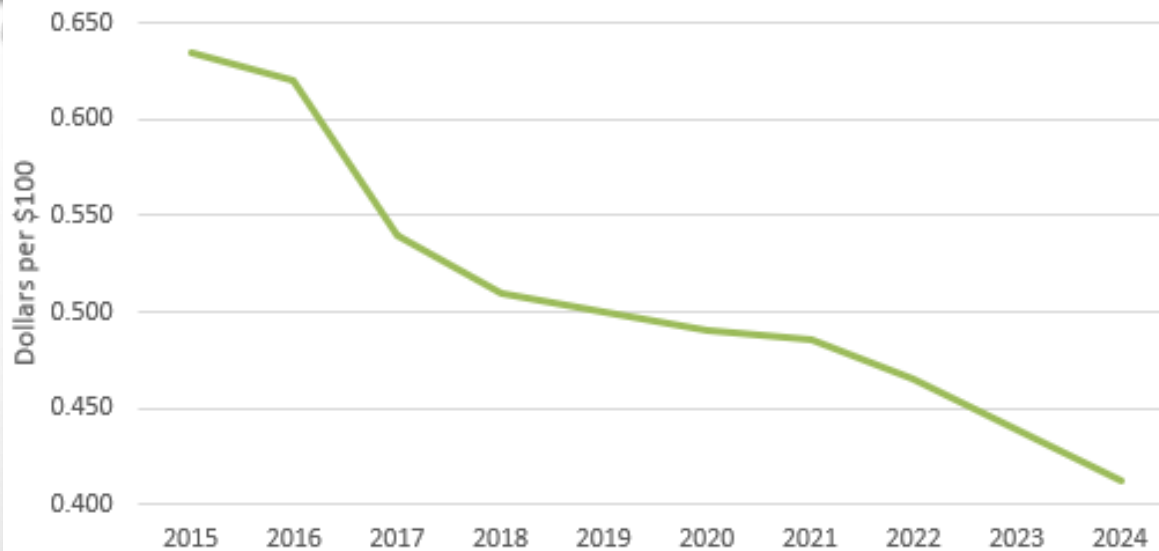
Water Plant No. 2 in Lake Ridge Subdivision

Harris County Municipal Utility District 238 Board of Directors

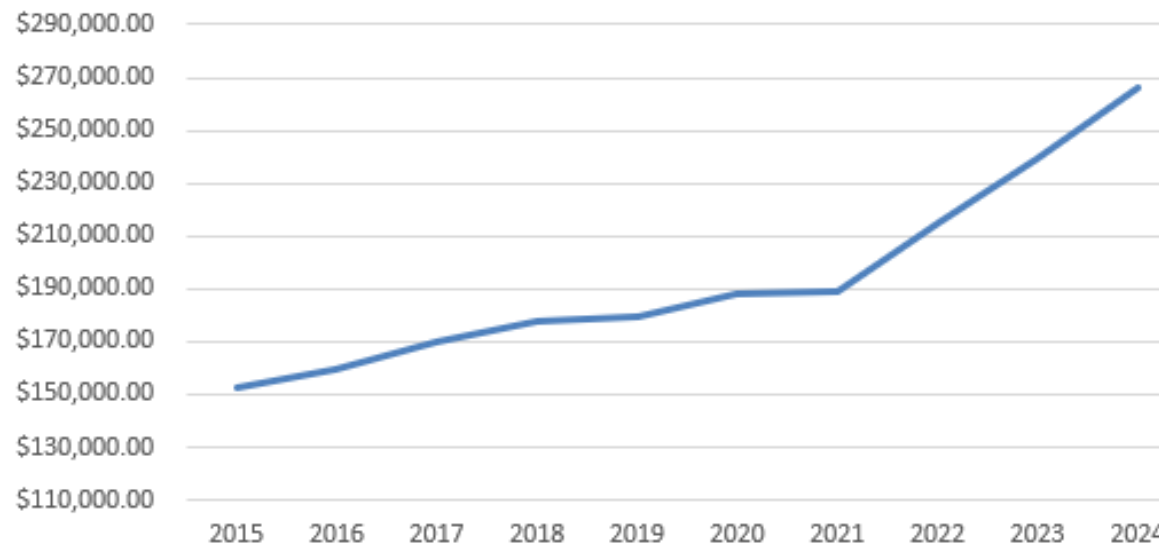
Randy Love	President	Term expires May 2028
Gary Nelson	Vice President	Term expires May 2028
C.L. 'Steve' Crane	Secretary	Term expires May 2026
Ron Julun	Asst. Secretary	Term expires May 2026
Vacant	Director	Term expires May 2026

