

City of Houston, Texas, Ordinance No. 2020 - 868

AN ORDINANCE CONSENTING TO THE ADDITION OF 2.4844 ACRES OF LAND TO SUNBELT FRESH WATER SUPPLY DISTRICT OF HARRIS COUNTY, TEXAS, FOR INCLUSION IN THE DISTRICT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the District was created by the Harris County Commissioner's Court on January 26, 1996, and validly exists pursuant to Article XVI, Section 59 of the Constitution of the State of Texas as a fresh water supply district operating pursuant to Chapters 49 and 53, Water Code, as amended; and

WHEREAS, the City of Houston, Texas (the "City") consented to the creation of Sunbelt Fresh Water Supply District of Harris County, Texas (the "District") by Ordinance No. 95-1157, passed and adopted by the City Council on November 8, 1995; and

WHEREAS, Ordinance No 2006-160, passed and adopted by the City Council on February 21, 2006, sets forth certain conditions for the creation or inclusion of land within a conservation and reclamation district in the ETJ, and permitting such district to issue bonds for certain recreational, road, and fire-fighting facilities; and

WHEREAS, the District is located in Harris County, and one or more drainage plans for grading, fill, construction of buildings or infrastructure within the proposed area to be annexed into an existing district, will be required to be submitted and approved by Harris County; and

WHEREAS, components of the drainage plan may include a variety of engineering solutions to manage and mitigate flooding based on the County's floodplain management rules and regulations; and

WHEREAS, the District and First BTS West Mount Houston, LLC, a Texas limited liability company, owners of the land hereunder described, have petitioned the City to add 2.4844 acres of land for inclusion into the District; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings and recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That attached to this ordinance and made a part hereof is a petition ("Petition") requesting for the consent of the City to the annexation of 2.4844 acres of land, consisting of one tract and described in Exhibit A to the Petition and within the extraterritorial jurisdiction of the City, into the District. The Petition is hereby granted, subject to the terms and conditions set forth in Exhibit B to the Petition.

Section 3. That the City Council further hereby notifies the referenced District, its residents and property owners of the provisions of applicable law allowing the City to annex any portion of the district located within the City's extraterritorial jurisdiction, including without limitation, the land authorized to be included in the District hereby. The City requires that the District include a statement in its form required under Section 49.455, Texas Water Code, reflecting the possibility of such annexation by the City.

Section 4. That a public emergency exists requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this ordinance shall take effect immediately upon its passage and approval by the Mayor; provided, however, that if the Mayor fails to sign this ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 7th day of October, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is ~~OCT 13 2020~~.

[Signature]

City Secretary

DocuSigned by:
Anna L. Howard

31F03C7F7E19425
Senior Assistant City Attorney

Prepared by Legal Dept.
AH/sec 8/11/20
Requested by Carol Ellinger Haddock, P.E.
Director – Houston Public Works Department
(L.D. File No. 0911900011002)
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AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: **OCT 13 2020**

PETITION FOR CITY CONSENT TO ANNEX LAND TO
SUNBELT FRESH WATER SUPPLY DISTRICT
(First BTS West Mount Houston, LLC – 2.4844 Acres)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

TO THE HONORABLE MAYOR AND THE CITY COUNCIL OF THE CITY OF HOUSTON,
TEXAS:

The undersigned, Sunbelt Fresh Water Supply District, a fresh water supply district located in Harris County, Texas (the "District"), and First BTS West Mount Houston, LLC, a Texas limited liability company ("Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301, together with all amendments and additions thereto, respectfully petition and request the City Council of the City of Houston, Texas (the "City Council"), for its written consent to the annexation by the District of one (1) tract of land described by metes and bounds in Exhibit "A," attached hereto and incorporated herein for all purposes (the "Property") totaling 2.4844 acres and in support of this Petition, the undersigned would show the following:

I.

The District was created by the Harris County Commissioner's Court on January 26, 1996, and validly exists pursuant to Article XVI, Section 59 of the Constitution of the State of Texas as a fresh water supply district operating pursuant to Chapters 49 and 53, Water Code, as amended

II.

The Property is described by metes and bounds on Exhibit "A," which is attached hereto and incorporated herein for all purposes.

