

# AGENDA

CITY OF HOUSTON ■ CITY COUNCIL  
SEPTEMBER 13 & 14, 2016

**MAYOR**  
SYLVESTER TURNER

**CONTROLLER**  
CHRIS B. BROWN

**DISTRICT COUNCIL MEMBERS**

Brenda Stardig  
District A

Steve Le  
District F

Jerry Davis  
District B

Greg Travis  
District G

Ellen R. Cohen  
District C

Karla Cisneros  
District H

Dwight A. Boykins  
District D

Robert Gallegos  
District I

Dave Martin  
District E

Mike Laster  
District J

Larry V. Green  
District K

**AT-LARGE COUNCIL MEMBERS**

Mike Knox  
Position 1

Michael Kubosh  
Position 3

David W. Robinson  
Position 2

Amanda K. Edwards  
Position 4

Jack Christie D.C.  
Position 5

Marta Crinejo Director - City Council Agenda

Anna Russell City Secretary

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<http://houston.novusagenda.com/agendapublic/>. Copies of the agenda are available in the Office of the City Secretary in the City Hall Annex, Public Level at no charge. To receive the agenda by mail, send check or money order for \$52.00 for a one year subscription, made payable to the City of Houston to the attention of the City Secretary, P.O. Box 1562, Houston, Texas 77251.

To reserve time to appear before Council call 832-393-1100 or come to the Office of the City Secretary, City Hall Annex, Public Level at least 30 minutes prior to the scheduled public session shown on the agenda.

**NOTE: If a translator is required, please advise when reserving time to speak**

**AGENDA - COUNCIL MEETING Tuesday, September 13, 2016 - 1:30 PM**  
**COUNCIL CHAMBER - SECOND FLOOR - CITY HALL**

**PRESENTATIONS**

**2:00 P.M. – INVOCATION AND PLEDGE OF ALLEGIANCE**

**Council Member Laster**

**ROLL CALL AND ADOPT MINUTES OF PREVIOUS MINUTES**

**PUBLIC SPEAKERS** - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office.

**NOTE: If a translator is required, please advise when reserving time to speak**

**SP091316**

**RECESS**

**RECONVENE**

**WEDNESDAY - September 14, 2016 - 9:00 A. M.**

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY THE  
CITY SECRETARY PRIOR TO COMMENCEMENT

**MAYOR'S REPORT**

**CONSENT AGENDA NUMBERS 1 through 33**

**ACCEPT WORK - NUMBERS 1 through 4**

1. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$4,459,876.84 and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC**, for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods -

2.80% over the original contract amount and under 5% contingency amount (4257-132) - **DISTRICTS A - STARDIG; C - COHEN; D - BOYKINS; H - CISNEROS; I - GALLEGOS and K - GREEN**

2. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$4,138,774.75 and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC**, for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods - 1.25% under the original contract amount (4257-133) - **DISTRICTS D - BOYKINS; F - LE; H - CISNEROS; J - LASTER and K - GREEN**
3. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$3,946,220.97 and acceptance of work on contract with **REPIPE CONSTRUCTION, LLC** for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method - 4.93% over the original contract amount (4258-55) - **DISTRICTS C - COHEN and H - CISNEROS**
4. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$739,212.63 and acceptance of work on contract with **STATEWIDE SERVICES, INC** for FY 10 Water Distribution System Rehabilitation and Renewal - 29.08% under the original contract amount (WA10873-05)

#### **PURCHASING AND TABULATION OF BIDS - NUMBERS 5 through 10**

5. **SHI GOVERNMENT SOLUTIONS, INC** for approval of spending authority in an amount not to exceed \$2,651,250.75 for Microsoft Enterprise Agreement & Server Cloud Enrollment Licenses and Maintenance through the Texas Department of Information Resources for the Houston Airport System - 3 Years - Enterprise Fund
6. **BASELINE PAVING & CONSTRUCTION, INC** - \$874,227.00 and **LEE CONSTRUCTION dba LMC CORPORATION** - \$829,000.00 for Construction Services to Paint and Clean the interior and exterior of Terminal A at George Bush Intercontinental Airport/Houston through the Interlocal Agreement for Cooperative Purchasing with the Harris County Department of Education for the Houston Airport System - \$1,703,227.00 - Enterprise Fund
7. **MICROSOFT CORPORATION** for approval of spending authority in an amount not to exceed \$516,899.00 for Microsoft Premier Support Services through the Texas Department of Information Resources for the Houston Airport System - 3 Years - Enterprise Fund
8. **CUSTOM LOGIC DESIGN, INC** for purchase of ZClient Emergency Alert and Dispatch Software Licenses Upgrade, Maintenance and Support Services for the Houston Fire Department - \$83,520.00 - General Fund
9. **SHI GOVERNMENT SOLUTIONS, INC** for approval of spending authority in an amount not to exceed \$7,430,569.00 for Microsoft Software Licenses and Software Maintenance for the fleet of City desktops through the Texas Department of Information Resources for the Houston Information Technology Services, awarded to - Central Services Revolving Fund
10. **MICROSOFT CORPORATION** for approval of spending authority in an

amount not to exceed \$329,400.00 for Microsoft Premier Support Services for the fleet of City servers through the Texas Department of Information Resources for the Houston Information Technology Services, awarded to - Central Service Revolving Fund

### **RESOLUTIONS - NUMBERS 11 through 18**

11. RESOLUTION approving the issuance and sale by Houston Housing Finance Corporation of Multifamily Note (Woodland Christian Towers) - **DISTRICT H - CISNEROS**
12. RESOLUTION designating **THE HIDALGO PARK QUIOSCO** located at 7000 Avenue Q, within the City of Houston as a landmark and protected landmark - **DISTRICT I - GALLEGOS**
13. RESOLUTION designating the **PHYLLIS PALMER and WILLIAM T. PRICE HOUSE** located at 1611 Bass Street within the City of Houston as a landmark and protected landmark - **DISTRICT C - COHEN**
14. RESOLUTION designating **THE DOCTOR and MRS. JAMES G. FLYNN HOUSE** located at 2129 Brentwood Drive, within the City of Houston as a historic landmark - **DISTRICT G - TRAVIS**
15. RESOLUTION designating **THE BROOK HOUSE** located at 5231 Braesvalley Drive, within the City of Houston as a landmark and protected landmark - **DISTRICT C - COHEN**
16. RESOLUTION designating **THE BAMMEL-LONG HOUSE** located at 1203 Edwards Street within the City of Houston as a landmark and protected landmark - **DISTRICT H - CISNEROS**
17. RESOLUTION designating the **CHARLES W. DUNCAN, SR., HOUSE** located at 3664 Inverness Drive within the City of Houston as a landmark and protected landmark - **DISTRICT G - TRAVIS**
18. RESOLUTION designating the **MAYOR OTIS MASSEY HOUSE** located at 2622 Riverside Drive, within the City of Houston as a landmark and protected landmark - **DISTRICT D - BOYKINS**

### **ORDINANCES - NUMBERS 19 through 33**

19. ORDINANCE approving and authorizing first amendment to Loan Agreement between the City of Houston and **WOODLAND CHRISTIAN TOWERS, INC., joined by WOODLAND TOWERS, L.P.**, for the Renovation of a 127 unit Affordable Housing Community in the vicinity of 600 East Tidwell Road in Houston, Texas - **DISTRICT H - CISNEROS**
20. ORDINANCE relating to the Fiscal Affairs of the **MIDTOWN REDEVELOPMENT AUTHORITY** on behalf of **REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS (MIDTOWN ZONE)**; approving the Fiscal Year 2017 Operating Budget for the Authority and the Fiscal Years 2017-2021 Capital Improvement Plan Budget for the Zone - **DISTRICTS C - COHEN and D - BOYKINS**
21. ORDINANCE relating to the Fiscal Affairs of the **MAIN STREET/MARKET**

**SQUARE REDEVELOPMENT AUTHORITY d/b/a DOWNTOWN REDEVELOPMENT AUTHORITY on behalf of REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE);** approving the Fiscal Year 2017 Operating Budget for the Authority and the Fiscal Years 2017-2021 Capital Improvement Projects Budget for the Zone **DISTRICTS C - COHEN and I - GALLEGOS**

22. **ORDINANCE relating to the Fiscal Affairs of the UPTOWN REDEVELOPMENT AUTHORITY on behalf of REINVESTMENT ZONE NUMBER SIXTEEN, CITY OF HOUSTON, TEXAS (UPTOWN ZONE);** approving the Fiscal Year 2017 Operating Budget for the Authority and the Fiscal Years 2017-2021 Capital Improvements Budget for the Zone - **DISTRICTS C - COHEN and G - TRAVIS**
23. **ORDINANCE** approving the submission of a grant application to the **TEXAS PARKS AND WILDLIFE DEPARTMENT** for project to develop outdoor amenities on 424 Westheimer Road; declaring the City's eligibility for such grant; authorizing the Director of the Houston Parks and Recreation Department to act as the City's representative in the application process; authorizing the Director to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant - **DISTRICT C - COHEN**
24. **ORDINANCE** approving submission of a grant application to the **TEXAS COASTAL MANAGEMENT PROGRAM** for Restoration of industrial property between Buffalo Bend Nature Park and Hidalgo Park, and construction of a Hike and Bike Trail along the bank of Buffalo Bayou, in connection with the Buffalo Bend-Hidalgo Greenway Project; declaring the City's eligibility for such grant; authorizing the Director of the Houston Parks and Recreation Department to act as the City's representative in the application process; authorizing the Director to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant - **DISTRICT I - GALLEGOS**
25. **ORDINANCE** relating to the Retail Water and Sewer Rates of **NITSCH AND SON UTILITY COMPANY, INC;** setting a hearing regarding just and reasonable rates to be observed within the City of Houston - **DISTRICT H - CISNEROS**  
**HEARING DATE - 9:00 A.M. - WEDNESDAY - OCTOBER 5, 2016**
26. **ORDINANCE** appropriating \$250,000.00 out of Airports Improvement Fund as an additional appropriation for construction contract between the City of Houston and **THE GONZALEZ GROUP, LP,** (Approved by Ordinance No. 2015-926) for Light Pole Replacement at George Bush Intercontinental Airport/Houston (Project No. 712) - **DISTRICT B - DAVIS**
27. **\*\*ITEM PULLED - Please see corrected caption in Supplemental Posting**
28. **ORDINANCE** approving Parking Lease between the City of Houston, Texas, landlord, and **WAREHOUSE ASSOCIATES CORPORATE CENTRE SHEPHERD, LTD.,** for a Gated Parking Lot under the Shepherd Overpass, south of 11th Street and north of 6th Street, Houston, Texas, for use by tenant for employee and visitor parking - **DISTRICT C - COHEN**
29. **ORDINANCE** approving and authorizing second amendment to Untreated

- Water Supply Contract between the City of Houston and **ENTERPRISE HOUSTON SHIP CHANNEL, LP** (Approved by Ordinance No. 1996-209).
30. ORDINANCE approving and authorizing Third Supplement to Projects Contract between the City of Houston, Texas and the **COASTAL WATER AUTHORITY** approved by Ordinance No. 2009-0053; authorizing a pledge for additional funds out of the Water and Sewer General Purpose Fund established under Ordinance No. 2004-299, consistent with the third supplement
  31. MUNICIPAL setting designation ordinance prohibiting the use of designated groundwater beneath a tract of land containing 2.6825 acres commonly known as 3025 Maxroy Street, Houston, Harris County, Texas; and supporting issuance of a Municipal Setting Designation by the Texas Commission on Environmental Quality - **DISTRICT C - COHEN**
  32. ORDINANCE approving and authorizing Professional Engineering Services Contract between the City of Houston and **LOCKWOOD, ANDREWS & NEWNAM, INC** for Water System Model Building, Master Planning and Field Support; providing a maximum contract amount \$1,750,000.00 - Enterprise Fund
  33. ORDINANCE appropriating \$20,000.00 out of Metro Projects Construction DDSRF and \$20,000.00 out of Street & Traffic Control and Storm Drainage DDSRF; approving and authorizing Professional Construction Management and Inspection Services Agreement between the City of Houston and **IDCUS, INC** for Paving and Drainage Construction Project

#### **END OF CONSENT AGENDA**

#### **CONSIDERATION OF MATTERS REMOVED FROM CONSENT AGENDA**

##### **MATTERS HELD - NUMBER 34**

34. ORDINANCE approving and authorizing submission of the Action Plan for Disaster Recovery - 2015 Flood Events to the United States Department of Housing and Urban Development, including the application for Community Development Block Grant Disaster Recovery Funds associated with 2015 Flood Events, in the amount of \$66,560,000; acceptance of the aforementioned grant, if awarded  
**TAGGED BY COUNCIL MEMBERS STARDIG, LASTER and DAVIS**  
This was Item 9 on Agenda of September 7, 2016

##### **SUPPLEMENTAL POSTING - NUMBERS 35 through 40**

35. RECOMMENDATION from the Director of the Finance Department to place the proposed 2016 tax rate of \$0.586420 /\$100 of value on the September 21, 2016 Council Agenda or such other date that meets the requirements of the Texas Property Tax Code, and provide for the publication of the notice of related information
36. ORDINANCE appropriating \$425,000.00 out of FY17 Equipment Acquisition Consolidated Fund for Purchase of Microsoft Server Cloud Enrollment (SCE) Licenses and Maintenance Upgrades for the Houston Fire Department and the

Municipal Courts Department

37. **SHI GOVERNMENT SOLUTIONS, INC** for approval of spending authority in an amount not to exceed \$2,041,842.90 for Microsoft Server Cloud Enrollment Licenses and Maintenance through the Texas Department of Information Resources for the Houston Information Technology Services - 3 Years - HITS Central Services Chargeback and Equipment Acquisition Consolidation Funds