DISTRICT FACTS

HCMUD 238 Tax Rate

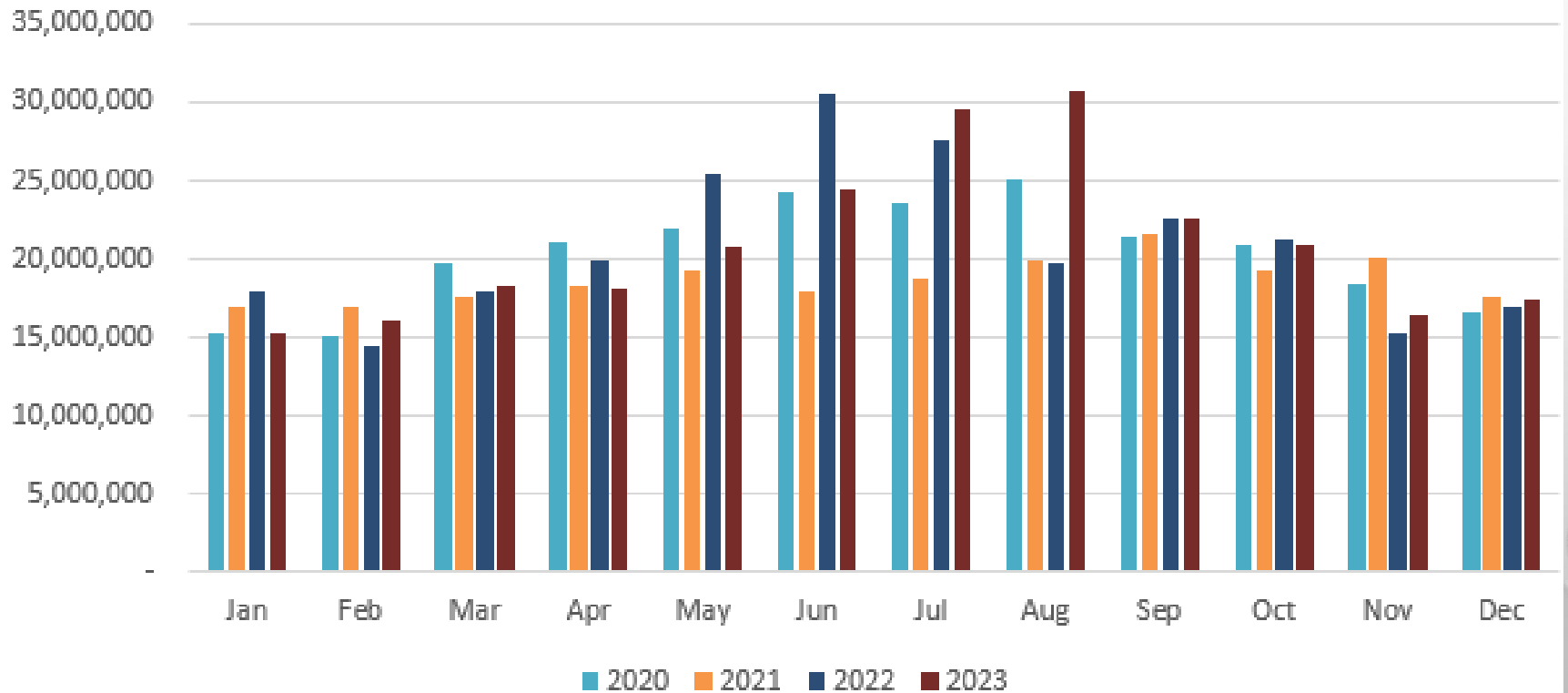


District Average Property Value - after exemptions



DISTRICT FACTS

Total Distributed Water



ACCOMPLISHMENTS

Tax Burden Reduced for 2024

- **Reduced MUD taxes**
from \$.74/\$100 in 2012 to \$.412/\$100 value in 2023
 - A reduction in tax rate every year since 2012.
~ *13 consecutive years!* ~
- **Maintained MUD Homestead Exemption of 10%**
 - + Over 65 exemption of \$3000
 - + Disabled exemption of \$3000



ACCOMPLISHMENTS

- **2023** – Proactive direction of the Board helps prevent any property damage from flood waters.
 - Work with the Corps of Engineers to clear access to Mayde Creek
 - Instituted an aggressive silt clearance program to improve flood water flow out of the District.
- **2023 – Silt Mitigation**
 - Continue to monitor silting in the detention ponds to improve flood control.
 - Working with the landfill north of the district to reduce silt infiltration from their property.
 - Working with Harris County Flood Control on de-silting detention ponds and access tributaries.