III.

The Petitioner is the current owner of the Property as shown by the tax rolls of Harris County, Texas. There are no lienholders on the Property, other than Vantage Mortgage Investors, Inc., a Texas corporation, pursuant to that certain Deed of Trust with Security Agreement and Assignment of Rents filed of record under File No. RP-2018-578837 in the Real Property Records of Harris County, Texas.

IV.

The Property sought to be annexed to the District is situated wholly within Harris County, Texas. No part of the Property is within the extraterritorial jurisdiction (as such term is defined in Texas Local Government Code Section 42.001 et. seq., as amended) of any city, town or village except the City of Houston, Texas (the "City of Houston"). All of the Property may properly be annexed into the District.

V.

The general nature of the work to be done in the area sought to be annexed to the District is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for domestic and commercial purposes, and the construction, acquisition, maintenance and operation of a drainage system to gather, conduct, divert, and control local storm water or other local harmful excesses of water in the area.

VI.

There is, for the following reasons, a necessity for the above-described work. The area proposed to be annexed to the District, which will be developed for commercial property, is urban in nature, is within the growing environs of the City of Houston is in close proximity to a populous and developed section of Harris County, and within the immediate future will experience substantial and sustained growth. There is not now available within the area sought to be annexed to the District an adequate waterworks and sanitary sewer system, not an adequate drainage system, and it is not presently economically feasible for the area sought to be annexed to provide for such systems. Since the health and welfare of the present and future inhabitants or tenants of the area and of the territories adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage system, a public necessity exists for the annexation of the aforementioned lands to the District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage system, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

This Petition shall constitute an election on the part of the Petitioner, its successors and assigns, for the aforesaid Property and any improvements which are now or may hereafter be constructed thereon to become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

VIII.

The Petitioner, its successors and assigns, hereby agree that the Property and any improvements existing or to be constructed thereon, shall be liable for their pro rata share of any unissued bonds. This Petition constitutes authorization by the Petitioner, its successors and assigns, for the Board of the District to issue and sell the remaining authorized, unissued bonds for the purposes and upon the terms and conditions such bonds were voted, in one or more issues or series, at a future date or dates when in the Board's judgment such amounts are required for the authorized purposes.

IX.

While taxes have not been authorized by the District, this Petition shall further be considered the consent and authorization of the Petitioner, its successors and assigns, to be taxed in the future for all the taxable land described in Exhibit "A," and all improvements now existing or to be constructed thereon, to be taxed uniformly and equally on an ad valorem basis with all other taxable property within the District for: (1) the payment of principal and interest on the

District's outstanding bonds; (2) the payment of principal and interest on the District's voted, but unissued bonds; and (3) all other purposes for which the District may lawfully levy taxes in the future.

X.

The District and Petitioner agree and hereby covenant that if the requested consent to the annexation of the aforesaid Property to the District is given, the District and Petitioner will abide by the conditions set forth in Exhibit "B" to this Petition.

XI.

A preliminary investigation has been instituted to determine the cost of the project and it is now estimated by the undersigned, from such information as they have at this time, that the ultimate cost of extending the District's facilities to serve the property sought to be annexed will be \$150,000.

XII.

The undersigned District and Petitioner request consent to the annexation of the aforesaid Property into the District under the conditions set forth in Exhibit "B," which is attached hereto and incorporated herein for all purposes, until such time as said conditions may be changed by City Ordinance or resolution, either specific or general.

XIII.

In the alternative, if the City Council fails or refuses to grant permission for the inclusion of the Property to the District within 90 days after receipt of this Petition, the Petitioner may petition the City Council to make available to the Property the water or sanitary sewer service contemplated to be provided by the District. If the City Council and the Petitioner fail to execute a mutually agreeable contract providing for the water or sanitary sewer service requested within 120 days of receipt of this Petition, the failure shall constitute authorization for the inclusion of the Property in the District under the provisions of Chapter 49, Texas Water Code.

WHEREFORE, the undersigned respectfully prays that this Petition be heard and granted in all respects and that the City of Houston give its written consent to the District's annexation of the aforesaid Property located in Harris County, Texas; and that the property described in Exhibit "A" be thereafter a component part of Sunbelt Fresh Water Supply District, Texas.