**This item should only be considered after passage of Item 36 above**

38. **OBJECTWIN TECHNOLOGY, INC** for approval of spending authority in an amount not to exceed \$162,000.00 for SAP Enhancements, Professional Services, Consulting Services and Support through the Texas Department of Information Resources for the Houston Information Technology Services - Equipment Acquisition Consolidated Fund
39. ORDINANCE appropriating \$23,600.00 out of Parks and Recreation Dedication Fund (4035); approving the purchase of Lot 11, Block 10, Highland Acre Homes Annex 3, known as 0 Lucky Street, Houston, Harris County, Texas (Parcel BY17-051) at a Harris County Tax Sale for the Houston Parks and Recreation Department - **DISTRICT A - STARDIG**
40. **NOTE: CORRECTED ITEM 27 PREVIOUSLY POSTED ON AGENDA OF SEPT. 13 & 14, 2016**  
ORDINANCE appropriating \$13,000,000.00 out of Airports Improvement Fund as an additional appropriation for Three On-Call Professional Design Services Contracts between the City of Houston and **RS&H, INC, JACOBS ENGINEERING GROUP, INC** and **PIERCE GOODWIN ALEXANDER & LINVILLE, INC** for the Houston Airport System (Project Nos. 715A, 715B and 715C); amending Ordinance No. 2012-839 to increase the maximum contract amount - **DISTRICTS B - DAVIS; E - MARTIN and I - GALLEGOS**

**MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Knox first**

**ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER**

**NOTE** WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED.

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSITIONED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE (HOUSTON CITY CODE 2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

Item Creation Date:

SP091316

Agenda Item#:

### **ATTACHMENTS:**

**Description**

SP091316

**Type**

Signed Cover sheet

**CITY COUNCIL CHAMBER - CITY HALL 2nd FLOOR – TUESDAY**  
**September 13, 2016 – 2:00 PM**

**NON-AGENDA**

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**3MIN**

**3MIN**

**3MIN**

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MS. DEBORAH ALLEN – P. O. Box 263252 – 77207 - 713-264-0127 – Standing Ovation

MR. VICTOR REED – 4745 Angleton St. – 77033 – 713-249-0549 – Streets and drainage needs to be fixed in black neighborhoods

MR. R. J. BOBBY TAYLOR – P.O. Box 202021 – 77220 – 832-870-7673 – Mayor Turner problem or solution concerning 1969, 1972 behavior 1979

MR. ANTHONY DONNAN – No Address – No Phone – Constitutional rights

MS. ROSEMARY CLARK – 15034 Morganson St. – 77084 – 832-494-6509 – Boxing Gym in Sunnyside

***PREVIOUS***

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**1MIN**

**1MIN**

**1MIN**

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PRESIDENT JOSEPH CHARLES – P.O. Box 524373 - 77052 – 346-203-6873 – HPD-P/O-K S Will-  
assassination w/B Obama-Biden Jr.-P/C-McClelland-E Emmett w/c-E Gonzalez-w/R Perry



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District A, District C, District D, District H, District I, District K

Item Creation Date: 8/23/2016

20JA1668 Accept Work/PM Construction & Rehab

Agenda Item#: 1.

### **Summary:**

RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$4,459,876.84 and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC**, for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods - 2.80% over the original contract amount and under 5% contingency amount (4257-132) - **DISTRICTS A - STARDIG; C - COHEN; D - BOYKINS; H - CISNEROS; I - GALLEGOS and K - GREEN**

### **Background:**

**SUBJECT:** Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods, WBS# R-000295-0042-4.

**RECOMMENDATION:** (Summary) Pass a motion to approve the final contract amount of \$4,459,876.84, which is 2.80% over the original contract amount and under 5% contingency amount, accept the work, and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the Neighborhood Sewer Rehabilitation Program and was required to renew/replace various deteriorated neighborhood collection systems throughout the City. The project involved sanitary sewer rehabilitation by sliplining and pipe bursting methods. The purpose was to reduce sanitary sewer overflows, which was accomplished by renewal/rehabilitation of deteriorated collection systems.

**DESCRIPTION/SCOPE:** This project consisted of sanitary sewer rehabilitation by sliplining and pipe bursting methods. The project was awarded to PM Construction & Rehab, LLC with an original contract amount of \$4,338,439.30. The Notice to Proceed date was 06/04/2013 and the project had 540 calendar days for completion.

**LOCATION:** The work order project area was located at various locations within Council Districts A, C, D, H, I and K.

**CONTRACT COMPLETION AND COST:** The contractor, PM Construction & Rehab, LLC, has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$4,459,876.84, an increase of \$121,437.54 or 2.80% over the original contract amount. More pipe replacement and pipe bursting were needed than anticipated.

The final amount of this work order contract was not affected by Change Orders No. 1 and No. 2.

**MWDBE PARTICIPATION:** The MWDBE goal for this project was 24%. According to the Office of Business Opportunity, the actual participation was 23.45%. The contractor was awarded a “Satisfactory” rating from the Office of Business Opportunity.

**Prior Council Action:**

Ordinance 2013-0098, dated 02/06/2013

**Amount of Funding:**

No additional funding required.

Original appropriation of \$4,615,361.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

**Contact Information:**

Jason Iken, P.E.  
Senior Assistant Director  
Phone: (832) 395-4989

**ATTACHMENTS:**

**Description**


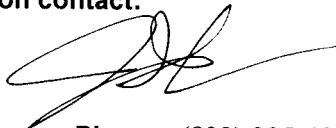
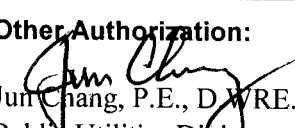
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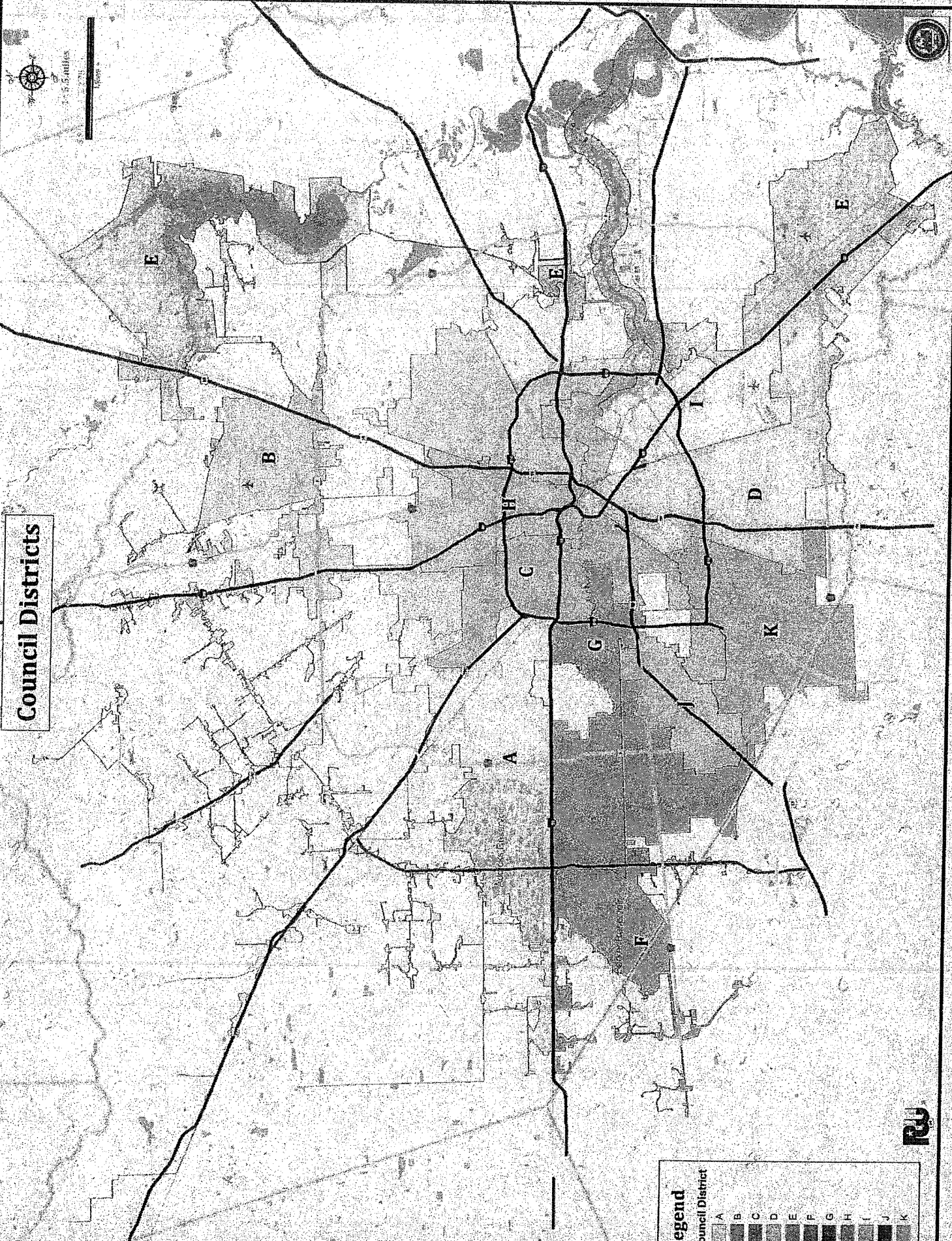
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods WBS# R-000295-0042-4		<b>Page</b> 1 of 1	<b>Agenda Item #</b>
<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering		<b>Origination Date</b>	<b>Agenda Date</b>
<b>DIRECTOR'S SIGNATURE</b>  Dale A. Rudick, P.E.		<b>Council District affected:</b> A, C, D, H, I and K	
<b>For additional information contact:</b>  Jason Iken, P.E. Senior Assistant Director <b>Phone:</b> (832) 395-4989		<b>Date and identification of prior authorizing Council action:</b> Ordinance No. 2013-98, dated 02/06/2013	
<b>RECOMMENDATION: (Summary)</b> Pass a motion to approve the final contract amount of \$4,459,876.84, which is 2.80% over the original contract amount and under 5% contingency amount, accept the work, and authorize final payment.			
<b>Amount and Source of Funding:</b> No additional funding required.		<i>W.P. 8/8/2016</i> Original appropriation of \$4,615,361.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.	
<b>SPECIFIC EXPLANATION:</b> <p><b>PROJECT NOTICE/JUSTIFICATION:</b> This project was part of the Neighborhood Sewer Rehabilitation Program and was required to renew/replace various deteriorated neighborhood collection systems throughout the City. The project involved sanitary sewer rehabilitation by sliplining and pipe bursting methods. The purpose was to reduce sanitary sewer overflows, which was accomplished by renewal/rehabilitation of deteriorated collection systems.</p> <p><b>DESCRIPTION/SCOPE:</b> This project consisted of sanitary sewer rehabilitation by sliplining and pipe bursting methods. The project was awarded to PM Construction &amp; Rehab, LLC with an original contract amount of \$4,338,439.30. The Notice to Proceed date was 06/04/2013 and the project had 540 calendar days for completion.</p> <p><b>LOCATION:</b> The work order project area was located at various locations within Council Districts A, C, D, H, I and K.</p> <p><b>CONTRACT COMPLETION AND COST:</b> The contractor, PM Construction &amp; Rehab, LLC, has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$4,459,876.84, an increase of \$121,437.54 or 2.80% over the original contract amount. More pipe replacement and pipe bursting were needed than anticipated.</p> <p>The final amount of this work order contract was not affected by Change Orders No. 1 and No. 2.</p> <p><b>MWDBE PARTICIPATION:</b> The MWDBE goal for this project was 24%. According to the Office of Business Opportunity, the actual participation was 23.45%. The contractor was awarded a "Satisfactory" rating from the Office of Business Opportunity.</p> <p>DAR:JC:JI:DR:MB:al Attachments</p>			
<b>Project File 4257-132</b>		<b>REQUIRED AUTHORIZATION</b>	
<b>CUIC ID# 20JAI668</b>		<b>Finance Department</b>	
<b>Other Authorization:</b>		<b>Other Authorization:</b>  Jun Chang, P.E., D.WRE., Deputy Director Public Utilities Division	

# Council Districts



CUTCH 20JAI668





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District D, District F, District H, District J, District K

Item Creation Date: 8/23/2016

20JAI669 Accept Work/PM Construction & Rehab

Agenda Item#: 2.

### **Summary:**

RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$4,138,774.75 and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC**, for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods - 1.25% under the original contract amount (4257-133) - **DISTRICTS D - BOYKINS; F - LE; H - CISNEROS; J - LASTER and K - GREEN**

### **Background:**

SUBJECT: Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods, WBS# R-000295-0043-4.

RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$4,138,774.75, which is 1.25% under the original contract amount, accept the work, and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the Neighborhood Sewer Rehabilitation Program and was required to renew/replace various deteriorated neighborhood collection systems throughout the City. The project involved sanitary sewer rehabilitation by sliplining and pipe bursting methods. The purpose was to reduce sanitary sewer overflows, which was accomplished by renewal/rehabilitation of deteriorated collection systems.

DESCRIPTION/SCOPE: This project consisted of sanitary sewer rehabilitation by sliplining and pipe bursting methods. The project was awarded to PM Construction & Rehab, LLC with an original contract amount of \$4,190,961.46. The Notice to Proceed date was 07/02/2013 and the project had 540 calendar days for completion.

LOCATION: The work order project area was located at various locations within Council Districts D, F, H, J and K.

CONTRACT COMPLETION AND COST: The contractor, PM Construction & Rehab, LLC, has completed the work under the contract. The contract was completed within the contract time with an additional 90 days approved by Change Order No. 4. The final cost of the project is \$4,138,774.75, a decrease of \$52,186.71 or 1.25% under the original contract amount. Less removal and replacement of asphaltic concrete pavement was needed than anticipated.

The final amount of this work order contract was not affected by Change Orders No. 1, No. 2, No. 3, No. 4, No. 5 and No. 6.

**MWDBE PARTICIPATION:** The MWDBE goal for this project was 24%. According to the Office of Business Opportunity, the actual participation was 24.43%. The contractor was awarded a “Satisfactory” rating from the Office of Business Opportunity.

**Prior Council Action:**

Ordinance 2013-0273, dated 03/27/2013

**Amount of Funding:**

No additional funding required.