ACCOMPLISHMENTS

- **2023** - Bi-annual fire hydrant testing and maintenance program. Oak Ridge and Barker's Ridge.
- **2023-24** – No issues through the hard winter freezes.
- **2023** – By employing proven fiduciary management practices we were able to pay off almost \$1.5M in bonds.
- **2023** – Maintain an “A+” bond rating.
(Less than 10% of MUDs have that high of a rating)



ENGINEERING PROJECTS

- **2021-24 – System wide Ion Exchange TCEQ approval completed!**

(final install anticipated fall 2024).

- Improved water quality
- Reduced well water residue



- **2021-24 – Continued rehab of Waste-Water Treatment plant.**

- **2023-24 – Generator replacement for Waste-Water Treatment Plant.**



- **2024 – Replaced fencing at WWTP and three lift stations with Trex fencing to reduce maintenance and improve public appearance.**
- **2023-24 – Continued work toward surface water connection for WP2.**

OTHER DISTRICT PROJECTS

- **2024** - Bi-annual fire hydrant testing and maintenance program. *Lake Ridge and Barkers Crossing.*
- **2024** - Pledged \$60k to the *Places 4 People* joint collaboration sidewalk project for HC and area schools.
- 25-year sewer line televising program – *new contract approved – work to begin this summer.*
- 50-year water and sewer line replacement program.



SURFACE WATER AND SUBSIDENCE

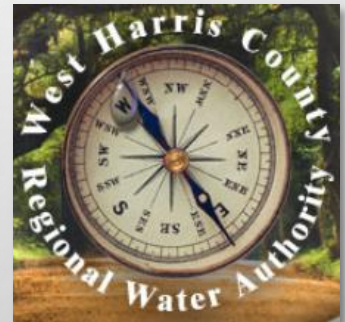
“By 2030 a 30-60% population increase is projected, resulting in a 40-60% water demand increase.

If nothing is done, subsidence is estimated to be an additional 5' by 2030, which will significantly increase drainage and flooding problems in our area.”

For these reasons the West Harris County Regional Water Authority (WHCRWA) was created in 2001 by the Texas Legislature.

Your representative contacts are:

- Lacey Hull – Texas House District 138 – 713-467-0042
- Joan Huffman – Texas State Senate District 17 – 713-662-3821
- Lesley Briones – Harris County Commissioner Precinct 4 – 832-927-4444



Their main purpose is to facilitate and manage conversion from groundwater (wells) to surface water (lakes & rivers) to prevent further lowering of aquifers and the associated subsidence.

SURFACE WATER

WHCRWA contracts with the City of Houston to purchase surface water. WHCRWA resells the water to MUDs located in the western portion of Harris County.

WHCRWA fees pay for bonds used to construct infrastructure needed to deliver surface water. Current State requirements are:

- 2010 – 30% Residents Using Surface Water
- 2025 – 60% Residents Using Surface Water
- 2035 – 80% Residents Using Surface Water

The Rates charged by WHCRWA are controlled and mandated by the State and are a line item on your bill. (See slide 16 for clarification)

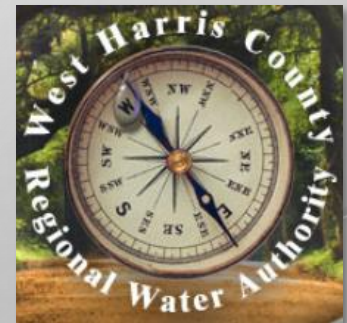
Currently there are 159 Water Districts that are members of the WHCRWA.

The WHCRWA fee pays for infrastructure to provide surface water (piping, construction, bonds, easements, etc.)

