

KMUD In November: SPA With Houston Nearing Completion

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The Kleinwood MUD (the "Water Board") met twice in November in which the primary items of discussion included 1) reviewing the various construction plans in the District, 2) checking the status of the proposed SPA with the City of Houston, and 3) discussing the notice to proceed for the purchase of the emergency generators. Please note that the Water Board holds its monthly meeting on the fourth Thursday of each month at the Kleinwood Clubhouse, beginning at 6 PM. Residents of the Kleinwood MUD are welcome to attend, as these meetings are open to the general public.

--- Kleinwood MUD has been working with the City of Houston for the past several months to develop a Strategic Partnership Agreement (SPA). The City has initiated these Agreements with many Districts in Harris County, and KMUD is one of those Districts. The SPA allows Houston a limited purpose annexation of certain commercial areas within the District. The primary elements of the SPA is 1) that the City will not annex KMUD for the next 30 years, and 2) the sales tax will be increased by 1% for those commercial areas only. The added revenue from this 1% increase will be shared evenly between the District and the City. The proposed KMUD Agreement was submitted to the City in mid-October, and is expected to be executed by December, 2010.

--- A pre-construction meeting was held in mid-November with C. F. McDonald Electric relating to the contract for the purchase and installation of emergency generators in two separate locations – one at the Louetta water plant, and one at the Champion Woods lift station. The contractor was released to proceed with a 150 day performance period with completion of the project targeted for the end of May, just before the start of hurricane season. The generator for the water plant will be sized at 400 KW to operate the entire Water Plant No. 2, including the water well at that location. The natural gas generator for the lift station will be 85KW, with both generators being equipped with sound suppression enclosures. These installations would provide the emergency supply of water, as well as emergency operation of the sanitary sewer systems north of Louetta, during a power outage of any duration.

--- Precinct 4 installed two "No Parking At Any Time" signs on south end of Kleinwood Drive at the walking entrance to Meyer Park. Buddy Gheen, Constable, has been advised and instructed to begin enforcing the No Parking Area. The No Parking sign that is mounted on the barricade is enforceable from the barricade to and including the entire driveway of the homeowner. Legal parking is still permitted from the homeowner's driveway to the Kleinwood Drive/Heathrow intersection. The No Parking sign opposite the driveway side is enforceable so the homeowner can safely exit and enter his/her driveway.

--- The Stuebner Airline Veterinary Clinic is being planned on the west side of the street, just north of Cypresswood Drive. Underbrush was cleared from the site several months ago, and Jones & Carter was released by the Owner to perform civil design services.

--- During the month the District's Engineer, Jones & Carter, received the construction plans for the new Whataburger restaurant which is being planned within the District. The site under consideration is on the north side of Louetta Road, just across from the Kleinwood Drive intersection. The site is currently vacant, and is just in front of the District's Water Plant No 2 site.

--- District statistics through September included a 99.71% collection of the 2009 taxes, the water "billed-to-pumped" ratio at 95.3% (over 90% is very good), and the District had 816 service connections, including 8 vacant single family residences.

A Piece of Kleinwood Area History: Meyer Park – How It Started

For the past 25 years, children from Kleinwood, as well as children from across the County and throughout the State, have enjoyed playing soccer at Meyer Park. Coupled with the array of hiking trails and picnic tables, Meyer Park is indeed an asset to those of us who live here, and to those people considering a move to the Kleinwood subdivision. But did you know that the original planned use of this property was quite different from the soccer complex/hiking trails facility it has become today. What was the original plan for the use of this property?

ANSWER: Meyer Park, along the north side of Cypresswood, was originally intended to be the other half of the Kleinwood subdivision. In the mid-70's, the Developer of Kleinwood, Kickerillo, Inc., laid out plans for this subdivision to be some 800-900 homes, with the southern boundary to be along Cypresswood Drive (this is why Kleinwood Drive and Squyres Road have barricades at their southern point -- both roads were expected to intersect Cypresswood Drive). At that point in 1975, when all of the streets had been laid out and some street construction had actually begun, the Army Corps of Engineers (who has jurisdiction over Cypress Creek) changed the flood plain line of Cypress Creek, thereby causing all the lots in the area of Meyer Park to become "flood-plain" lots. Kickerillo decided not to develop these lots, and in the late 70's, donated the property to Harris County. At the same time, officials from Harris County were looking for another location for a major soccer field complex. Up to that point, the primary soccer fields for north Harris County soccer organizations were located on the property where the Klein Oak High School is currently located, near the Nothampton Subdivision. Hence, Klein Oak had to be built, and Meyer Park became the site of the new soccer complex.