Original appropriation of \$4,460,510.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

**Contact Information:**

Jason Iken, P.E.  
Senior Assistant Director  
Phone: (832) 395-4989

**ATTACHMENTS:**

**Description**

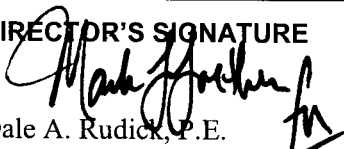
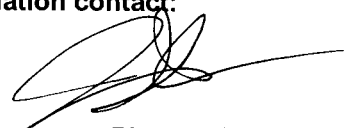
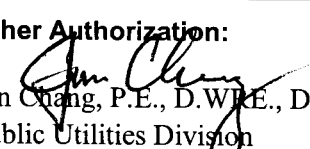
Signed RCA  
Map

**Type**

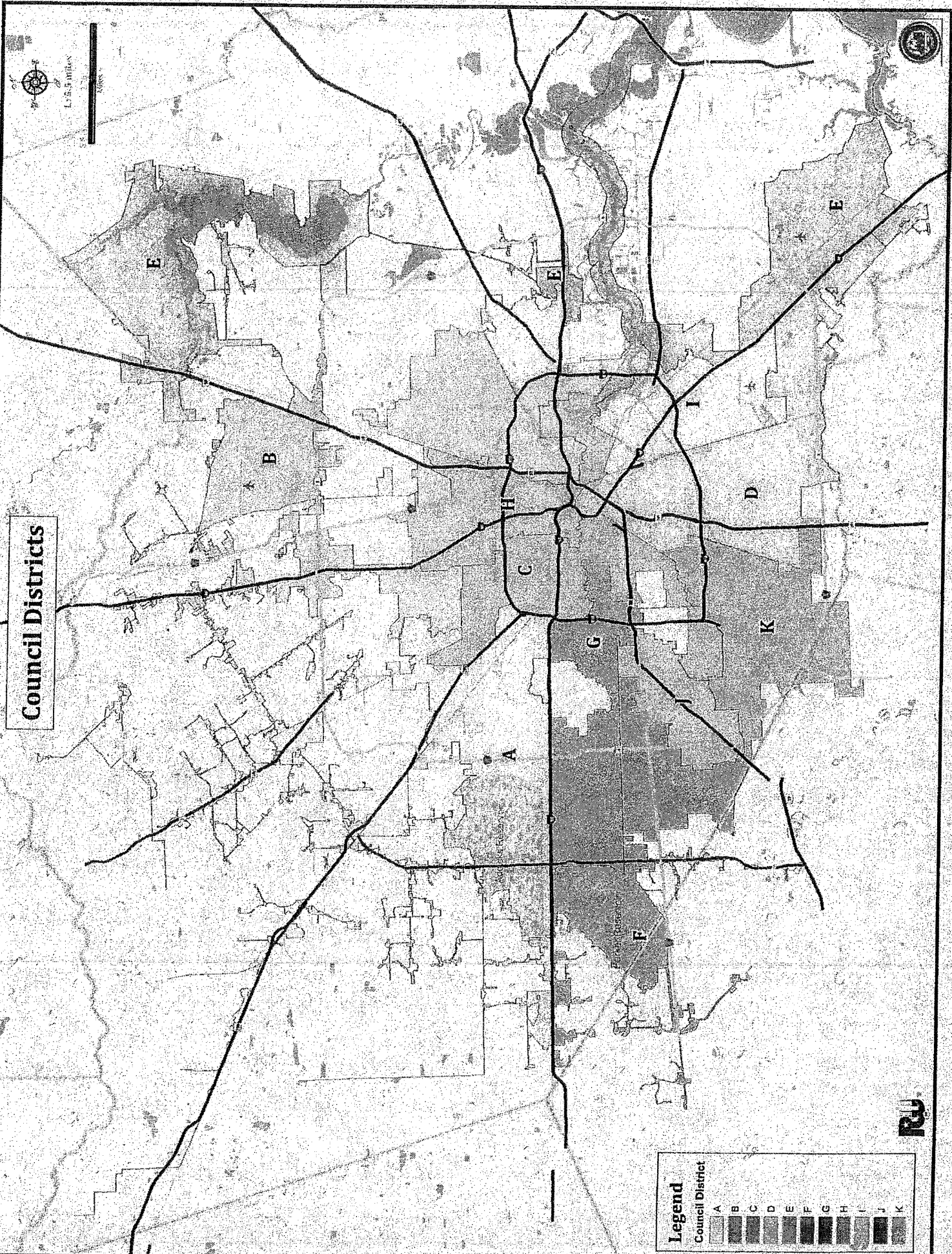
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods WBS# R-000295-0043-4		<b>Page</b> 1 of 1	<b>Agenda Item #</b>
<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering		<b>Origination Date</b>	<b>Agenda Date</b>
<b>DIRECTOR'S SIGNATURE</b>  Dale A. Rudick, P.E.		<b>Council District affected:</b> D, F, H, J and K	
<b>For additional information contact:</b>  Jason Iken, P.E. Senior Assistant Director Phone: (832) 395-4989		<b>Date and identification of prior authorizing Council action:</b> Ordinance No. 2013-273, dated 03/27/2013	
<b>RECOMMENDATION: (Summary)</b> Pass a motion to approve the final contract amount of \$4,138,774.75, which is 1.25% under the original contract amount, accept the work, and authorize final payment.			
<b>Amount and Source of Funding:</b> No additional funding required. <i>M.P. 8/15/2016</i> Original appropriation of \$4,460,510.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.			
<b>SPECIFIC EXPLANATION:</b>			
<b>PROJECT NOTICE/JUSTIFICATION:</b> This project was part of the Neighborhood Sewer Rehabilitation Program and was required to renew/replace various deteriorated neighborhood collection systems throughout the City. The project involved sanitary sewer rehabilitation by sliplining and pipe bursting methods. The purpose was to reduce sanitary sewer overflows, which was accomplished by renewal/rehabilitation of deteriorated collection systems.			
<b>DESCRIPTION/SCOPE:</b> This project consisted of sanitary sewer rehabilitation by sliplining and pipe bursting methods. The project was awarded to PM Construction & Rehab, LLC with an original contract amount of \$4,190,961.46. The Notice to Proceed date was 07/02/2013 and the project had 540 calendar days for completion.			
<b>LOCATION:</b> The work order project area was located at various locations within Council Districts D, F, H, J and K.			
<b>CONTRACT COMPLETION AND COST:</b> The contractor, PM Construction & Rehab, LLC, has completed the work under the contract. The contract was completed within the contract time with an additional 90 days approved by Change Order No. 4. The final cost of the project is \$4,138,774.75, a decrease of \$52,186.71 or 1.25% under the original contract amount. Less removal and replacement of asphaltic concrete pavement was needed than anticipated.			
The final amount of this work order contract was not affected by Change Orders No. 1, No. 2, No. 3, No. 4, No. 5 and No. 6.			
<b>MWDBE PARTICIPATION:</b> The MWDBE goal for this project was 24%. According to the Office of Business Opportunity, the actual participation was 24.43%. The contractor was awarded a "Satisfactory" rating from the Office of Business Opportunity.			
DAR:JC:JE:DR:MB:al Attachments			
<b>Project File 4257-133</b>		<b>REQUIRED AUTHORIZATION</b>	
<b>Finance Department</b>		<b>CUIC ID# 20JAI669</b>	
<b>Other Authorization:</b>		<b>Other Authorization:</b>  Jun Chang, P.E., D.W.R.E., Deputy Director Public Utilities Division	

# Council Districts



CWIC # 2021A1669





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C, District H

Item Creation Date: 8/23/2016

20JAI671 Accept Work/RePipe Construction

Agenda Item#: 3.

### **Summary:**

RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$3,946,220.97 and acceptance of work on contract with **REPIPE CONSTRUCTION, LLC** for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method - 4.93% over the original contract amount (4258-55) - **DISTRICTS C - COHEN and H - CISNEROS**

### **Background:**

**SUBJECT:** Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods, Accept Work for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS), WBS# R-002013-0031-4.

**RECOMMENDATION:** (Summary) Pass a motion to approve the final contract amount of \$3,946,220.97, which is 4.93% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the Neighborhood Sewer Rehabilitation Program and was required to renew/replace various deteriorated neighborhood collection systems throughout the City. The project involved sanitary sewer rehabilitation by cured-in-place method. The purpose was to reduce sanitary sewer overflows, which was accomplished by renewal/rehabilitation of deteriorated collection systems.

**DESCRIPTION/SCOPE:** This project consisted of sanitary sewer rehabilitation by cured-in-place pipe method. The project was awarded to RePipe Construction, LLC with an original contract amount of \$3,760,897.39. The Notice to Proceed date was 04/23/2013 and the project had 540 calendar days for completion.

**LOCATION:** The work order project area was located at various locations within Council Districts C and H.

**CONTRACT COMPLETION AND COST:** The contractor, RePipe Construction, LLC, has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$3,946,220.97, an increase of \$185,323.58 or 4.93% over the original contract amount. More diversion pumping was needed than anticipated.

The final amount of this work order contract was not affected by Change Orders No. 1 and No. 2.

**MWDBE PARTICIPATION:** The MWDBE goal for this project was 18%. According to the Office of Business Opportunity, the actual participation was 19.42%. The contractor was awarded a “Outstanding” rating from the Office of Business Opportunity.

**Prior Council Action:**

Ordinance 2012-1064, dated 12/12/2012

**Amount of Funding:**

No additional funding required.

Original appropriation of \$3,978,942.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

**Contact Information:**

Jason Iken, P.E.  
Senior Assistant Director  
Phone: (832) 395-4989

**ATTACHMENTS:**

**Description**


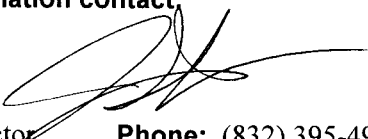
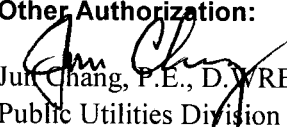
Signed RCA  
Map

**Type**

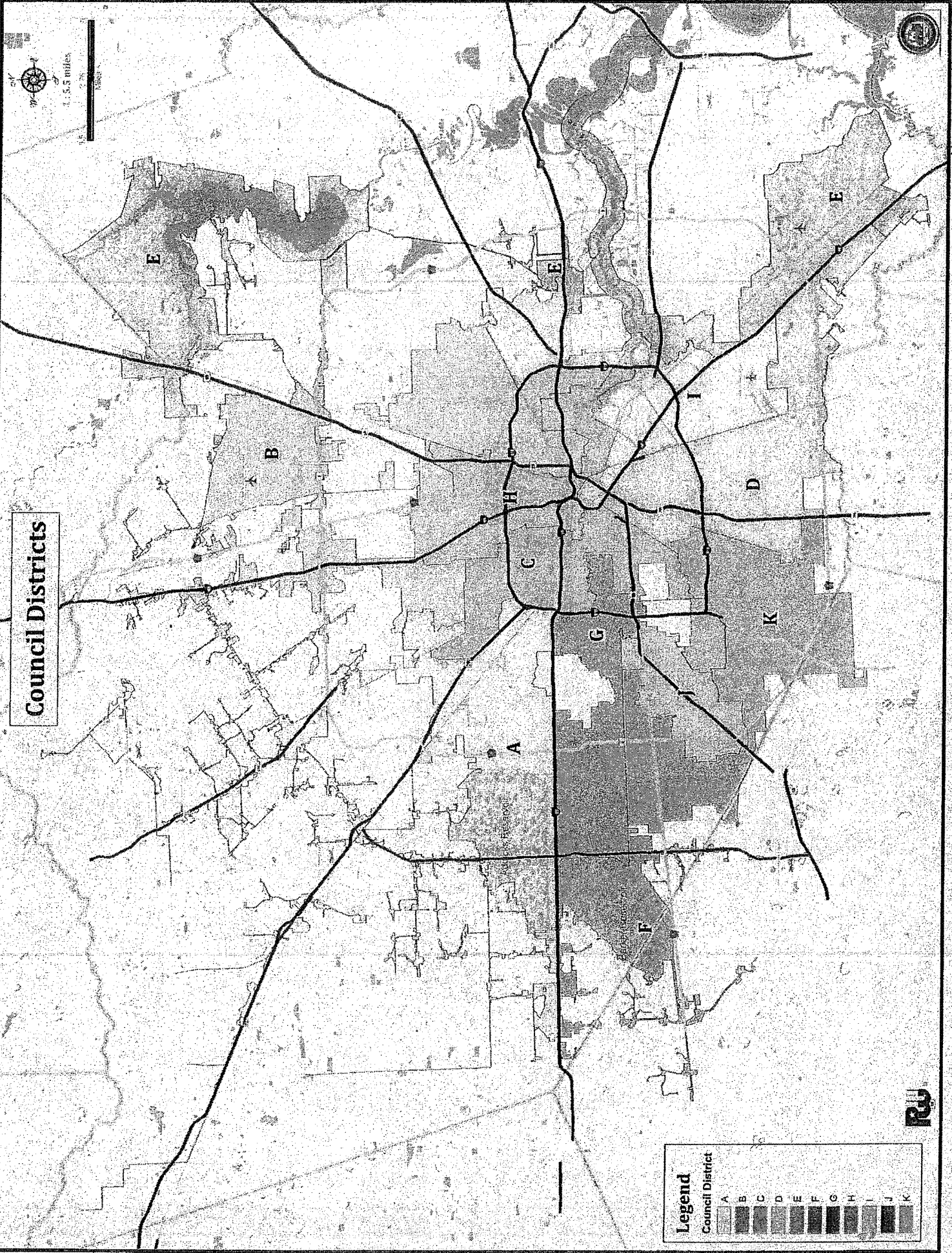
Signed Cover sheet  
Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Accept Work for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS) WBS# R-002013-0031-4		<b>Page</b> 1 of 1	<b>Agenda Item #</b>
<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering		<b>Origination Date</b>	<b>Agenda Date</b>
<b>DIRECTOR'S SIGNATURE:</b>  Dale A. Rudick, P.E.		<b>Council District affected:</b> C and H	
<b>For additional information contact:</b>  Jason Iken, P.E. Senior Assistant Director <b>Phone:</b> (832) 395-4989		<b>Date and identification of prior authorizing Council action:</b> Ordinance No. 2012-1064, dated 12/12/2012	
<b>RECOMMENDATION: (Summary)</b> Pass a motion to approve the final contract amount of \$3,946,220.97, which is 4.93% over the original contract amount and under the 5% contingency amount, accept the work, and authorize final payment.			
<b>Amount and Source of Funding:</b> No additional funding required. <i>M.P. 8/15/2016</i> Original appropriation of \$3,978,942.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.			
<b>SPECIFIC EXPLANATION:</b> <p><b>PROJECT NOTICE/JUSTIFICATION:</b> This project was part of the Neighborhood Sewer Rehabilitation Program and was required to renew/replace various deteriorated neighborhood collection systems throughout the City. The project involved sanitary sewer rehabilitation by cured-in-place method. The purpose was to reduce sanitary sewer overflows, which was accomplished by renewal/rehabilitation of deteriorated collection systems.</p> <p><b>DESCRIPTION/SCOPE:</b> This project consisted of sanitary sewer rehabilitation by cured-in-place pipe method. The project was awarded to RePipe Construction, LLC with an original contract amount of \$3,760,897.39. The Notice to Proceed date was 04/23/2013 and the project had 540 calendar days for completion.</p> <p><b>LOCATION:</b> The work order project area was located at various locations within Council Districts C and H.</p> <p><b>CONTRACT COMPLETION AND COST:</b> The contractor, RePipe Construction, LLC, has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$3,946,220.97, an increase of \$185,323.58 or 4.93% over the original contract amount. More diversion pumping was needed than anticipated.</p> <p>The final amount of this work order contract was not affected by Change Orders No. 1 and No. 2.</p> <p><b>MWDBE PARTICIPATION:</b> The MWDBE goal for this project was 18%. According to the Office of Business Opportunity, the actual participation was 19.42%. The contractor was awarded a "Outstanding" rating from the Office of Business Opportunity.</p> <p>DAR:JC:JI:DR:MB:al Attachments</p>			
<b>Project File 4258-55</b>		<b>REQUIRED AUTHORIZATION</b>	
<b>Finance Department</b>		<b>CUIC ID# 20JAI671</b>	
<b>Other Authorization:</b>		<b>Other Authorization:</b>  Jun Chang, P.E., D.WRE., Deputy Director Public Utilities Division	