(EXECUTION PAGES FOLLOW)

EXECUTED this 5th day of September, 2019.

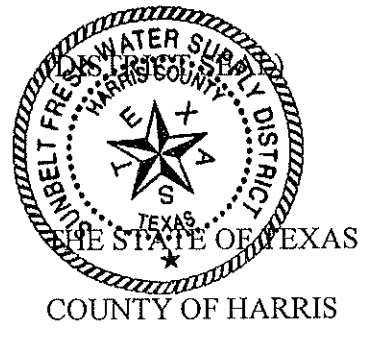
DISTRICT:

SUNBELT FRESH WATER SUPPLY DISTRICT

By: N. Wade
President, Board of Supervisors

ATTEST:

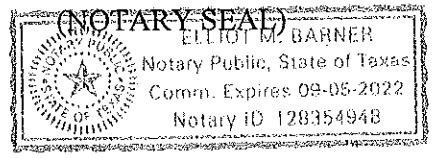
[Signature]
Secretary, Board of Supervisors



§
§
§

This instrument was acknowledged before me on the 5th day of September, 2019, by Nathan J. Wade, President of the Board of Supervisors of Sunbelt Fresh Water Supply District.

Elliot M. Banner
Notary Public in and for the State of Texas

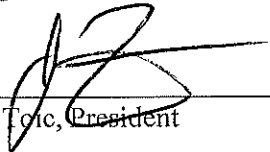


EXECUTED this 29th day of July, 2019.

PETITIONER:

FIRST BTS WEST MOUNT HOUSTON, LLC,
a Texas limited liability company

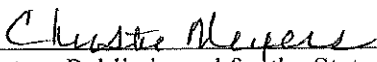
By: **First Hartford Realty Corporation,**
a Delaware corporation,
Managing Member

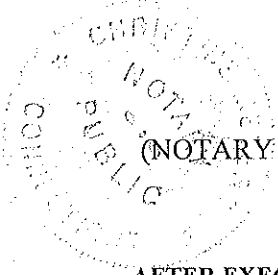
By: 
John Toic, President

THE STATE OF CONNECTICUT §
 §
COUNTY OF Hartford §

Before me on this day, personally appeared John Toic, proved to me to be the person and the President whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was the act of First Hartford Realty Corporation, a Delaware corporation, Managing Member of **FIRST BTS WEST MOUNT HOUSTON, LLC, a Texas limited liability company**, for the purposes and consideration expressed therein, by the proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this 29th day of July, 2019.


Notary Public in and for the State of Connecticut



AFTER EXECUTING, RETURN TO:
Sunbelt Fresh Water Supply District
c/o Radcliffe Bobbitt Adams Polley PLLC
America Tower
2929 Allen Parkway, Suite 3450
Houston, Texas 77019-7120
Attention: Diane Brewer
713/237-1221

CHRISTINE MEYERS
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2022

EXHIBIT "A"

Legal Description

Block 1, Restricted Reserve A, containing 2.4844 acres out of MOUNT HOUSTON COMMERCIAL, a subdivision of 2.4949 acres (108,681 square feet) of land out of the George Green Survey, Abst. No. 281, and also being a partial replat of Lot 1, of Block 19 Charleston Gardens Subdivision, Vol. 3, Pg. 24 H.C.M.R., Harris County, Texas, recorded in File No. RP-2018-566882, Volume 687, Page 088, Harris County Map Records, Harris County, Texas.



EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or pads of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and

with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and Engineering of the City of Houston, or an employee thereof, may make periodic on-the-ground inspections.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Houston's Department of Parks and Recreation and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the Director of the City of Houston Parks and Recreation Department.

(3) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Houston's Fire Department and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the Chief of the City of Houston Fire Department.

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the Department of Public Works and Engineering, City of Houston, as well as to the TCEQ. The District will agree that representatives of the City of Houston may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within; the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the Planning Commission of the City of Houston of a plat which will be duly recorded in the Real Property Records of Harris County, Texas, and otherwise comply with the rules and regulations of the Department of Planning and Development and the Department of Public Works and Engineering of the City of Houston.