For more information on WHCRWA:

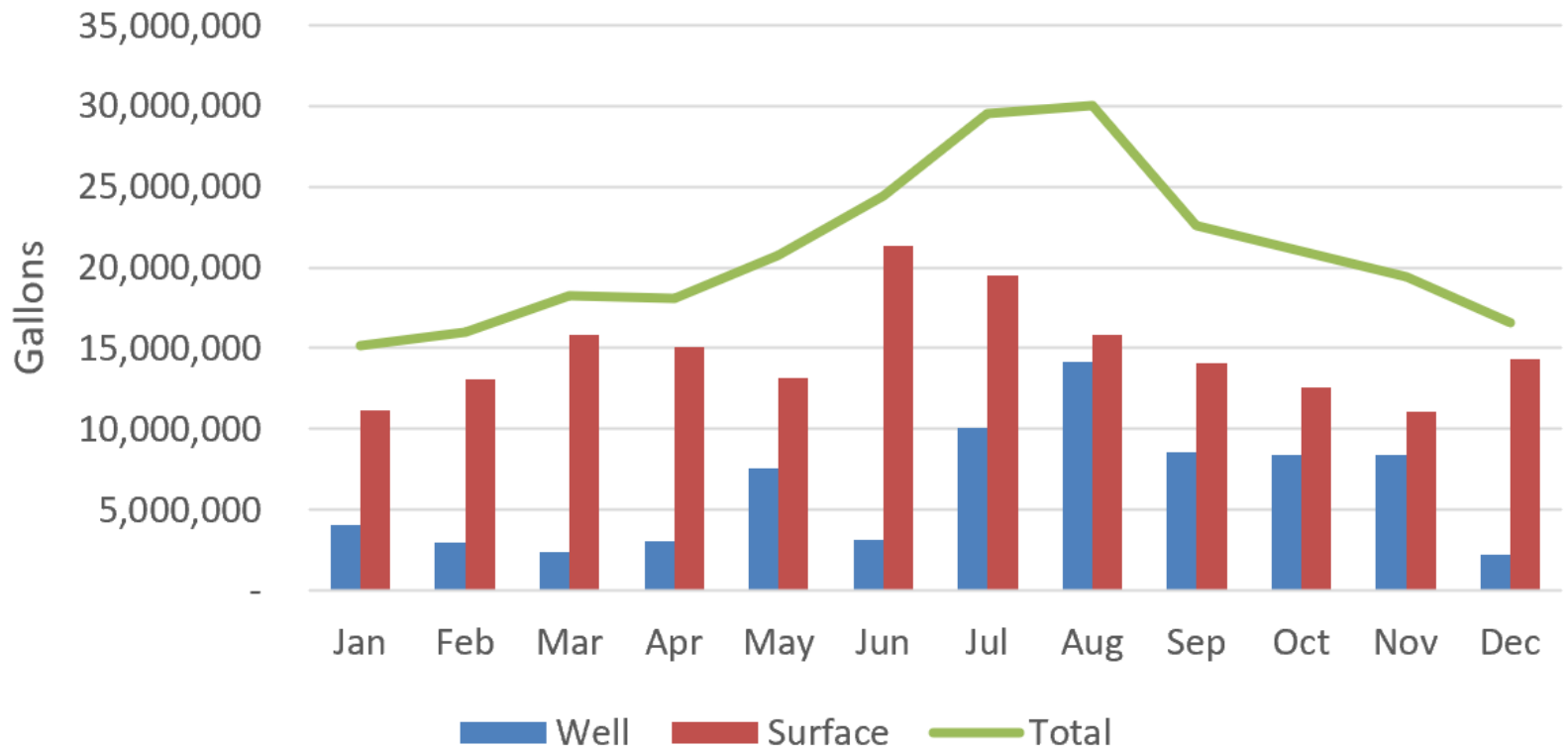
www.whcrwa.com

Normal meetings are at the Fry Rd MUD facility,
20111 Saums, Houston, TX (2nd Wednesday 6pm).



