

TMCC General Membership Meeting

May 9, 2023

Meeting Minutes

Meeting Called to Order at 6:30 PM 14 Members in Attendance at Sinclair Elementary

Additional Members Attended via Zoom

There were no speakers or representatives of the Houston Police Department due to the threat of heavy thunderstorms and flooding.

Officer's Reports

Secretary's Report

March 2023 Meeting Minutes -Following review of the Meeting Minutes, a motion was made to approve the Minutes by Mr. McCormick and seconded Elizabeth McCormick. By a show of hands, the meeting minutes were approved.

Treasurer's Report

There was no report available for the membership.

Committee Reports

Activities – The Easter Egg hunt at Sinclair Elementary was a great success.

Beautification – Work has continued on the monuments and repair of the irrigation systems.

Block Captains – No Report. All positions are filled.

Deed Restrictions and Design Review Committee - There has been an issue with a house under construction in Section 5 where the owner/builder did not submit the drawings for review and it appears that the structure extends beyond the front building line which is established by the plat.

There have been several submissions of solar panels and the Design Review Committee has been responding so that panels are not to be placed on the front of residences. There was a question whether this Design Standard been filed with the County Clerk's Office and the leadership will follow up.

Committee Reports (Continued)

The other on-going issue is the residence on Lindyann at Ella Boulevard where there are safety concerns, (unobstructed visibility for motorists, bicyclists and pedestrians); and a question of whether the extension of the fence and generator are in violation of the building line which is dictated by the plat for this Section. The Deed Restrictions Chair will investigate and provide further recommendation(s).

Environmental Affairs – Pedro Palimino provided a detailed letter below for use by the Civic Club which is attached to this report. The general consensus was that the odors from the Bryce Chemical Feed Station have continued and that 3-1-1 reports are generally closed without any action within a few days of being opened. The City of Houston Traffic Department has requested additional information/clarification for March 2023 requested traffic study in Section 5.

Membership – No report.

Neighborhood Security – There was a review about the results of the Harris County Precinct 1's presentation at the previous General Meeting, and the consensus of the membership. The goal would be to raise over \$100,000, (or +/- \$300 per household), including other adjacent neighborhoods, depending on if the funding can be raised. The challenges will be additional construction and related traffic due to the development of the areas to the west of the neighborhoods. When the industrial parks are replaced by high density housing, the incidence of property and personal crimes will increase.

Timbergram – Article contributors will be notified of the next content deadline.

Website – No report.

Yard of the Month – No report.

Old Business –

Sinclair Spark Park - An update was given including the new features for the park. George Fry informed the group that 40 new trees would be installed around the recently constructed walking trail.

New Business -

There was a Motion to adjourn at 7:50 PM.

Next meeting is Date at Sinclair Elementary School at 7:00 PM

These General Meeting Minutes were prepared by Peter Davies, TMCC Secretary

Peter Davies

Attachment - Submitted Environmental Committee Report

Bryce St./11th St. Chemical Feed Station Odor Issues

In June 2020, the City Council District Director of Constituent Services (Ngan Nguyen) provided the following background. I've added my commentary in bold text.

- Wastewater reaching the Bryce Street facility undergoes two treatment processes: the primary treatment allows solids to settle out of the water. In the secondary treatment, the separated biological solids are broken down with pathogens to create biomass, also known as sludge. This process generates hydrogen sulfide (H₂S), a colorless gas with the characteristic foul smell of rotten eggs. The smelly gas collects in the air in the sewage transfer pipe that carries the sludge to the final treatment center. As wastewater enters the facility, prior to treatment, the gaseous H₂S concentration measures an average of 18.6 PPM. After treatment, the concentration is measuring at an average of 0.0835 PPM. Therefore, the bio-scrubber is able to remove odors at an efficiency rate of 99.6%. **H₂S gas has an odor threshold ranging from 0.005 to 0.3 ppm (<https://www.atsdr.cdc.gov/toxguides/toxguide-114.pdf>), so these controls are insufficient**
- The City has made equipment improvements to help mitigate the odor, including plastic sheeting, an odor control treatment system and fans, chemical feed systems, and chemical storage tanks—plus operational procedures. However, while some residents did report improvement, it did not eradicate the issue. Instead, HPW had outlined some actions items to continue attempts of addressing the issue, such as regular system checks for compliance with manufacturer recommendations, keeping key equipment in inventory, regular testing of bio-scrubber equipment (including PH checks), use of chemicals to neutralize H₂S that is downstream from the scrubber, and a study between COH and the chemical vendor to optimize the use of neutralizing chemicals. **I didn't see a record of these additional actions to address the odor issues in the email. Do you know of any updates?**

In August 2020, he explained the following:

- A newly installed sewer system was completed in June 2020 to address the sewage concerns that you had experienced in 2019. This includes service line connections, clean outs (if needed), capping off old connections on the 48", and concrete sidewalk and yard restoration. Before completely closing the work order, the contractor is required to post video for a final inspection of work. **I believe odor filters were installed under some manhole covers (<https://www.environmental-expert.com/products/moe-manhole-odor-eliminator-363998>). Is that right? Where are more needed?**

Southwaste Odor Issues

I've reviewed our TMCC emails on the Southwaste odor issue and came across the following contacts over the last few years. Please let me know if there are others that might be able to help. **Do you know how long their Hurst facility has been there?** It looks to be their only one in the I-610 Loop (<https://southwaste.com/houston/>). I'll do a little research on the relevant City of Houston regulations.

- Southwaste - Mark Dobbier, 832-495-2467 (I couldn't find him on the company's website, so I may need to find a new contact.)
- City Council District C - Ngan Nguyen, Ngan.Nguyen@houstontx.gov (City of Houston [Bureau of Pollution Control and Prevention](#) recommends calling 311 or going to [Houston 311](#) when there are odor issues. This of course has not been successful.)
- City Council District C - Abbie Kamin, districtc@houstontx.gov (**Do you know if TMCC's received a response from the City Council on this issue?**)

We may need to remind our neighbors through the next Timbergram about our odor report form (<https://www.timbergrove.org/news/ooooh-that-smell-cant-you-smell-that-smell>) to collect more information about this ongoing issue. Additionally, I found this ~2007 guidance from the City of Houston's Bureau of Air Quality Control that recommends logging/photographing and signing an affidavit in support of reported odor issues. It also provides a direct phone number (713-640- 4200), although I haven't confirmed whether it's active.