



## Legislation Details (With Text)

**File #:** 22-4490 **Version:** 1 **Name:**  
**Type:** Contract - Award **Status:** Agenda Ready  
**File created:** 7/21/2022 **In control:** Commissioners Court  
**On agenda:** 8/2/2022 **Final action:** 8/2/2022  
**Title:** Request for approval of a development agreement with Glomic Properties, LLC, to establish permit coverage costs for dedication of needed environmental enhancements. (Little Cypress Creek Watershed, Project ID L100-00-00-Y007, Agreement No. 2022-154, Precinct 4). Justification for 0% MWDBE Participation Goal: N/A - project was awarded prior to launch of County's M/WBE Program.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 080222 AGMT GLOMIC 2022-154 PCT 4 backup

Date	Ver.	Action By	Action	Result
8/2/2022	1	Commissioners Court		

**Department:** Flood Control District

**Department Head/Elected Official:** Tina Petersen, Ph.D., P.E., Executive Director

**Regular or Supplemental RCA:** Regular RCA

**Type of Request:** Contract - Award

**Project ID** (if applicable): L100-00-00-Y007

**Vendor/Entity Legal Name** (if applicable): Glomic Properties, LLC

**MWDBE Contracted Goal** (if applicable):

**MWDBE Current Participation** (if applicable):

**Justification for 0% MWDBE Participation Goal:** N/A - project was awarded prior to launch of County's M/WBE Program

**Request Summary (Agenda Caption):**

Request for approval of a development agreement with Glomic Properties, LLC, to establish permit coverage costs for dedication of needed environmental enhancements. (Little Cypress Creek Watershed, Project ID L100-00-00-Y007, Agreement No. 2022-154, Precinct 4). Justification for 0% MWDBE Participation Goal: N/A - project was awarded prior to launch of County's M/WBE Program.

**Background and Discussion:**

The agreement represents the Developers voluntary joining of the Little Cypress Creek Regional Stormwater Quality Program, established to meet needs of the Little Cypress Creek Regional Frontier Program. The stormwater quality program represents three of the goals listed in the interim guidelines for new development in Little Cypress Creek; provide for regional stormwater quality features, facilitate multi-use objectives, and facilitate long term maintenance objectives. Glomic Properties, LLC during development sought to complete

improvements identified in the Little Cypress Creek Interim guidelines, detention excavation equal to HCFCF environmental enhancement costs, and offset water quality required by the development area to meet Harris County Stormwater Quality Regulations. The agreement would signify the acceptance of the identified drainage area for coverage under the HCFCF Regional Little Cypress Creek Stormwater Quality Permit for in-kind excavation work.

**Expected Impact:**

Increase effective detention volume at (L114-01-00) conveyance channel and offset the Flood Control District burden of wetland plantings cost through in-kind water quality excavation. Glomic Properties, LLC will claim limited water quality volume from the Stormwater Quality Program ledger and allocate to the L514-01-00 basin. Increases of impervious surface beyond the development threshold will require developers to provide additional water quality improvements.

**Alternative Options:**

Without approval of this agreement, Glomic Properties would need to retrofit ROW to install disjointed water quality treatment features and be required to obtain individual permits. This can lead to disjointed water quality maintenance for the community, limit water quality improvements to hard scape options that generally target floatables and not pollutants of concern, such as bacteria. This will increase the cost burden on HCFCF to conduct additional excavation for water quality improvements and wetland planting costs.

**Alignment with Goal(s):**

- ☐ Justice and Safety
- ☐ Economic Opportunity
- ☐ Housing
- ☐ Public Health
- ☐ Transportation
- ☒ Flooding
- ☐ Environment
- ☐ Governance and Customer Service

**Prior Court Action (if any):**

Date	Agenda Item #	Action Taken
02/11/2014	1.d.5	Interim Guidelines for New Development

**Location: N/A**

Address (if applicable):

Precinct(s): Precinct 4

Fiscal and Personnel Summary			
Service Name	4.a.5 - Planning Services		
	SFY 22	FY 23	Next 3 FYs
Incremental Expenditures (do NOT write values in thousands or millions)			

Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$	\$	\$
<b>Total Incremental Expenditures</b>	\$	\$	\$
<b>Funding Sources (do NOT write values in thousands or millions)</b>			
Existing Budget			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Current Budget</b>	\$	\$	\$
Additional Budget Requested			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Additional Budget Requested</b>	\$	\$	\$
<b>Total Funding Sources</b>	\$	\$	\$
<b>Personnel</b> (Fill out section only if requesting new PCNs)			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
<b>Total Personnel</b>	-	-	-

**Anticipated Court Date:** August 2, 2022

**Anticipated Implementation Date (if different from Court date):**

**Emergency/Disaster Recovery Note:** Not an emergency, disaster, or COVID-19 related item

**Contact(s) name, title, department:** Tina Petersen, Ph.D., P.E., Executive Director, Flood Control District

**Attachments** (if applicable): Agreement and Map