WATER SOURCING

2023 Well vs Surface



CURRENT RATES

UNDERSTANDING YOUR BILL

Harris County M.U.D. 238 Rates

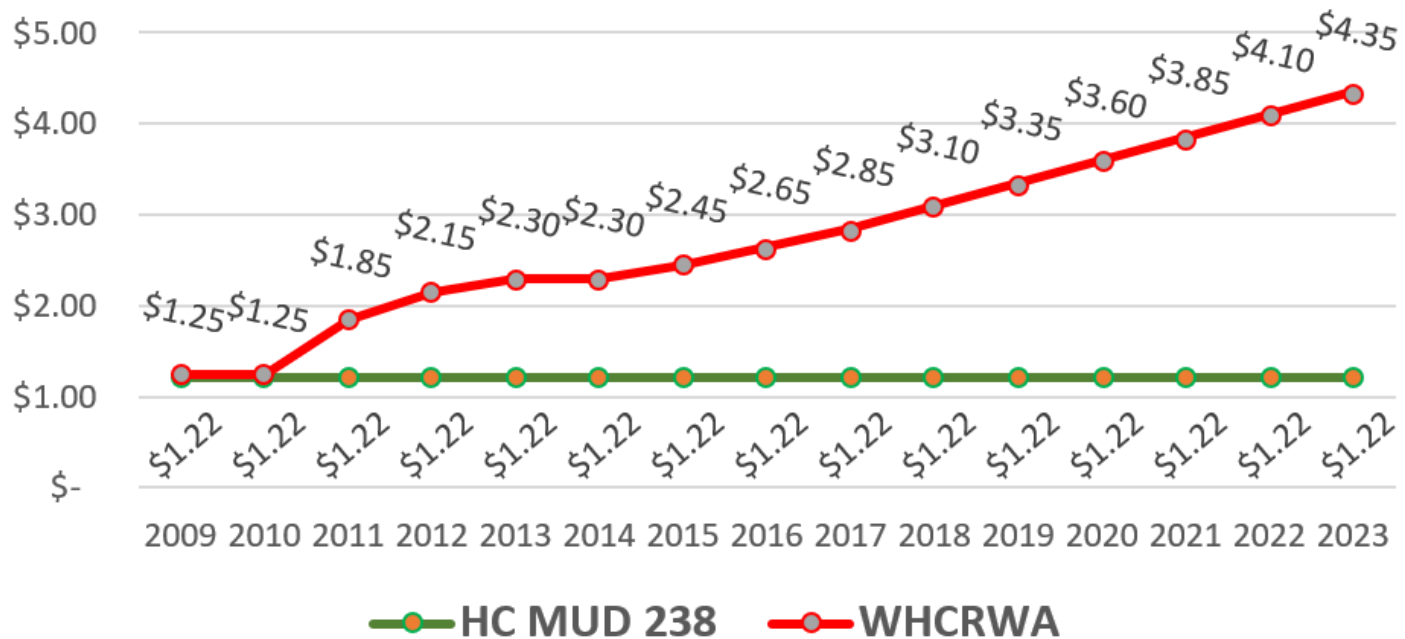
Water

- \$14.50 up to 10,000 gallons
- \$1.00/1,000 gallons 10,001 to 20,000 gallons
- \$1.25/1,000 over 20,000 gallons

Sewer

- \$15.50 flat rate

Water Rates per 1,000 Gallons Comparison M.U.D. 238 vs WHCRWA



CONSULTANTS

Creston Minter

Client Account Manager

- h2o innovation

Isabel Mata

Tax Assessor

- Wheeler & Associates, Inc.

Jonathan Roach

District's Attorney

- Roach & Associates, PLLC

Scott Gray

Grounds Maintenance

- Champions Hydro-Lawn, Inc.



Taylor Reed

District Engineer

- Vogler & Spencer Engineering

Lynnette Tujague

Bookkeeper

- District Data Services, Inc.

Mark Eyring

Auditor

- Mark Eyring, PLLC

Cameron Thatcher

Financial Advisor

- Hutchinson, Shockey, Erley & Co.

Shannon Waugh

Web Design/Hosting

- Off Cinco

DIRECTOR'S DUTIES

- **Coordinate** the development and construction of water, sewer and drainage facilities.
- **Oversee** ongoing operations and maintenance.
- **Manage** the collection, investment and expenditure of tax revenues.
- Ensure **compliance** with environmental, accounting, investment and other regulatory requirements.
- **Enforce** the District's rate order.
- Satisfy **obligations** related to the Open Meetings and Public Information Acts.
- Observe the highest **ethical** standards in all business operations.
- **Work** with other governmental agencies (National, State, County, City, etc.) on projects that benefit the residents.
- **Interface** with the Media on District issues.

MISSION

The mission of MUD 238 is to purchase, construct, finance, operate and maintain facilities and plants necessary for the supply and distribution of water; the collection, transportation and treatment of wastewater and associated by-products; and the control and diversion of storm water in specific jurisdictions in a cost effective and financially transparent manner. We will also work with other governmental agencies (National, State, County, City, etc.) on projects that benefit the residents.



HCMUD 238

THANK YOU FOR YOUR TIME

Harris County Municipal Utility District 238
meets the fourth Tuesday of each month at 1 pm.

The regular meeting location is 17332 Groeschke Rd., Houston, TX 77084.

The public is welcome to attend.

For more information go to <http://HCMUD238.com>.

