

## The Grogan's Mill Village Association Meeting Minutes

**May 17th, 2021 5:30 p.m. CST**

Zoom Conference Call

<u>Board Member (Even Year)</u>	<u>Present</u>	<u>Board Member (Odd Year)</u>	<u>Present</u>
Director Marie Brannen	X	Treasurer Russell Balsamo, Jr.	
Director Mitzi Fredrick	X	Director Sara Bissig	
Director Neil Gaynor	X	Past President Edmund Chapman	X
Director Pat Goodpastor		President Bruce Cunningham	X
Vice President Emily Hoppel	X	Director Jasmine Harrell	
Secretary Kelly Lewis	X	Director Aaron Hoffstadter	X
Director John Yoars	X	Director Jim Napier	X
<i>Vacant</i>			

Also in Attendance: Specialist Medina, Montgomery County Sheriff; Gordy Bunch, Chairman - The Woodlands Township; Bob Leilich, President MUD1; Rena Dodd, Program Specialist – The Woodlands Township; Jennifer Robinson, GMVA Consultant

Residents: Pamela Fotenot, Tami Houston, Jay Kirch, Laura Norton, Franklin Palmer, Mark Unland

<b>Topic</b>	<b>Discussion</b>	<b>Action/ Follow-up</b>
Call To Order	Call to order at 5:30pm CST by President Cunningham	
Residents Comments	None	
President's report	President Cunningham noted the GMVA received thank you cards from both Franklin Palmer's family and Interfaith for our \$2000 donation. President Cunningham stated he has been working with Directors Hoffstadter and Napier on revitalizing the shopping center.	
Sheriff's Report Specialist Medina	Specialist Medina, Provided an overview of vacation watches, traffic contacts, arrests, calls, etc. In Grogan's Mill: 1 DWI 4 Narcotics calls 2 Burglary of Motor Vehicle 1 Burglary of Hab 2 Burglary of Building 2 Criminal Mischief 11 Motor Vehicle crashes 1148 calls for service 35 alarm calls 77 vacation watches Total of 27 arrests (14 misdemeanor and 13 felony)  President Cunningham inquired on whether Specialist Medina could provide further details on an incident on Moonvine Court. Specialist Medina stated he was unable to locate this information, but if further details are provided he would review. President Cunningham also asked for updates on burglary of The Woodland's Farmers Market shed. President Cunningham will email the report number to Medina to review.	
Special Presentations		