# Council Districts



**Legend**  
Council District

A	B	C	D	E	F	G	H	I	J	K
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CWIC# 20 JN1671



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/25/2016

20YWF89 Accept Work/Statewide

Agenda Item#: 4.

### **Summary:**

RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$739,212.63 and acceptance of work on contract with **STATEWIDE SERVICES, INC** for FY 10 Water Distribution System Rehabilitation and Renewal - 29.08% under the original contract amount (WA10873-05)

### **Background:**

SUBJECT: Accept Work for FY 10 Water Distribution System Rehabilitation and Renewal, WBS No. S-000MAO-0005-4, File No. WA 10873-05.

RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$739,212.63, which is 29.08% under the original contract amount, accept the work, and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided for the on-call repair of water lines up to 16-inches in diameter in the distribution system on an emergency basis throughout the City.

DESCRIPTION/SCOPE: This project consisted of the repair, improvement and/or new installation of main water lines and service lines. The main lines ranged in diameter up to 16 inches and the water service line ranged in size from ¾-inch to 2-inches in diameter. The contract was awarded to Statewide Services, Inc. with an original contract amount \$1,042,330.40. The Notice to Proceed date was 07/07/2010 and the contract duration for this project was 365 calendar days.

LOCATION: The work performed under the contract included all locations within all the Council Districts.

CONTRACT COMPLETION AND COST: The Contractor, Statewide Services Inc. has completed the work orders issued to them. The final cost of the project, including overrun and underrun of estimated bid quantities and previously approved Change Orders No. 1 and No. 2 is \$739,212.63, a decrease of \$303,117.77 or 29.08% under the original contract amount. The contract was not closed in a timely manner because the contractor Statewide Services did not meet certain contract requirements. Several attempts were made to contact the contractor to resolve the pending issues with no response. The contract expired on July 7, 2011. Due to failure of the contractor to meet contractual requirements, the Surety company Washington International Insurance Company took

over the contract and will receive the remaining contract funds.

**MWBE PARTICIPATION:** The MWBE goal for this project was 21%. According to the Office of Business Opportunity, the actual participation was 24.21 %. The contractor was awarded a “Satisfactory” rating.

**Prior Council Action:**

Ordinance No. 2010-0481, dated 06/16/10

**Amount of Funding:**

No additional funding required. Original appropriation of \$1,154,447.00 from the Water and Sewer System Operating Fund No. 8300.

**Contact Information:**

Yvonne W. Forrest  
Phone: 832-395-2847  
Senior Assistant Director

**ATTACHMENTS:**

**Description**

Signed RCA

**Type**

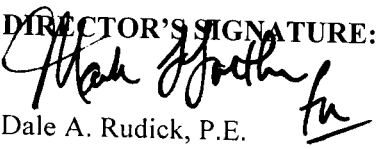
Signed Cover sheet


TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Accept Work for FY 10 Water Distribution System Rehabilitation and Renewal WBS No. S-000MAO-0005-4, File No. WA 10873-05	<b>Page</b> 1 of 1	<b>Agenda Item #</b>
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<b>FROM: (Department or other point of origin):</b> Department of Public Works and Engineering	<b>Origination Date:</b>	<b>Agenda Date:</b>
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<b>DIRECTOR'S SIGNATURE:</b>  Dale A. Rudick, P.E.	<b>Council District affected:</b> All
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<b>For additional information contact:</b>  Yvonne W. Forrest Phone: 832-395-2847 Senior Assistant Director	<b>Date and identification of prior authorizing Council action:</b> Ordinance No. 2010-481, Dated 06/16/10
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**RECOMMENDATION: (Summary)**  
Pass a motion to approve the final contract amount of \$739,212.63, which is 29.08% under the original contract amount, accept the work, and authorize final payment.

**Amount and Source of Funding:** No additional funding required. Original appropriation of \$1,154,447.00 from the Water and Sewer System Operating Fund No. 8300.


**PROJECT NOTICE/JUSTIFICATION:** Under this project, the contractor provided for the on-call repair of water lines up to 16-inches in diameter in the distribution system on an emergency basis throughout the City.

**DESCRIPTION/SCOPE:** This project consisted of the repair, improvement and/or new installation of main water lines and service lines. The main lines ranged in diameter up to 16 inches and the water service line ranged in size from 3/4-inch to 2-inches in diameter. The contract was awarded to Statewide Services, Inc. with an original contract amount \$1,042,330.40. The Notice to Proceed date was 07/07/2010 and the contract duration for this project was 365 calendar days.

**LOCATION:** The work performed under the contract included all locations within all the Council Districts.

**CONTRACT COMPLETION AND COST:** The Contractor, Statewide Services Inc. has completed the work orders issued to them. The final cost of the project, including overrun and underrun of estimated bid quantities and previously approved Change Orders No. 1 and No. 2 is \$739,212.63, a decrease of \$303,117.77 or 29.08% under the original contract amount. The contract was not closed in a timely manner because the contractor Statewide Services did not meet certain contract requirements. Several attempts were made to contact the contractor to resolve the pending issues with no response. The contract expired on July 7, 2011. Due to failure of the contractor to meet contractual requirements, the Surety company Washington International Insurance Company took over the contract and will receive the remaining contract funds.

**M/WBE PARTICIPATION:** The MWBE goal for this project was 21%. According to the Office of Business Opportunity, the actual participation was 24.21 %. The contractor was awarded a "Satisfactory" rating.

<b>File No. WA10873-05</b>	<b>REQUIRED AUTHORIZATION</b>	<b>CUIC# 20YWF89</b>
<b>Finance Department:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>  Jun Chang, P.E., D.WRE, Deputy Director Public Utilities Division



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/23/2016

H25970 - Microsoft Enterprise Agreement & Server Cloud  
Enrollment Licenses - MOTION

Agenda Item#: 5.

### **Summary:**

**SHI GOVERNMENT SOLUTIONS, INC** for approval of spending authority in an amount not to exceed \$2,651,250.75 for Microsoft Enterprise Agreement & Server Cloud Enrollment Licenses and Maintenance through the Texas Department of Information Resources for the Houston Airport System - 3 Years - Enterprise Fund

### **Background:**

**S17-H25970 - Approve spending authority for the purchase of a three year Microsoft Enterprise Agreement and Server Cloud Enrollment licenses and maintenance in an amount not to exceed \$2,651,250.75 for the Houston Airport System.**

### **Specific Explanation:**

The Director of Houston Airport System and the Chief Procurement Officer recommend that City Council approve spending authority for the purchase of a **three year agreement** for Microsoft Enterprise Agreement and Server Cloud Enrollment licenses and maintenance in an amount not to exceed **\$2,651,250.75** through **Texas Department of Information Resources (DIR)** for the Houston Airport System (HAS) and that authorization be given to issue purchase orders, as necessary, to DIR Go-Direct vendor and authorized Microsoft Reseller, **SHI Government Solutions, Inc.**

The HAS Microsoft Enterprise Agreement (EA) covers volume licensing for Windows operating system, Office applications (i.e. Word, Excel, Powerpoint, etc.), Skype, Office 365 (email), Sharepoint, Power BI (Business Intelligence), client administration and platform security tools. The EA also provides software assurance, access to the most current version of all applications, planning services, end-user and technical training. Software covered by the EA may be utilized in the Microsoft cloud, on premise, or a combination of both.

The Server Cloud Enrollment (SCE) covers volume licensing for server operating systems, System Center, SQL database licenses, Sharepoint server, Data center administration, and Azure, which is Microsoft's infrastructure-as-a-service platform. Microsoft System Center is a vital management component that allows proactive monitoring of performance, maintenance of servers in optimal condition and permits virtualization of a large portion of the physical server environment, thereby reducing hardware and other support costs.

**M/WBE Participation:**

M/WBE Zero-Percent Goal Document Approved by the Office of Business Opportunity

**PAY OR PLAY:**

This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/Proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

\_\_\_\_\_  
**John J. Gillespie, Chief Procurement Officer**  
**Signature**  
**Finance/Strategic Procurement Division**

**Department Approval Authority**

Estimated Spending Authority				
DEPARTMENT	FY2017	FY2018	FY2019	TOTAL
Houston Airport System	\$800,982.10	\$881,080.31	\$969,188.34	\$2,651,250.75

**Prior Council Action:**

**Amount of Funding:**

\$2,651,250.75 – HAS-AIF Capital Outlay (8012)

**Contact Information:**

NAME:	DEPARTMENT/ DIVISION	PHONE
Rhonda Arnolds, Director of Community Relations	HAS	(821) 233-1618
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District B

Item Creation Date: 6/24/2016

HAS - Terminal A Painting at IAH

Agenda Item#: 6.

### **Summary:**

**BASELINE PAVING & CONSTRUCTION, INC** - \$874,227.00 and **LEE CONSTRUCTION dba LMC CORPORATION** - \$829,000.00 for Construction Services to Paint and Clean the interior and exterior of Terminal A at George Bush Intercontinental Airport/Houston through the Interlocal Agreement for Cooperative Purchasing with the Harris County Department of Education for the Houston Airport System - \$1,703,227.00 - Enterprise Fund

### **Background:**

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve the purchase of construction services to paint and clean the interior and exterior of Terminal A at George Bush Intercontinental Airport/Houston (IAH) in the total amount of **\$1,703,227.00** through the Interlocal Agreement for Cooperative Purchasing with the Harris County Department of Education for the Houston Airport System. It is further recommended that authorization be provided to issue purchase orders to the Harris County Department of Education's contractors, **Baseline Paving & Construction, Inc.** in the amount of **\$874,227.00** to paint and clean the interior of Terminal A and **LMC Corporation** in the amount of **\$829,000.00** to paint and clean the exterior of Terminal A.

The Houston Airport System solicited bids from the three Choice Partners (a Division of the Harris County Department of Education) contractors who currently have contracts for painting services.

The bid results are as follows:

### **INTERIOR**

<u>Company</u>	<u>Total Amount</u>
<b>Baseline Paving &amp; Construction, Inc.</b>	<b>\$874,227.00</b>
Lee Construction dba as LMC Corporation	\$889,014.98
ERC Environmental & Construction Services	\$956,297.00

### **EXTERIOR**

<u>Company</u>	<u>Total Amount</u>
<b>Lee Construction dba as LMC Corporation</b>	<b>\$829,000.00</b>
Baseline Paving & Construction	\$832,291.00

**INTERIOR SCOPE:**

The scope of work requires the contractor (Baseline Paving & Construction, Inc.) to provide all labor, materials, equipment, tools, transportation, insurance, performance, payment and maintenance bonds and other services necessary to paint and clean the interior of Terminal A without interrupting the daily operations of the Airport. The work includes, but is not limited to, cleaning, priming and painting of all above-ground interior surfaces, including all public corridors, walls, ceilings, doors and door trim, columns, refuse chute rooms and storage areas opening into public corridors. The work does not include painting and cleaning of tenant spaces. The contractor shall have 120 calendar days to complete the work on this project after receipt of the notice to proceed.

**EXTERIOR SCOPE:**

The scope of work requires the contractor (LMC Corporation) to provide all labor, materials, equipment, tools, transportation, insurance, performance, payment and maintenance bonds and other services necessary to paint and clean the exterior of Terminal A without interrupting the daily operations of the Airport. The work includes, but is not limited to, stripping, cleaning, priming and painting of all above-ground exterior surfaces, including aggregate concrete panels, columns, painted concrete, trim fascia and soffits, storefront, doors and frames, windows, metal panels, duct work, wood surfaces and metal railings. The contractor will also be required to remove all of the old joint caulking and sealants, clean and reseal the joints as required to maintain waterproof joints.

**HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance because the department is utilizing an Interlocal or Cooperating Purchasing Agreement for this purchase.

**Director's Signature:**

\_\_\_\_\_  
Mario C. Diaz  
Houston Airport System

**Chief Economic Development Officer's Signature:**

\_\_\_\_\_

Andy Icken  
Office of the Mayor

**PAY OR PLAY PROGRAM:**

This procurement is exempt from the City's 'Pay or Play' Program because the department is utilizing an Interlocal or Cooperating Purchasing Agreement for this purchase.

**M/WBE SUBCONTRACTING:**

This bid was issued as a goal-oriented contract with a 31% M/WBE goal (24% MBE and 7% WBE) participation level.

Baseline Paving & Construction, Inc. has designated the below-named companies as its certified M/WBE subcontractors:

<b>Company Name</b>	<b>Designation</b>	<b>Type of Work</b>	<b>Amount</b>	<b>Percentage</b>
Mitchell Contracting	SBE	Painting Services	\$34,969.08	4%
On the Spot	MBE	Cleaning	\$174,845.40	20%
C&C Traffic Control	WBE	Traffic Control	\$61,195.89	7%
<b>TOTAL</b>			<b>\$271,010.37</b>	<b>31%</b>

LMC Corporation has designated the below-named companies as its certified M/WBE subcontractors:

<b>Company Name</b>	<b>Designation</b>	<b>Type of Work</b>	<b>Amount</b>	<b>Percentage</b>
Mario Garza Painting	MBE	Painting Services	\$198,000.00	24%
Baseline Paving and Construction, Inc.	WBE	Painting Services	\$58,030.00	7%
<b>TOTAL</b>			<b>\$256,030.00</b>	<b>31%</b>

**Fiscal Note:**

Funding for this item is included in the FY2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

**Prior Council Action:**

Not Applicable

**Amount of Funding:**

**\$1,703,227.00** HAS-Revenue (8001)

**Contact Information:**

Rhonda Arnold 281-233-1618  
Robert Barker 281-233-1953

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 9/13/2016

District B

Item Creation Date: 6/24/2016

HAS - Terminal A Painting at IAH

Agenda Item#: 7.

**Background:**

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve the purchase of construction services to paint and clean the interior and exterior of Terminal A at George Bush Intercontinental Airport/Houston (IAH) in the total amount of \$1,703,227.00 through the Interlocal Agreement for Cooperative Purchasing with the Harris County Department of Education for the Houston Airport System. It is further recommended that authorization be provided to issue purchase orders to the Harris County Department of Education's contractors, Baseline Paving & Construction, Inc. in the amount of \$874,227.00 to paint and clean the interior of Terminal A and LMC Corporation in the amount of \$829,000.00 to paint and clean the exterior of Terminal A.

The Houston Airport System solicited bids from the three Choice Partners (a Division of the Harris County Department of Education) contractors who currently have contracts for painting services.

The bid results are as follows:

**INTERIOR**

<u>Company</u>	<u>Total Amount</u>
Baseline Paving & Construction, Inc.	\$874,227.00
Lee Construction dba as LMC Corporation	\$889,014.98
ERC Environmental & Construction Services	\$958,297.00

**EXTERIOR**

<u>Company</u>	<u>Total Amount</u>
Lee Construction dba as LMC Corporation	\$829,000.00
Baseline Paving & Construction	\$832,291.00
ERC Environmental & Construction Services	No Bid

**INTERIOR SCOPE:**

The scope of work requires the contractor (Baseline Paving & Construction, Inc.) to provide all labor, materials, equipment, tools, transportation, insurance, performance, payment and maintenance bonds and other services necessary to paint and clean the interior of Terminal A without interrupting the daily operations of the Airport. The work includes, but is not limited to, cleaning, priming and painting of all above-ground interior surfaces, including all public corridors, walls, ceilings, doors and door trim, columns, refuse chute rooms and storage areas opening into public corridors. The work does not include painting and cleaning of tenant spaces. The contractor shall have 120 calendar days to complete the work on this project after receipt of the notice to proceed.

**EXTERIOR SCOPE:**

The scope of work requires the contractor (LMC Corporation) to provide all labor, materials, equipment, tools, transportation, insurance, performance, payment and maintenance bonds and other services necessary to paint and clean the exterior of Terminal A without interrupting the daily operations of the Airport. The work includes, but is not limited to, stripping, cleaning, priming and painting of all above-ground exterior surfaces, including aggregate concrete panels, columns, painted concrete, trim fascia and soffits, storefront, doors and frames, windows, metal panels, duct work, wood surfaces and metal railings. The contractor will also be required to remove all of the old joint caulking and sealants, clean and reseal the joints as required to maintain waterproof joints.

**HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance because the department is utilizing an Interlocal or Cooperating Purchasing Agreement for this purchase.

**Director's Signature:**



Mario C. Diaz  
Houston Airport System

**Chief Economic Development Officer's Signature:**

\_\_\_\_\_  
Andy Icken  
Office of the Mayor

**PAY OR PLAY PROGRAM:**

This procurement is exempt from the City's 'Pay or Play' Program because the department is utilizing an Interlocal or Cooperating Purchasing Agreement for this purchase.

**M/WBE SUBCONTRACTING:**

This bid was issued as a goal-oriented contract with a 31% MWBE goal (24% MBE and 7% WBE) participation level.

Baseline Paving & Construction, Inc. has designated the below-named companies as its certified MWBE subcontractors:

Company Name	Designation	Type of Work	Amount	Percentage
Mitchell Contracting	SBE	Painting Services	\$34,969.08	4%
On the Spot	MBE	Cleaning	\$174,845.40	20%
C&C Traffic Control	WBE	Traffic Control	\$81,195.89	7%
		<b>TOTAL</b>	<b>\$271,010.37</b>	<b>31%</b>

LMC Corporation has designated the below-named companies as its certified MWBE subcontractors:

Company Name	Designation	Type of Work	Amount	Percentage
Mario Garza Painting	MBE	Painting Services	\$198,000.00	24%
Baseline Paving and Construction, Inc.	WBE	Painting Services	\$58,030.00	7%
		<b>TOTAL</b>	<b>\$256,030.00</b>	<b>31%</b>

**Fiscal Note:**

Funding for this item is included in the FY2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

**Prior Council Action:**

Not Applicable

**Amount of Funding:**

\$1,703,227.00 HAS-Revenue (8001)

**Contact Information:**

Rhonda Arnold 281-233-1618  
Robert Barker 281-233-1953

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Fiscal Information	Financial Information
Baseline Award Letter	Backup Material
LMC Award Letter	Backup Material
Delinquent Tax Report - Baseline	Backup Material
Delinquent Tax Report - LMC	Backup Material
OBO Approval	Backup Material
State of Texas Comptroller Documentation - LMC	Backup Material
State of Texas Comptroller Documentation - Baseline	Backup Material
Secretary of State Documentation - Baseline	Backup Material
Secretary of State Documentation - LMC	Backup Material
Baseline MWBE Plan	Backup Material
LMC List of Proposed Contractors	Backup Material
Baseline List of Proposed Contractors	Backup Material
Baseline Drug Compliance Agreement	Backup Material
LMC Drug Compliance Agreement	Backup Material
OSHA Baseline	Backup Material
OSHA LMC	Backup Material
Safety Impact Positions - Baseline	Backup Material
Safety Impact Positions - LMC	Backup Material
Performance Bond - Baseline	Backup Material
Performance Bond - LMC	Backup Material
Payment Bond - Baseline	Backup Material
Payment Bond - LMC	Backup Material
Maintenance Bond - Baseline	Backup Material
Maintenance Bond - LMC	Backup Material
Insurance Documentation - Baseline	Backup Material
Insurance Documentation - LMC	Backup Material
Additional Insurance - Baseline	Backup Material
Affidavit for FAA - LMC	Backup Material
Material Supplier Certification - Baseline	Backup Material
Material Supplier Certification - LMC	Backup Material
Certificate of Interested Parties - Baseline	Backup Material
Certificate of Interested Parties - LMC	Backup Material
Fiscal Information	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/24/2016

H25971 - Microsoft Premier Support Services - MOTION

Agenda Item#: 7.

### **Summary:**

**MICROSOFT CORPORATION** for approval of spending authority in an amount not to exceed \$516,899.00 for Microsoft Premier Support Services through the Texas Department of Information Resources for the Houston Airport System - 3 Years - Enterprise Fund

### **Background:**

**S17-H25971 - Approve spending authority for the purchase of Microsoft Premier Support Services in an amount not to exceed \$516,899.00 for the Houston Airport System.**

### **Specific Explanation:**

The Director of Houston Airport System and the Chief Procurement Officer recommend that City Council approve spending authority for the purchase of a **three year agreement** for Microsoft Premier Support Services in an amount not to exceed **\$516,899.00** through the Texas Department of Information Resources (DIR) for the Houston Airport System and that authorization be given to issue purchase orders, as needed, to **DIR's Go-Direct vendor Microsoft Corporation.**

Microsoft Services Premier Support provides 24/7 assistance and escalation to minimize resolution time for urgent issues. Premier Support provides direct access to Microsoft technical experts to assist with problem resolution, optimization of current Microsoft products and infrastructure, knowledge transfer, and integration between products.

The agreement covers the entire Microsoft enterprise suite of products for both cloud and premise installations, including Windows client and server O/S, Office 365, SQL Server, Admin, Developer, BI, and security tools. Premier Support also assigns a Technical Account Manager (TAM) whose job it is to understand client's specific business challenges and provide expertise, accelerated support, and strategic advice.

### **M/WBE Participation:**

Zero-Percent Goal Document approved by the Office of Business Opportunity

### **PAY OR PLAY:**

This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/16/2016

H25955 - ZClient Emergency Alert and Dispatch Software  
Licenses - MOTION

Agenda Item#: 8.

### **Summary:**

**CUSTOM LOGIC DESIGN, INC** for purchase of ZClient Emergency Alert and Dispatch Software Licenses Upgrade, Maintenance and Support Services for the Houston Fire Department - \$83,520.00 - General Fund

### **Background:**

**S17-H25955 - Approve the sole source purchase of ZClient emergency alert and dispatch software licenses upgrade, maintenance and support services in an amount not to exceed \$83,520.00 for the Houston Fire Department.**

### **Specific Explanation:**

The Interim Chief of the Houston Fire Department and the Chief Procurement Officer recommend that City Council approve the sole source purchase of ZClient emergency alert and dispatch software licenses upgrade, maintenance and support services in an amount not to exceed **\$83,520.00** for the Houston Fire Department, and that authorization be given to issue purchase orders to **Custom Logic Design, Inc.** This purchase consists of software maintenance that includes software upgrades and technical support for all systems in the Emergency Alerting Systems (EAS) environment.

The ZClient Emergency Alerting System (EAS) and Dispatching Information System are an IP-based dispatching structure that works over LAN (wired) and wireless (cellular service) networks. These two systems are used to dispatch information to the Houston Emergency Center (HEC), fire stations and fire apparatus. The systems are connected to the fire station control cabinets in each station to engage lights and alert the station via mechanical switches. In addition, it activates the paging system audio to announce dispatch calls.

Custom Logic Design, Inc. is the sole source manufacturer and sole provider of the emergency alert and dispatch software and holds the source code for this software application. It has no dealer networks, distributorships or third-party providers for their maintenance and support services.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) "a procurement of items that are available from only one source" of the Texas Local Government Code for exempted procurements.

**M/WBE Participation:**

M/WBE Zero Percentage Goal Document approved by the Office of Business Opportunity.

**Hire Houston First:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an sole source contractor for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY17 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance 2014-1078.

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**John J. Gillespie, Chief Procurement Officer**  
**Signature**  
**Finance/Strategic Procurement Division**

**Department Approval Authority**

**Amount of Funding:**

\$83,520.00 - General Fund (1000)

**Contact Information:**

NAME:	DEPARTMENT/ DIVISION	PHONE
Cynthia Vargas, Assistant Chief	HFD	(832) 394-6926
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725

**ATTACHMENTS:**

Description	Type
RCA#H25955-CUSTOM LOGIC DESIGN, INC	Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

ALL

Item Creation Date: 8/16/2016

H25955 - ZClient Emergency Alert and Dispatch Software Licenses - MOTION

Agenda Item#:

**Background:**

**S17-H25955 - Approve the sole source purchase of ZClient emergency alert and dispatch software licenses upgrade, maintenance and support services in an amount not to exceed \$83,520.00 for the Houston Fire Department.**

**Specific Explanation:**

The Interim Chief of the Houston Fire Department and the Chief Procurement Officer recommend that City Council approve the sole source purchase of ZClient emergency alert and dispatch software licenses upgrade, maintenance and support services in an amount not to exceed \$83,520.00 for the Houston Fire Department, and that authorization be given to issue purchase orders to **Custom Logic Design, Inc.** This purchase consists of software maintenance that includes software upgrades and technical support for all systems in the Emergency Alerting Systems (EAS) environment.

The ZClient Emergency Alerting System (EAS) and Dispatching Information System are an IP-based dispatching structure that works over LAN (wired) and wireless (cellular service) networks. These two systems are used to dispatch information to the Houston Emergency Center (HEC), fire stations and fire apparatus. The systems are connected to the fire station control cabinets in each station to engage lights and alert the station via mechanical switches. In addition, it activates the paging system audio to announce dispatch calls.

Custom Logic Design, Inc. is the sole source manufacturer and sole provider of the emergency alert and dispatch software and holds the source code for this software application. It has no dealer networks, distributorships or third-party providers for their maintenance and support services.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) "a procurement of items that are available from only one source" of the Texas Local Government Code for exempted procurements.

**M/WBE Participation:**

M/WBE Zero Percentage Goal Document approved by the Office of Business Opportunity.

**Hire Houston First:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an sole source contractor for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY17 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance 2014-1078.

