

HARRIS COUNTY BOARD OF COMMISSIONERS
WORK SESSION
September 4, 2018
5:00 PM

Board Members Present: J. Harry Lange, Susan Andrews, Martha Chewning, Becky Langston, Jim Woods. Staff Present: Randy Dowling, County Manager; Nancy D. McMichael, County Clerk.

Others Present: Brian Kimsey, of Carter Engineering, and Matt Smith, of Carter & Sloope.

CALL TO ORDER. Chairman Lange called the meeting to order and said the purpose was to further discuss the bathymetric study results regarding Melody Lakes Dam, to discuss meeting with the property owners to make them aware of the options available regarding the Category 1 dam. Brian Kimsey, with Carter Engineering, and Matt Smith, with Carter & Sloope, were in attendance to discuss the study results and options.

Melody Lakes Dam. Discussion included that Option #1 is the most expensive (at \$910,000), includes a labyrinth chute spillway, no change to the pool (water) level, removal of a section of roadway, but does not include funding for a bridge to span the resulting opening; that upkeep of the dam would still be necessary as the Category I classification would still exist; that stabilization has been included in all the options; that a study was not done regarding the sedimentation that has been deposited in the channel of the lake; that while the County does not own the lake, there is a possibility of some liability; that any dam breach would result in a slow release of water so that the lake below the dam would be able to withstand such; that no taxes have been paid on the common areas of Melody Lakes since the early 90s; that as long as the lake and dam remain in place the County would be required to have the quarterly inspections performed by specialty trained County personnel and the engineering inspection, which is required every two years, performed by a certified engineer and would cost around \$2,000 each time; that if the dam remains in place, the County would also have to continue the maintenance related to the dam; that Option #1 should probably be taken out of consideration due to the initial and continuing costs; that Option #2 will raise the dam and road about 2.5 feet and nearby driveways would have to be adjusted; that with Options 1 through 4 the Category I dam issues would remain and with Options 5 & 6, there would be no dam; that should the HOA be recreated and the road deeded back to the HOA, the County could still be the one that EPD will hold responsible to resolve the issue; that even with the least cost option (#6), it would take over a decade to recoup the cost (\$230,000) since property taxes from owners total about \$30,000 a year; and that while a special taxing district sounds like a good idea, by law, dam improvement is not one of the items for which a special taxing district can be formed. Consensus was to not make a decision regarding the six options but to arrange a meeting with Melody Lakes property owners. Letters will be sent to Melody Lakes property owners using addresses on tax records.

ADJOURNMENT