<p>The Woodlands Township</p> <p>Chairman Bunch</p>	<p>Chairman Bunch updated the board on the township:</p> <ul style="list-style-type: none"> <li>○ Presented on the issues the township has faced and changes during the Covid-19 pandemic. He added the free testing centers are still running.</li> <li>○ New water amenities were launched last year and are being expanded to Hughes Landing. The updated safety protocols are still in place at the marina. Sanitization efforts are still underway on the trollies.</li> <li>○ Discussed the Township’s response during winter storm Uri, and the flooding and subsidence issues we face. Noted the One Water Task Force is led by Vice Chairman Rieser, and that Lonestar is looking to make changes to groundwater pumping that could impact us.</li> <li>○ Incorporation was put on hold last year to focus on COVID-19. Incorporation studies will be presented to the public later this year.</li> <li>○ Shared site rendering for proposed site for a performing arts theatre, theatre, museum, etc. on Grogan’s Mill &amp; Lake Woodlands in conjunction with the Cynthia Woods Mitchell pavilion.</li> <li>○ Tourism has taken the hardest hit during the pandemic. Hotel occupancy tax revenue is still down.</li> <li>○ The Woodlands received an award as a film friendly community.</li> <li>○ Woodlands has received the full amount per capita of CARES Act funding from Harris County, but not Montgomery County.</li> </ul> <p>President Cunningham asked Chairman Bunch about the current site of The Woodland’s Farmers Market, The Grogan’s Mill Village Center, to which Bunch noted the fragmented ownership of the center makes revitalization difficult. Bunch stated the Howard Hughes Corp is looking to possibly acquire the center to redevelop.</p> <p>Vice President Hoppel inquired about the timeline for development of the arts site. Chairman Bunch would like the performing arts theatre green lit this year.</p> <p>Resident Pamela Fotenot inquired about the approval process for homes to be tore down and rebuilt. Chairman Bunch clarified the DSC is the board that approves these redevelopments.</p> <p>President Cunningham asked if incorporation will be voted on this year. Chairman Bunch said it is possible.</p>	<p>.</p>
<p>The Woodlands Township</p> <p>Chief Palmer Buck</p>	<p>Chief Palmer Buck updated the board on:</p> <ul style="list-style-type: none"> <li>○ May is preparedness month and there will be an expo at the township hall Saturday.</li> <li>○ Open houses at fire stations will be open weekends in June and July.</li> <li>○ Working with Tachus regarding gas and water lines which have been hit.</li> <li>○ Still working on what happened with the Tesla fire with both the National Transportation Safety Board and the Harris County Fire Marshal.</li> </ul> <p>Resident Laura Norton asked about a fire in her neighborhood, will email Chief Buck for further details.</p>	
<p>War on Subsidence</p> <p>Bob Leilich</p>	<p>Bob Leilich gave a presentation to the board on the issues with subsidence we face in The Woodlands. Houston &amp; Harris County have experienced up to 6’ in subsidence in almost 100 years while Montgomery co has experienced 3’.</p> <p>Quadvest is planning to increase groundwater pumping. Lonestar Groundwater Conservation District officers, elected with financial backing from Quadvest, acknowledge that one foot of “average” subsidence will occur under their plan.</p>	

	<p>Would like residents to sign a petition on TownshipFuture.com to oppose increased groundwater pumping.</p> <p>Vice President Hoppel inquired if State Senator Brandon Creighton had introduced the legislation for the Lonestar Groundwater Conservation District to become an elected board, which President Cunningham confirmed is correct.</p> <p>Director Yoars added that in order for us to stem subsidence we will need to move back to the 50% surface and 50% ground water. The issue will be in front of the trustees in the next several months. Director Yoars also noted StopTheSink.com will have information on how to have our voices heard.</p>	
<p>Township Events</p> <p>Rena Dodd</p>	<ul style="list-style-type: none"> <li>o Dog Walker event at Tamarac Park last weekend</li> <li>o Emergency Preparedness event at the township this Saturday 9-12:00</li> <li>o This Saturday 1-4:00 Soggy Doggie day at Bear Branch Park</li> <li>o June 15<sup>th</sup> 9-3:00pm Drug Take Back Day at Bear Branch Park rec center</li> </ul>	
<p>Nomination and election of replacement for Randy Brannen</p>	<p>Director Fredrick nominated Franklin Palmer. Director Brannen seconded the motion. The board voted to approve.</p>	
<p>Selection of new Law Enforcement Advisory Council</p>	<p>Director Chapman would like to suggest Franklin Palmer to fill the role. Palmer volunteered.</p>	
<p>2021-22 annual budget</p>	<p>Treasurer Balsamo currently we have \$38,431.49.  \$15,000 will be transferred from TWFM account to the GMVA account for scholarship checks  Received a thank you from Tamina Cemetery Project for our \$250 donation.  Paid the insurance from May 2021-22</p> <p>President Cunningham made a motion to approve the budget, Director Chapman seconded the motion, and was passed by unanimous vote.</p>	
<p>Review and act on April 19<sup>th</sup> mins</p>	<p>Secretary Lewis distributed the annual planning meeting &amp; the March minutes to the board for review. Director Gaynor motioned to approve, Vice President Hoppel seconded, and passed by unanimous vote.</p>	
<p>Committee reports:</p>		
<p>Farmers Market</p>	<p>Director Gaynor gave a brief overview of the SWOT analysis meeting done May 15<sup>th</sup> by the Farmers Market Committee.</p>	
<p>GM Shopping center</p>	<p>President Cunningham advised the board that Pine Forest Dental Care will be leaving the village shopping center.</p>	
<p>Adjourn Meeting</p>	<p>The board concurred to adjourn the meeting at 7:05pm.</p>	

## **The Grogan's Mill Village Association May 17, 2021 Committee Reports**

### **FARMERS MARKET COMMITTEE REPORT**

#### **Good News**

April gross revenue was \$7714.00 compared to April 2019 of \$5729.62. The market was closed in April 2020.