John J. Gillespie, Chief Procurement Officer  
Finance/Strategic Procurement Division

Department Approval Authority Signature

**Amount of Funding:**

\$83,520.00 - General Fund (1000)

**Contact Information:**

NAME:	DEPARTMENT/ DIVISION	PHONE
Cynthia Vargas, Assistant Chief	HFD	(832) 394-6926
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/24/2016

H25973 - Enterprise Microsoft Software Licenses and Software Maintenance - MOTION

Agenda Item#: 9.

### **Summary:**

**SHI GOVERNMENT SOLUTIONS, INC** for approval of spending authority in an amount not to exceed \$7,430,569.00 for Microsoft Software Licenses and Software Maintenance for the fleet of City desktops through the Texas Department of Information Resources for the Houston Information Technology Services, awarded to - Central Services Revolving Fund

### **Background:**

**S17-H25973 - Approve spending authority for the purchase of enterprise Microsoft software licenses and software maintenance in an amount not to exceed \$7,430,569.00 for Houston Information Technology Services.**

### **Specific Explanation:**

The Interim Director of Houston Information Technology Services and the Chief Procurement Officer recommend that City Council approve spending authority for the purchase of enterprise Microsoft software licenses and software maintenance for the fleet of City desktops through a consolidated Enterprise Agreement and for the purchase of Microsoft® Office 365™ licensing in an amount not to exceed **\$7,430,569.00** through Texas Department of Information Resources (DIR) for various City of Houston departments. Additionally, it's also recommended that authorization be given to issue purchase orders, as necessary, to DIR Go Direct vendor, **SHI Government Solutions, Inc.**

While the City would like to negotiate directly with Microsoft for these licenses/services, Microsoft has stated that they do not sell directly to government entities so the City is required to go to a third party vendor for this transaction. SHI, while one of several resellers, is the current DIR vendor and Houston Information Technology Services and the Chief Procurement Officer have verified that the pricing through DIR provides the best value and lowest pricing available to the city.

The Enterprise Agreement would include the access to and use of the following software and services: Windows 10 including Internet Explorer; Microsoft Office including Outlook, Word, Excel, and Lync; SharePoint; and OneDrive. This action would include all departments except Houston Airport System, Houston Police Department, and Houston Public Library. Council will be asked to take separate action on those departments.

In 2009, HITS on behalf of the City of Houston, negotiated and entered into a tiered, multi-year Microsoft Enterprise License Agreement to purchase licenses and software maintenance for the fleet

Microsoft Enterprise License Agreement to purchase licenses and software maintenance for the fleet of city PCs. The purpose of this agreement was to continue the process of updating the City's technology to current software standards and ensure that the City remains in compliance with stringent software licensing requirements. This agreement was divided into 5 separate tiered agreements and has now been consolidated into one Master Enterprise Agreement to help better manage the City's needs. This request will ensure the FY17 and FY18 payments.

**M/WBE Participation:**

M/WBE Zero-Percent Goal Document approved by the Office of Business Opportunity

**PAY OR PLAY:**

This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/Proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

\_\_\_\_\_  
**John J. Gillespie, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

\_\_\_\_\_  
**Department Approval Authority Signature**

Estimated Spending Authority			
DEPARTMENT	FY2017	OUT YEARS	TOTAL
Houston Information Technology Services	\$3,772,779.00	\$3,658,151.00	\$7,430,569.00

**Amount of Funding:**

**\$7,460,569.00** - Central Services Revolving Fund (1002)

**Contact Information:**

NAME:	DEPARTMENT/DIVISION	PHONE
Somayya Scott, Deputy Assistant Director	PWE	(832) 395-0082
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725

**ATTACHMENTS:**

**Description** **Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 9/6/2016

H25981 - Microsoft Premier Support for the Fleet of City Servers - MOTION

Agenda Item#: 10.

### **Summary:**

**MICROSOFT CORPORATION** for approval of spending authority in an amount not to exceed \$329,400.00 for Microsoft Premier Support Services for the fleet of City servers through the Texas Department of Information Resources for the Houston Information Technology Services, awarded to - Central Service Revolving Fund

### **Background:**

**S17-H25981 - Approve spending authority for the purchase of Microsoft Premier Support Services for the fleet of City servers in an amount not to exceed \$329,400.00 for Houston Information Technology Services.**

### **Specific Explanation:**

The Interim Director of Houston Information Technology Services and Chief Procurement Officer recommend that City Council approve spending authority for the purchase of Microsoft Premier Support Services for the fleet of City servers in an amount not to exceed **\$329,400.00** through **Texas Department of Information Resources (DIR)**, and that authorization be given to issue purchase orders, as necessary, to DIR vendor, **Microsoft Corporation**.

Microsoft Premier Support Services provide direct and unique access to the various Microsoft product teams and software developers for current and future products enabling the City to have access to specialized insight of current solutions that can assist with migrations to existing and future products/versions. It will also allow for quick and comprehensive resolution of product support, trouble-shooting and hot fix type of issues. The purchase of Premier Support Services will provide assistance for problems with specific symptoms encountered while using Microsoft products. Problem Resolution support is available 24 hours a day, 7 days a week. This purchase will also provide Information services which will provide staff with the latest knowledge in Microsoft technologies to enhance in-house support capabilities.

### **M/WBE Participation:**

M/WBE Zero Percentage Goal document approved by the Office of Business of Opportunity.

### **Pay or Play:**

This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this

purchase.

**Hire Houston First:**

This procurement is exempt from the City’s Hire Houston First Ordinance. Bids/Proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

\_\_\_\_\_  
**John J. Gillespie, Chief Procurement Officer**  
**Signature**  
**Finance/Strategic Procurement Division**

**Department Approval Authority**

<b>Estimated Spending Authority</b>				
<b>DEPARTMENT</b>	<b>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>TOTAL</b>
Houston Information Technology Services	\$98,980.00	\$112,290.00	\$118,130.00	\$329,400.00

**Amount of Funding:**

**\$329,400.00** - Central Service Revolving Fund (1002)

**Contact Information:**

<b>NAME:</b>	<b>DEPARTMENT/DIVISION</b>	<b>PHONE</b>
Somayya Scott, Deputy Assistant Director	PWE	(832) 395-0082
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725

**ATTACHMENTS:**

**Description**

RCA

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 9/20/2016

ALL

Item Creation Date: 9/6/2016

H25981 - Microsoft Premier Support for the Fleet of City Servers - MOTION

Agenda Item#: 16.

**Background:**

**S17-H25981 - Approve spending authority for the purchase of Microsoft Premier Support Services for the fleet of City servers in an amount not to exceed \$329,400.00 for Houston Information Technology Services.**

**Specific Explanation:**

The Interim Director of Houston Information Technology Services and Chief Procurement Officer recommend that City Council approve spending authority for the purchase of Microsoft Premier Support Services for the fleet of City servers in an amount not to exceed \$329,400.00 through Texas Department of Information Resources (DIR) , and that authorization be given to issue purchase orders ,as necessary, to DIR vendor, Microsoft Corporation.

Microsoft Premier Support Services provide direct and unique access to the various Microsoft product teams and software developers for current and future products enabling the City to have access to specialized insight of current solutions that can assist with migrations to existing and future products/versions. It will also allow for quick and comprehensive resolution of product support, trouble-shooting and hot fix type of issues. The purchase of Premier Support Services will provides assistance for problems with specific symptoms encountered while using Microsoft products. Problem Resolution support is available 24 hours a day, 7 days a week. This purchase will also provide Information services which will provide staff with the latest knowledge in Microsoft technologies to enhance in-house support capabilities.

**M/WBE Participation:**

M/WBE Zero Percentage Goal document approved by the Office of Business of Opportunity.

**Pay or Play:**

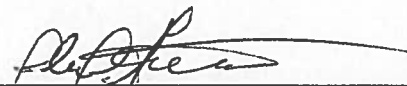
This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**Hire Houston First:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/Proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

  
\_\_\_\_\_  
John J. Gillespie, Chief Procurement Officer  
Finance/Strategic Procurement Division

\_\_\_\_\_  
Department Approval Authority Signature

Estimated Spending Authority				
DEPARTMENT	FY2017	FY2018	FY2019	TOTAL
Houston Information Technology Services	\$98,980.00	\$112,290.00	\$118,130.00	\$329,400.00

**Amount of Funding:**

**\$329,400.00 - Central Service Revolving Fund (1002)**

**Contact Information:**

<u>NAME:</u>	<u>DEPARTMENT/DIVISION</u>	<u>PHONE</u>
Somayya Scott, Deputy Assistant Director	PWE	(832) 395-0082
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
<u>Form B</u>	Backup Material
<u>Ownership Information</u>	Backup Material
<u>Clear Tax Report</u>	Backup Material
<u>Fiscal Note</u>	Backup Material
<u>RCA Backup</u>	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District H

Item Creation Date: 8/19/2016

HCD16-82 Woodland Christian Tower - HHFC Multifamily  
Housing Revenue Bonds

Agenda Item#: 11.

### **Summary:**

RESOLUTION approving the issuance and sale by Houston Housing Finance Corporation of Multifamily Note (Woodland Christian Towers) - **DISTRICT H - CISNEROS**

### **Background:**

The Houston Housing Finance Corporation (HHFC) provides tax-exempt bond financing for developments that provide persons of low and moderate income with quality, affordable housing. Woodland Christian Towers, Inc. has submitted an application to HHFC for bond financing to acquire and rehabilitate the 127-unit Woodland Christian Tower senior housing development located at 600 E. Tidwell Road.

HHFC Bylaws and federal tax law require that City Council approve bonds issued by the corporation. HHFC is therefore requesting that City Council approve a bond issue not to exceed \$10,000,000 for this project. HHFC bonds are not backed by the full faith and credit of the City of Houston—they are non-recourse to the City.

Woodland Christian Towers, Inc. intends to renovate this 127-unit Section 8 affordable housing community. Seventy-two units will be designated as Permanent Supportive Housing (PSH) with all 127 units restricted to low income Section 8 voucher recipients. The bond financing will be leveraged with tax credit equity, HUD flexible subsidy, senior loan, HOME funds, grants, developer equity and deferred developer fee. The City of Houston Housing and Community Development Department (HCDD) has committed \$3,452,905 in HOME funds for this development.

Although the bonds are exempt from Federal income tax, the property itself will not be exempt from local ad valorem taxes.

The Housing and Community Development Department recommends adoption of a Resolution approving the issuance of the bonds.

### **Contact Information:**

Roxanne Lawson  
(832) 394-6307

### **ATTACHMENTS:**

#### **Description**

HCD16-82 Signed Cover Sheet

#### **Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District H

Item Creation Date: 8/19/2016

### HCD16-82 Woodland Christian Tower - HHFC Multifamily Housing Revenue Bonds

Agenda Item#:

#### **Background:**

The Houston Housing Finance Corporation (HHFC) provides tax-exempt bond financing for developments that provide persons of low and moderate income with quality, affordable housing. Woodland Christian Towers, Inc. has submitted an application to HHFC for bond financing to acquire and rehabilitate the 127-unit Woodland Christian Tower senior housing development located at 600 E. Tidwell Road.

HHFC Bylaws and federal tax law require that City Council approve bonds issued by the corporation. HHFC is therefore requesting that City Council approve a bond issue not to exceed \$10,000,000 for this project. HHFC bonds are not backed by the full faith and credit of the City of Houston—they are non-recourse to the City.

Woodland Christian Towers, Inc. intends to renovate this 127-unit Section 8 affordable housing community. Seventy-two units will be designated as Permanent Supportive Housing (PSH) with all 127 units restricted to low income Section 8 voucher recipients. The bond financing will be leveraged with tax credit equity, HUD flexible subsidy, senior loan, HOME funds, grants, developer equity and deferred developer fee. The City of Houston Housing and Community Development Department (HCDD) has committed \$3,452,905 in HOME funds for this development.

Although the bonds are exempt from Federal income tax, the property itself will not be exempt from local ad valorem taxes.

The Housing and Community Development Department recommends adoption of a Resolution approving the issuance of the bonds.

A handwritten signature in blue ink, appearing to read "Tom McCasland", written over a horizontal line.

Tom McCasland, Interim Director

#### **Contact Information:**

Roxanne Lawson  
(832) 394-6307



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District I

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 7000 Avenue Q

Agenda Item#: 12.

### **Summary:**

RESOLUTION designating **THE HIDALGO PARK QUIOSCO** located at 7000 Avenue Q, within the City of Houston as a landmark and protected landmark - **DISTRICT I - GALLEGOS**

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark and Protected Landmark designation of the Hidalgo Park Quiosco at Hidalgo Park, 7000 Avenue Q was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

---

Patrick Walsh, P.E.  
Director  
Planning and Development Department

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Signed Cover Sheet	Signed Cover sheet
Staff Report	Other
PLN - Protected Landmark - 7000 Avenue Q	Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District I

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 7000 Avenue Q

Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark and Protected Landmark designation of the Hidalgo Park Quiosco at Hidalgo Park, 7000 Avenue Q was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

Patrick Walsh, P.E.

Director

Planning and Development Department

**ATTACHMENTS:**

Description

Staff Report

Type

Other

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Hidalgo Park Quiosco

**OWNER:** City of Houston Parks and Recreation Dept.

**APPLICANT:** City of Houston Parks and Recreation Dept.

**LOCATION:** Hidalgo Park, 7000 Avenue Q – Magnolia Park

**AGENDA ITEM:** B.4

**HPO FILE NO:** 16PL133

**DATE ACCEPTED:** 12-28-2015

**HAHC HEARING:** 06-16-2016

**SITE INFORMATION:** Hidalgo Park, Block 185, S.M. Williams Addition, City of Houston, Harris County, Texas. The approximately twelve acre park includes a quiosco (kiosk), a baseball field, a Parque Amistad, and a community-built action adventure playground. The cast-concrete quiosco is the subject of this designation.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

Since its founding overlooking the Turning Basin, Hidalgo Park has been at the center of the East End's cultural and civic life. The City of Houston acquired the park property when the City of Magnolia Park was annexed in 1926. Hidalgo Park was acquired by the City of Houston Parks & Recreation Department in 1927. Neighborhood residents raised money to purchase the park's original land and sponsored the creation of its unique quiosco (kiosk) in 1934. The quiosco was commissioned by the Mexican-American community of Magnolia Park under the leadership of local physician A. G. Gonzales. Built at a cost of \$2,300, it was dedicated on September 16, 1934, the anniversary of Mexico's independence from Spain. The structure was designed and constructed by Houston resident and Mexican native Vidal Lozano (1888-1936). Lozano was employed as an iron works molder and pipe fitter and the Hidalgo Park Quiosco is the only known public example of his artwork.