Vendor Count 55+ each week. We continue to receive inquiries and applications. The committee is reviewing vendor mix to ensure we are perceived as a true Farmers Market.

We have relaxed Market rules to meet the current CDC guidelines regarding masks and social isolation. Customers and vendors appreciated this change.

We purchased 6 bistro sets to encourage customers to stay at the market, eat the delicious food, listen to music, and hopefully purchase more products from our vendors.

#### **Bad News**

We received a letter of resignation from our manager, Laura Bennett. She will be moving to Missouri in June. We are searching for a new manager. It will be difficult to replace Laura. Not only is she organized and efficient and has streamlined operation procedures, but she is also loved by the vendors and committee members.

One of our young helpers, Charlie is leaving us in June. We are searching for a replacement. In April, the trailer that was stored at U-Haul storage, a locked storage facility, was broken into. Nothing of value was taken but the hasp to close the trailer was broken and had to be replaced. Jimmy Bissig completed the repairs.

The following week, the shed that is located behind Randall's, was broken into and \$160 dollar gorilla wagon was stolen. The lock and door were pried open, leaving the shed not able to be locked. The door was left open until it was discovered, and the driving rains soaked the inside of the shed. Police reports were made for the two events.

Kelly and Aaron found a new storage facility that is more secure and large enough that we will not need the shed in the future. The cost will be double what we are currently paying but the committee agreed it is the right thing to do.

We believe we have a buyer for the shed.

A SWOT Analysis, which was suggested by Pat Goodpastor, will be conducted Saturday, May 15 and led by Neil Gaynor. We will be able to report the action plan developed by this exercise at the Meeting, Monday, May 17.