The high-set quiosco is constructed entirely of molded concrete: It has a stone base, writhing tree trunk and branch vertical supports, and a conical thatched roof. The eight columns supporting the roof resemble tree trunks, each with a different bark texture. The hand railings appear to be made from branches fastened together to encircle the structure. The ceiling was designed to look like wood shingles, and the roof has a thatch-like covering. A unique parquet design showing various wood finishes is apparent on the stage floor, and a flag pole atop the roof resembles a tree branch. An inscription on one of the quiosco steps reads "Houston Mexicans To Their City. V. Lozano." A common structure in public urban areas of Mexico, the gazebo-like quiosco continues to serve the Magnolia Park community as a venue for Mexican-American presentations, entertainment, and celebrations.

The Hidalgo Park Quiosco is a Recorded Texas Historic Landmark, and meets Criteria 1, 3, 5, 6, and 8 for Protected Landmark designation.

## HISTORY AND SIGNIFICANCE

### *Magnolia Park*

Magnolia Park, so named for the abundance of magnolia trees in the area, is one of Houston's oldest Hispanic neighborhoods in eastern Harris County. The community was laid out in 1890 on a 1,374 acre site owned by John Thomas Brady. In 1909, the community became an independent municipality and the Magnolia Park Land Company divided the park into two residential subdivisions covering two square miles: Magnolia Park (1909) and Central Park (1912). The subdivisions were incorporated together in 1913 as the City of Magnolia Park. Magnolia Park was annexed by the City of Houston on October 18, 1926. Mayor Oscar Holcombe presided over the ambitious scheme of annexations, making Houston one of the country's largest cities by initiating a series of large annexations. During Holcombe's eleven terms as mayor, Houston's size grew 1,000 percent.

Though Magnolia Park was home to residents of European descent in its early history, immigrants of Mexican descent began arriving in 1911 to escape the conflict of the Mexican Revolution. Since then, Mexican-Americans have played a large role in the city's history and establishing Magnolia Park as one of the city's first Mexican-American communities. Male settlers found work in labor intensive fields: laying railroad tracks, dredging and widening Buffalo Bayou, loading cotton on ships and railroads, and constructing the Houston Ship Channel. Mexican-American women found work in jute mills making gunnysack material for cotton bales. Residents established their homes at the townsite, and created a thriving cultural life through events, clubs, theatrical groups, and fraternal organizations.

The greatest population growth, perhaps surpassing that in El Segundo Barrio, occurred in Magnolia Park. During the early years of the 1920s, it remained a fledgling barrio of unpaved streets and homes which lacked water, light, and gas service. Streets of clay or gravel stretched away from paved boulevards. However, by the time the Magnolia Park suburb was incorporated in 1926, Magnolia Park was well on its way to containing "the largest of the local Mexican settlements," as a local newspaper article put it. Magnolia Park had developed a business district on Navigation Boulevard that included offices, drug stores, grocery stores, and a Spanish talkie theater. Principal industries that contributed to Magnolia Park's growth included agriculture, cotton, lumber, textiles, and oil. In fact, by 1926, the Houston area was one of the world's largest producers of petroleum with thirteen oil refineries located in Houston, most located on the ship channels. Houston was rapidly developing into a great industrial center with extensive rail and water transportation facilities, along with cheap and abundant fuel. By this time, the pattern of today's major barrios in Houston had taken form and future immigrants into the city came to live within these settlements.

### *Hispanics in Houston*

While some Mexican families lived in Houston during the late nineteenth-century, economic opportunities stemming from the Houston Ship Channel and other industries, coupled with the turbulent political conditions following the Mexican Revolution, drew large numbers of Mexicans to Houston in the twentieth-century. Most settled in the city close to their work and Catholic churches, including the historic Immaculate Conception Church (which predated the arrival of Mexicans), Our Lady of Guadalupe Church (1912), and Heart of Mary Catholic Church (1926). Between 1900 and 1950, the number of Mexican-Americans in Houston grew from 500 to 40,000,

with the number more than doubling from 6,000 in 1920 to 14,500 in 1930. By the late 1929, Magnolia Park was the largest Mexican-American settlement in Houston. Cultural organizations continued to flourish including the Escuela Mexicana Hidalgo (1930), Club Femenino-Chapultepec, and a branch of the League of United Latin American Citizens (1934). In the years before World War II, youth gangs became active in the East End, an area from El Segundo Barrio to Magnolia Park. The local population grew during the early 1940s as war-related job attracted Mexican-Americans to Houston doubling from 20,000 in 1940 to 40,000 in 1950. While the middle class expanded under the programs of President Johnson's Great Society in the 1960s, most Mexican-Americans in Magnolia Park remained poor. Despite area activism in the 1970s, approximately 20 percent of Magnolia Park residents were below the poverty level in 1978. By 1990, the working class neighborhood had a population of 14,000 people.

### *Hidalgo Park Quiosco*

Hidalgo Park was acquired by the City of Houston Parks & Recreation Department in 1927. Mexican-American citizens fundraised to purchase the small piece of property facing Buffalo Bayou and gifted it to the City of Houston as a public park. The construction of unique quiosco was commissioned by the Mexican-American community of Magnolia Park under the leadership of local physician A. G. Gonzales. Built at a cost of \$2,300, it was dedicated on September 16, 1934, the anniversary of Mexico's independence from Spain. The structure was designed and constructed by Houston resident and Mexican native Vidal Lozano (1888-1936). Lozano was employed as an iron works molder and pipe fitter, and the Hidalgo Park Quiosco is the only known public example of his artwork.

### **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

Created in the style of "faux bois" (false wood) or "el trabajo rustico" (rustic work), the high-set 15' by 25' quiosco is constructed of an iron frame covered entirely with hand-molded textured concrete, giving it the appearance of having been built from raw and processed tree products. The eight columns supporting the roof resemble tree trunks, each with a different bark texture. The hand railings appear to be made from branches fastened together to encircle the structure. The ceiling was designed to look like wood shingles, and the roof has a thatch-like covering. A unique parquet design showing various wood finishes is apparent on the stage floor, and a flag pole atop the roof resembles a tree branch. The quiosco remains in excellent condition and continues to be a source of Mexican-American community pride.

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# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

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*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Office, Planning and Development Department, City of Houston.*

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

**S    NA**

**S - satisfies    NA - not applicable**

Meets at least three of the following (Sec. 33-224(a):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

**AND**

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

**OR**

- The property was constructed before 1905 (Sec. 33-229(a)(2));

**OR**

- The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

**OR**

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

**STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Hidalgo Park Quiosco at Hidalgo Park, 7000 Avenue Q.

**HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Hidalgo Park Quiosco, 7000 Avenue Q.

**EXHIBIT A**  
HIDALGO PARK QUIOSCO



# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT B SITE LOCATION MAP HIDALGO PARK QUIOSCO



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District I

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 7000 Avenue Q

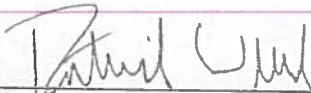
Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark and Protected Landmark designation of the Hidalgo Park Quiosco at Hidalgo Park, 7000 Avenue Q was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

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Patrick Walsh, P.E.

Director

Planning and Development Department

**ATTACHMENTS:**

**Description**

Staff Report

**Type**

Other

City of Houston, Texas, Resolution No. 2016-\_\_\_\_\_

**A RESOLUTION DESIGNATING THE HIDALGO PARK QUIOSCO LOCATED AT 7000 AVENUE Q, WITHIN THE CITY OF HOUSTON AS A LANDMARK AND PROTECTED LANDMARK.**

\* \* \* \* \*

**WHEREAS**, an application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, (the "property"), was filed with the Department of Planning and Development requesting the designation of the property as a Landmark and Protected Landmark pursuant to Section 33-222 of the City of Houston Code of Ordinances (the "Code"); and

**WHEREAS**, the Houston Archaeological and Historical Commission (the "HAHC") has determined that the property meets the criteria for designation as a Landmark and Protected Landmark pursuant to Sections 33-224 and 33-229(a) of the Code, respectively, and recommended that the property be designated as a Landmark and Protected Landmark; and

**WHEREAS**, Sections 33-225(c) and 33-229(c) of the Code authorize the City Council to consider each application for designation as a Landmark and Protected Landmark after receiving a recommendation from the HAHC; and

**WHEREAS**, Section 33-224 of the Code authorizes the City Council to consider the appropriate criteria as enumerated therein for the designation of a Landmark and Protected Landmark; and

**WHEREAS**, Section 33-225(c) of the Code authorizes the City Council to decide whether to designate the property as a Landmark and Protected Landmark; and

**WHEREAS**, the City Council has considered an application for designation of the property as a Landmark and Protected Landmark after receiving a recommendation from the HAHC and the appropriate criteria; **NOW, THEREFORE;**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the City Council finds that the application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a Landmark and Protected Landmark satisfies the applicable criteria of Sections 33-224 and 33-229(a) of the City of Houston Code of Ordinances.

**Section 2.** That the City Council hereby designates the property listed on Exhibit "A," as a Landmark and Protected Landmark.

**Section 3.** That the City Council approves the property description as established in the description attached hereto and made a part of for all purposes as Exhibit "A."

**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution 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 \_\_\_\_ day of \_\_\_\_\_, 2016.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is \_\_\_\_\_.

\_\_\_\_\_  
City Secretary

(Prepared by Legal Department:  
DLA/fg 8/24/2016

Requested by L. Patrick Walsh, Director, Department of Planning and Development  
L.D. File No. 0611600237001)

G:\REAL ESTATE\ALTMAN\ALTMAN-IZFAR\HISTORIC PRESERVATION\PROTECTED LANDMARKS\7000 AVENUE Q-HIDALGO PARK QUIOSCO.DOC

\_\_\_\_\_  
*Donna Altman* <sup>cup</sup>  
Senior Assistant City Attorney

**EXHIBIT "A"**

**PROPERTY DESCRIPTION:**

All that certain land containing 11.00 acres more or less, located in the S.M. Williams Survey, Abstract 87, South Side of Buffalo Bayou, Harris County, Texas, being more specifically described in Volume 719, Page 23 of the Deed Records of Harris County, Texas.

**STREET ADDRESS:**

7000 Avenue Q.

**BUILDING DESCRIPTION:**

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The Hidalgo Park Quiosco.

**OWNER:**

City of Houston Parks and Recreation Department.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C

Item Creation Date: 5/24/2016

PLN - Protected Landmark - 1611 Bass Street

Agenda Item#: 13.

### **Summary:**

RESOLUTION designating the **PHYLLIS PALMER and WILLIAM T. PRICE HOUSE** located at 1611 Bass Street within the City of Houston as a landmark and protected landmark - **DISTRICT C - COHEN**

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Phyllis Palmer and William T. Price House at 1611 Bass Street as a Protected Landmark was initiated by the owner.

A public hearing was held on May 19, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

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Patrick Walsh, P.E.  
Director  
Planning and Development Department

### **Contact Information:**

Matt Kriegl, 832-393-6557

### **ATTACHMENTS:**

#### **Description**

Signed Cover Sheet

Staff Report

PLN - Protected Landmark - 1611 Bass Street

#### **Type**

Signed Cover sheet

Other

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District C

Item Creation Date: 5/24/2016

PLN - Protected Landmark - 1611 Bass Street

Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Phyllis Palmer and William T. Price House at 1611 Bass Street as a Protected Landmark was initiated by the owner.

A public hearing was held on May 19, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

A handwritten signature in blue ink, appearing to read "Patrick Walsh".

Patrick Walsh, P.E.

Director

Planning and Development Department

**Contact Information:**

Matt Kriegl, 832-393-6557

**ATTACHMENTS:**

Description

Staff Report

Type

Other

**PROTECTED LANDMARK DESIGNATION REPORT****LANDMARK NAME:** Phyllis Palmer and William T. Price House**OWNER:** Phyllis Marie Price**APPLICANT:** Same as owner**LOCATION:** 1611 Bass Street**AGENDA ITEM:** C.2**HPO FILE NO.:** 16PL128**DATE ACCEPTED:** Dec-29-2015**HAHC HEARING:** May-19-2016**SITE INFORMATION**

Tract 9, Sessums Tract, City of Houston, Harris County, Texas. The site contains a historic one-story, gable roofed, wood framed house in the Craftsman Bungalow style, on a 5,000 square foot lot.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation**HISTORY AND SIGNIFICANCE SUMMARY**

The Phyllis Palmer and William T. Price House at 1611 Bass Street (previously known as Jackson or Leverkusuh Street) is a late example of a Craftsman Bungalow. The Price House was designed and built c. 1947-1951 by Mr. Price for his wife and their 15 children. Mrs. Palmer is a native of Houston and the late William Price was from Beaumont, Texas. Phyllis Palmer and her three sisters performed as the Palmer Sisters Quartette, a musical group that sang at various community and church functions around the city as well as in the home of Joseph and Abraham Weingarten of the Weingarten's grocery store chain.

The Price House is located in the Sessums Tract, a historic enclave of African-American residents north of Washington Ave and west of Yale Street, which developed as a residential neighborhood between 1892 and 1960, with most of the homes in this section constructed in the decade immediately following WWII. The Sessums Tract has undergone significant redevelopment in recent years, including the construction of Interstate 10 in the 1960s, new apartments, townhouses, and most recently, a shopping complex directly across the street to the east. The Price House is now one of the last remaining historic homes in the Sessums Tract.

The Phyllis Palmer and William Price House at 1611 Bass Street meets Criteria 1, 3, 4, and 5 for Protected Landmark designation of Section 33-224 of the City of Houston Code of Ordinances.