S. Bissig, N. Gaynor, P. Goodpastor, A. Hoffstadter, E. Hoppel, and K. Lewis

### **COMMUNICATIONS COMMITTEE REPORT**

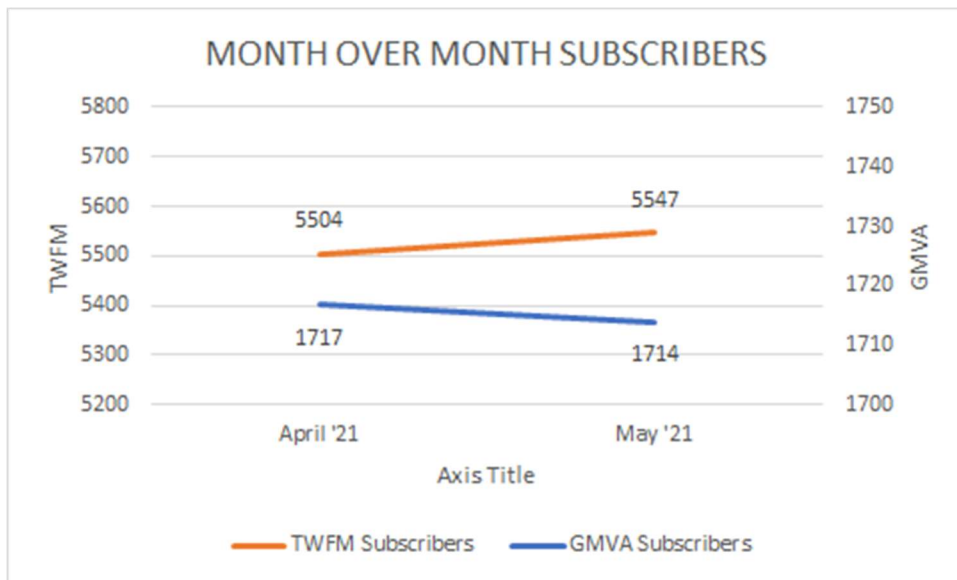
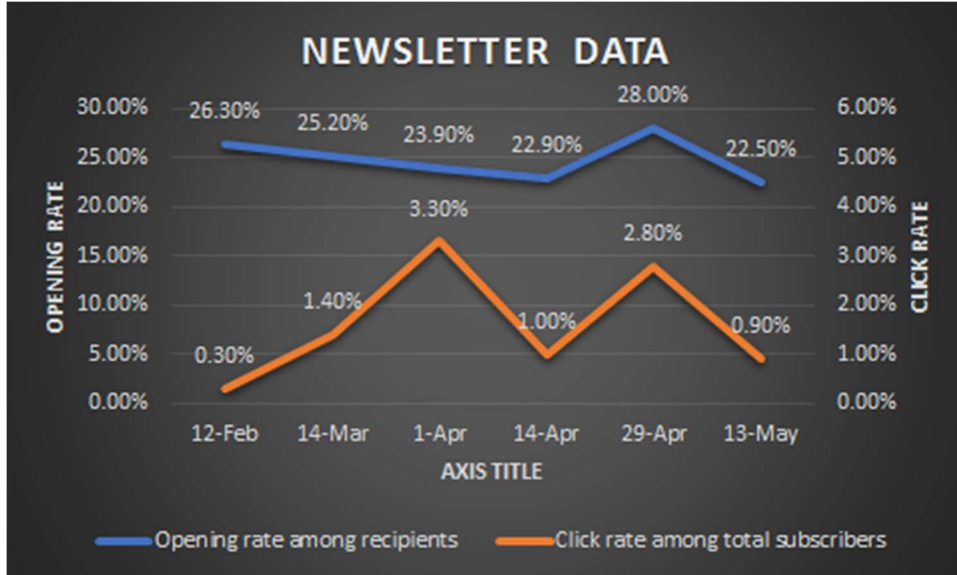
Social Media Accounts:

Facebook: 14,518 likes, 15,621 followers.

Instagram: 3,889 followers

Twitter: N/A

Newsletter:



M. Brannen, J. Harrell, A. Hoffstadter, and E. Hoppel

### **SCHOLARSHIP COMMITTEE REPORT**

The Scholarship committee received five applications prior to the deadline. The committee received one application after the deadline and agreed not to consider it since decisions had already been made.

The following applicants were awarded scholarships.

Ana Berlioz

University of Texas Austin

\$2000

Andrew Parsons	Lone Star Montgomery College	\$1000
Kellyn Raybon	The Woodlands High School College Park	\$1000
Hannah Ross	Sam Houston University	\$1000
Ryan Willingham	Lone Star Montgomery College	\$1000

Ana and Andrew are returning recipients of the GMVA scholarship.

**Recommendations:**

Notify high school counselors and college counselors about the scholarship in September and again in January.

R. Balsamo, Jr., M. Fredrick, and P. Goodpastor

**GM SHOPPING CENTER**

The plan to convert Randall's to a vaccination center has been dropped because the rate of vaccinations has declined. The store is back on the market, the picture below shows the current interior.

Rebecca Schmeer, the owner of New Lotus Moon, the new age store that had to close because of Covid, has agreed to resume her work revitalizing the Merchants Association. She is currently a vendor at the Farmers Market.

Everyone's support is needed for the local merchants. Without an anchor store to attract new customers the merchants have to fall back on their existing customers, who are gradually fading away.

The Revitalization Committee continues to meet with knowledgeable individuals seeking to determine what can be done in the short and long term. They met with Damon Palermo who manages much of the commercial rental space in The Woodlands last week.



B. Cunningham, A. Hoffstadter, and J. Napier

### **PARKS & RECREATION ADVISORY COUNCIL REPRESENTATIVE**

I reached out to Dr. Chris Nunes this week. He and his team are super busy and getting lots done. Here are the highlights:

- **Bridge Renovation – Nature Trail Bridge - Bridge Near Grogan’s Mill Shopping Center**: The Grogan’s Mill bridge renovation bid is underway. This is for the nature bridge off of Glen Loch Drive that parallels the golf course. This is the largest project that they currently have underway in Grogan’s Mill. They anticipate having this reviewed by the Township Board at their May 26 meeting and if approved construction should commence a few weeks thereafter.
- **Bear Branch Park**: A new inclusive playground is being considered at Bear Branch Park. It would offer equipment and experiences for all types of children (e.g., blind, deaf, autistic and mobility impaired) and is designed with easy accessibility specifically in mind. The estimated price will be ~\$600K. The targeted completion date is October 2021. Board approved and moving forward with two (2) vendors to secure designs and prices. They will be returning to the Township Board with prices and designs in July 2021.
- **Park Design Renovation Plans**: There is a plan to renovate and upgrade Falcon Wing Park in Indian Springs. The upgrade would be similar to the one done to Sawmill Park in

2012. The Township Board will be presented with proposals for designs at their May 26<sup>th</sup> meeting.

- **Summer Opening:** P&R has a summer goal of opening all 14 pools and all camp programs within The Woodlands. It is desired to also fully staff all summer positions (e.g., Life Guards, Camp Counselors, etc.). Last season, due to the COVID Pandemic, only 7 of 14 pools were open unfortunately. Available summer jobs will be listed on The Woodlands Township website, so encourage local kids to apply. This is going well. To date, P&R successfully opened 9 pools for the pre-season (including Sawmill) and will have all 14 pools open during regular season which starts in June. Friendly reminder, they have the pools open and are encouraging people to go to the pools and purchase their pool pass. To this end, please tell your constituents to buy pool passes.

E. Chapman

## **MUD REPORT**

### **Major Water Line Cut by Contractor in Grogan's Mill**

An Entergy contractor cut a 16" SJRA water line, near Grogan's Mill and South Millbend, on Thursday, May 6 at about 4:00 PM. Some residences in the Timberwild area were without water for approximately 5 hours. A temporary patch was in place that night, with a permanent patch installed on Friday night. If you have a service interruption check the Woodlands Water Agency sites on Twitter and Facebook for information about the outage.

### **Groundwater Management in Montgomery County**

Groundwater Management Area-14 has oversight of groundwater pumping for several Groundwater Conservation Districts (GCD) in the southeast Texas, including Lone Star (LSGCD) here in Montgomery County. Every five years proposed Desired Future Conditions (DFCs) for groundwater are published for review and public comment prior to final adoption. The members of GMA-14 agreed to consider proposed DFCs in the current planning cycle, which state:

*In each county in GMA 14, no less than 70 percent median available drawdown remaining in 2080 and no more than an average of 1.0 additional foot of subsidence between 2009 and 2080.*

LSGCD announced that a ninety-day public comment period on the proposed DFCs ending on July 19, 2021. Individuals are invited to submit comments in writing to the following email address – [info@lonestargcd.org](mailto:info@lonestargcd.org) with DFC Comments in the subject line. LSGCD will also be holding a public hearing during the 90-day comment period. If you wish to speak in person, you will need to register for the hearing. The hearing for public comment is now planned sometime in the time frame of June 7-9, 2021.

LSGCD is also soliciting comments on the proposed Phase II of their subsidence study, which are open until 5 PM on May 28, 2021. Send your comments to [info@lonestargcd.org](mailto:info@lonestargcd.org) with Subsidence Phase II Study in the subject line. The scope of the study will be approved at the June 8, 2021 board meeting.

For further information on both the DFCs, the draft scope for the Subsidence Phase II Study, and to sign up to receive emails from LSGCD, please go to the following website:

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



### **Resolution on Groundwater Pumping and Subsidence**

Groundwater pumping can lead to compaction of clays in the aquifers from which water is pumped. In turn, the land surface will sink. This is happening here in The Woodlands. Surface water made available in 2015 reduced groundwater pumping and stabilized subsidence for a time, but increased pumping rates has caused subsidence to start again. On May 12, at their regular monthly meeting, The Woodlands Water Agency (WWA) Board of Trustees voted unanimously to approve a resolution requesting LSGCD to permit only sustainable levels of groundwater pumping and to monitor subsidence. The same resolution will be on the monthly agendas for each MUD comprising WWA during the week of May 17.

### **Funding Approved for Bear Branch Flood Mitigation Project**

The Texas Water Development Board approved financial assistance for \$11,300,000 for a flood mitigation project on Bear Branch near Research Forest Drive and Gosling Road. The primary recipient of this assistance is MUD 67. The project comprises channel improvements, construction of two detention ponds, and hydrologic and hydraulic studies. This project will mitigate flooding along Research Forest west of Gosling, and in neighboring residential areas. Bear Branch is a tributary of Panther Branch which runs through the west and south of Grogan's Mill.

### **The Yoars CORS Station is Up and Running**

The Yoars CORS GPS station located on South Tranquil Path in Grogan's Mill is now recording data. To review the data go to the link for an interactive map sponsored by the Houston Galveston Subsidence District (HGSD). You will need to zoom into The Woodlands and look for a small circle labeled YORS near Spring Creek. Click on the symbol to see and download the data.

<https://www.arcgis.com/home/webmap/viewer.html?webmap=061405d3fc794d298af0415d245ae44e&extent=-97.4811,28.5499,-92.9685,30.7693>

GMVA partnered with Houston-Galveston Subsidence District, San Jacinto River Authority, and The Woodlands MUDs in funding the installation of this elevation measuring device. CORS is an acronym for Continuously Operating Reference Station. These instruments use GPS signals to record minute changes in land elevation and are critical to documenting subsidence. Subsidence in our area, due to excessive groundwater pumping, may increase the risk of flooding of homes and businesses. Kudos to John Yoars for his efforts to have this technology brought to Grogan's Mill.

B. Cunningham, N. Gaynor, and J. Yoars

### **RDRC/DSC LIAISON**

1. Sunroom and related improvements: Approved with conditions keeping with standers.
2. In-ground pool and related improvements: Disapproved recommendations to DSC over on Hard Surface can the owner shrink up to comply with standers.
3. Pergola and related improvements: Disapproved overage on hard surface.
4. Fireplace and related improvements: Disapproved will cause the lot to exceed max hard surface which is 40% owners are asking for 52.4% currently lot has 50.8% variance was given from 40% to 50% now wants increase.
5. Fence Disapproved 8'high horizontal fence height 6'6" with rot board to meet standers.

6. Fence and related improvements: Disapprove 7' tall style "L". Must be located on owners' lot see survey.
7. Fence and related improvements: Disapprove no recommendations.
8. Home business and related improvements: Approved conditions owner will not have delivery traffic in this area it's for private for pick up only from main office.
9. Artificial Turf and related improvements: Approved turf was in the back around Tree roots small area along fence on owner's property.
10. Garage Door which was tabled needed more information: received information they didn't have an HOA in their area application was approved with the conditions of no hardware showing Color will be same.
11. Tree removal: staff approval replant.
12. Power Generator: Approved with conditions --follow all standers, state standers.
13. Power Generator: Disapproved placed on neighbor's property, window to close. Change Location.
14. Solar Panels Staff Approved with conditions. "I don't know the conditions".
15. Power Generator: Approved--Follow woodlands standers, state standers.
16. Color same: Approved earth color.

F. Palmer

**SUNSHINE COMMITTEE**

Sent card to Mary Cunningham who was in the hospital.

M. Fredrick