**HISTORY AND SIGNIFICANCE***Phyllis Palmer Price and William T. Price*

Phyllis Marie (Palmer) Price was born October 10, 1922, in Houston, Texas, and is the oldest of five children. Her father, William Alfred Palmer, worked as a truck driver for a bakery and a laundry, and also as a chauffeur; her mother, Richard Estelle ("Aura") (Somerville) Palmer, was a stay at home mother. William and Estelle owned their home at 3507 Cobb Street, near Jack Yates High School and Texas Southern University. In 1929, the Palmer family lived in the Third Ward at the Cobb Street home (in 1929 Cobb Street was identified as Sampson Street).<sup>1</sup> In 1937, the Palmer family moved to

<sup>1</sup> Houston City Directory, 1929, page 1395.

Beaumont, Texas, for a short time, but moved back to the Houston house on Cobb Street in time for Phyllis to graduate from Jack Yates High School on June 4, 1942.<sup>3,4</sup>

Phyllis had a colorful background in the realm of music, through her career as a singer. Her mother loved music and gave her daughters piano and voice lessons. Phyllis and her three sisters, Ruth Virginia, Willie Beatrice, and Ellen Alfreda, performed as the Palmer Sisters Quartette. The sisters soon gained recognition and started to perform at local functions. Every Sunday, the Palmer Sisters Quartette devoted their talented voices to St. John Baptist Church at 2222 Gray Street.<sup>6</sup> Ellen was lead (soprano), Phyllis sang alto, Willie sang tenor, and Ruth sang bass while accompanying them on the piano.

The Palmer Sisters Quartette performed at numerous engagements such as the Tejan Choral Club in Tyler, Texas, and the Third Ward Civic Club. Joseph and Abraham Weingarten would frequently invite the Palmer Sisters Quartette to dine with them before performances at their home. The two brothers were heirs of the Weingarten's grocery store chain in Houston, Texas. It became a tradition that the Palmer sisters would entertain the Weingarten brothers. The quartette would also sing at the Weingarten's Annual Picnic.

Phyllis attended Texas College, where she sang as a soloist and with the Texas College Choir. She made local appearances at different church and civic organizations that served whites and African Americans in Tyler, Texas.<sup>8</sup> Phyllis Palmer auditioned for the Marian Anderson Scholarship Program in Washington, DC, three times, including in the program's inaugural year in 1943.<sup>9</sup> In December 1946, she sang at the Mile O'Dimes Program on Main Street in Houston at the request of Edna W. Saunders, who at the time was a promoter of World Renowned Music Artists Programs. Phyllis married William Price in 1947 and became a stay at home mother.

On May 3, 1950, Phyllis gave a recital of classical and liturgical music at the Holman Street Baptist Church, accompanied on piano by Moses Flood. The printed program for the event included a short biography of Mrs. Price and indicated that she planned to resume her study of music and voice in the fall of that year. According to Phyllis' daughter, Laureetha Price, she never went back and graduated from college.

William Tevis Price was born on August 22, 1908, in Beaumont, Texas, to Jack and Augusta (Bell) Price; both were from San Augustine, Texas.<sup>10</sup> William Price was the youngest of eleven children. William Price left Beaumont with his sister when he was 19 years old, after his father had passed away in 1927. When he arrived in Houston, William Price found work as a landscaper.

Mr. and Mrs. Price purchased the property at 1611 Bass Street in 1947 from Tony and Josephine Civello (Sirvello).<sup>11</sup> Mr. Price's children state that he designed and built the house from the ground up, with some assistance from others in the neighborhood. William and Phyllis raised their 15 children in the 908

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<sup>3</sup> Beaumont City Directory, 1937, page 308

<sup>4</sup> Information provided by Price Family.

<sup>6</sup> Ibid

<sup>8</sup> Ibid

<sup>9</sup> Ibid

<sup>10</sup> Ancestry.com. U.S., Social Security Applications and Claims Index, 1936-2007 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

<sup>11</sup> Harris County Deed Records, Volume 1594, Page 67, File Number 419448, 1947.

square foot 3 bedroom, 1 bath home. On August 21, 1999, Mr. Price, at the age of 90, passed away in Houston.<sup>12</sup> Phyllis Palmer still resides at the house.

### *Sessums Tract and Property History*

The first recorded ownership of the land on which the neighborhood was developed was a Mexican land grant to John Austin recorded on July 20th, 1824. He had come to Texas in 1819 from Connecticut when the area was a northern province of Mexico, ruled by Spain. Mexico declared independence from Spain on August 24, 1821 and by 1822 John Austin had journeyed to Mexico City to petition the new government for the right to settle in Texas. While in Mexico City, John Austin met the newly arrived Stephen F. Austin. The two men began a friendship that lasted the rest of John Austin's brief life. The men received permission to claim land in Texas, provided that they established homes there. In April, 1823, they traveled together to Texas where they settled. By 1824, John Austin had settled and claimed his "two league grant," an area of approximately 36 square miles that included what would become downtown Houston and the greater Heights area. Over the years, this Two League Grant was divided and sold, with that same parcel of land becoming first part of the Hollingsworth Survey, and then later part of the Bingham Tract. In 1892, John and Annie Sessums bought 14 acres of land which is now known as the Sessums Tract. John Sessums was a skilled carpenter and also a founding member and leader of Trinity Methodist Episcopal Church, one of the earliest African-American churches and congregations in Houston.<sup>13</sup> In 1892, John and Annie sold two acres in the southwest corner of the tract to their son, Alexander Sessums.<sup>14</sup>

The Sessums family retained the entire 14 acres until 1906, when Alexander Sessums sold two lots in the north corner of the two acres to John and Katy Koontz.<sup>16</sup> John Koontz, an African American who worked as a depot porter for Wells Fargo & Company,<sup>17</sup> and later as a teamster (wagon driver),<sup>18</sup> lived elsewhere;<sup>19</sup> how he used the two-acre parcel is unknown. A widower by 1910, Koontz sold the Sessums Tract lot to Tom and Jane Williams on April 18, 1910,<sup>20</sup> and bought his own home at 2905 Tennyson Street in the Third Ward.<sup>21</sup>

By 1922, the Williamses had sold the lot to the William A. Wilson Realty Company. Offering "Homes on Easy Payments," the Wilson Realty Co. is probably best known for developing the Houston subdivisions of Woodland Heights in 1910 and Eastwood in 1911. In 1922, the Wilson Realty Co. sold one of those properties to Dan Jones,<sup>24</sup> but Jones lost the property due to unpaid taxes and the Wilson Realty Co. bought it back at a sheriff's sale. Jones recovered the property by 1926, when he sold it to Tony and Josephine Civello (Sirvello). The Houston City Directory in 1937 showed only two houses at 1607 and 1609 on Bass Street.<sup>25</sup> Civello was a local grocer<sup>26</sup> and may have used the lot to grow produce

<sup>12</sup> Ibid Ancestry.com

<sup>13</sup> John Sessums House, National Register

<sup>14</sup> Harris County Deed Records, Volume 68, Page 179, File Number 32538, 1892.

<sup>16</sup> Harris County Deed Records, Volume 522, Page 134, File Number 38870, July 9, 1906

<sup>17</sup> 1903-1904 Houston City Directory(Houston: Morrison & Fourmy Directory Co., 1903), page 269

<sup>18</sup> 1905-1906 Houston City Directory(Houston: Morrison & Fourmy Directory Co., 1903), page 249

<sup>19</sup> According to city directories, John Koontz lived in the home of William Koontz at 1404 Crosby Street from 1900-1905

<sup>20</sup> Harris County Deed Records, Volume 280, Page 146, File Number 92417, 1910.

<sup>21</sup> 1910 U.S. Census, Houston, Harris County, Texas, enumeration district 97, sheet 8.

<sup>24</sup> Harris County Deed Records, Volume 501, Page 183, File Number 84401, 1922.

<sup>25</sup> Houston City Directory, 1937-38

<sup>26</sup> Houston City Directory, 1929

for his grocery store. Mrs. Civello died in 1930 and after Tony Civello's death in 1947, Mike Catrone, the husband of their daughter Rose, filed an affidavit of heirship of the land. In 1947, the Civello children and their spouses sold the lot to William and Phyllis Price.<sup>27</sup> By this time there were five addresses on Bass Street, one was vacant and the other four had homes built on their lots.<sup>28</sup> According to the 1951 Houston City Directory, William and Phyllis lived at 3503-1/2 Holman Street for some period of time; it was not until 1952 that they appeared in the Houston City Directory living at 1611 Bass Street. At this time Bass Street had seven homes on the street, including the Price House.

The Sessums Tract remained an African American neighborhood as new families moved in and new homes were built. Over the years new construction has encroached into the Sessums Tract. The construction of Interstate 10 in the 1960s, ripped through Sessums Tract and Alexander's two-acres, eliminating lots 12, 13, 14, 15 and part of 16 (Refer to Exhibit D). In the past five years, new apartment complexes, townhouses, and a shopping center have been built around the Price House. The building of the shopping center ended in the result of two National Register properties being demolished; the Sessums-James House at 3802 Spencer and the Morris and Mary Johnson House at 3818 Spencer Street. Of the original two-acres that Alexander Sessums purchased, there are only four historic homes left, they were built ranging from the 1930s-1960s. The Price house is the only historic home left on Bass Street as it sits between a three-story townhouse complex to its south and Interstate 10 to its north.

### *Craftsman Bungalow*

The Craftsman Bungalow style was the dominant style for smaller houses built throughout the country during the early 1900s as the United States was starting to abandon the Queen Anne and other architectural styles of the Victorian era. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods. The rise in popularity of this style in Houston actually reflected a nationwide movement, which started in the Western United States and moved to the East. The bungalow became the perfect speculative house for the nation's new suburban cities. Well-suited for warm climate, practical and economical, the bungalow met the needs of young families and first-time home buyers.

Two California architects, Charles Sumner Greene and Henry Mather Greene, are often credited with inspiring America to build Craftsman Bungalows. The style quickly spread due to the widespread publication of house plans in pattern books and popular magazines. The plan became one of the most popular in American building history. It was promoted by such popular companies as Montgomery Ward and the Sears Roebuck and Co. Catalog. At the time, these companies were only selling house plans which could be purchased from \$8 to \$12. It was not until 1906, when the Aladdin Company of Bay City, Michigan, started to offer complete kits. All the building components (pre-cut lumber, nails, doors, and plumbing) were delivered to the construction site, where builders erected the homes according to the kit instructions. This practice quickly made the bungalow style universal.

The bungalow fit neatly on the standard 50-foot by 100-foot lots found in neighborhoods throughout Houston. More importantly, the bungalow floor plan accommodated Houston's hot humid climate by providing natural ventilation with air freely circulating from one room to another. Typically the homes were built on a 2-3 foot high raised-pier foundation, which allowed air to circulate underneath the house

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<sup>27</sup> Harris County Deed Records, Volume 1594, Page 67, File Number 41998, 1947.

<sup>28</sup> Houston City Directory, 1948

as well. Attics provided insulation between the interior and the roof. In addition, the wide overhanging eaves shaded rooms from the sun, while the covered front porch served as additional outdoor living space.<sup>29</sup> By the mid-1920s, the bungalow style had declined in popularity and relatively few were built after 1930. Built c. 1947-1951, the Price House is a late example of a Craftsman Bungalow.

### ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The modest one-story wood framed Craftsman Bungalow is situated on the corner of Bass Street and Katy Freeway Service Road. The house is two rooms deep, with 908 square feet of living space, 3 bedrooms, and 1 bathroom. The house has a gabled jerkinhead roof on the front, with board and batten detailing, a front porch and a hipped roof on the rear, with exposed rafter tails throughout the entire roof. The house appears to have a later addition at the rear; it is unclear when this addition was added. The house has all original features such as windows, floor plan, and 105 wood siding.

#### *East Elevation*

The front elevation faces east on Bass Street. The façade has a wooden porch that spans almost the entire width of the house and is topped with a gabled jerkinhead roof. The porch roof is supported by two square, nearly full-height, concrete-capped brick pillars topped with short ornamental metal supports. Typically, the ornamental metal supports might have been added to a craftsman porch as a later alteration to replace original materials, however, due to the later construction date of this house, the ornamental metal could be an original feature. The porch steps are flanked by two concrete capped square brick pillars which are approximately two to three feet in height.

The façade features a gabled jerkinhead roof, and is sided with white painted wood clapboard and consists of two bays. The south bay has two 1-over-1 single hung wood framed windows, with awning weather screens. The north bay has one door opening with a metal non-historic door. Directly next to the main entrance door is one window opening with a 1-over-1 wood framed window.

#### *North Elevation*

The north elevation is parallel to the Katy Freeway Service Road, along Interstate Highway 10 and consists of three bays. This elevation is sided with white painted wood clapboard. The east bay has two window openings with two 1-over-1 single hung wood framed windows. The middle bay has a bay window with two 1-over-1 single hung wood framed windows. Directly above the window openings on the bay is a louvered attic vent screen. The bay window is topped with a jerkinhead style roof. The west bay has one window opening with a 1-over-1 single hung wood framed window.

#### *South Elevation*

The south elevation consists of three bays. The west and east bays are identical, both have two window openings with two 1-over-1 single hung wood framed windows. The center bay has one window opening with a fixed window.

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<sup>29</sup> Stern, William F, *The Lure of the Bungalow*, Houston. Rice Design Alliance, 1986.

*Renovations*

It appears that a later addition has been added to the rear of the residence at an unknown date. The lower pitch of that section of the roof may indicate that it was tied into the original roof at a later date and is part of an addition.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Department, Planning and Development Department, City of Houston.*

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Information provided by Catherine (Price) Gentry, daughter of William and Phyllis Price.

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

**S NA**

**S - satisfies NA - not applicable**

Meets at least three of the following (Sec. 33-224(a)(1):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.
- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

**OR**

- The property was constructed before 1905 (Sec. 33-229(a)(2);

**OR**

- The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

**OR**

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

**STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Phyllis Palmer and William T. Price House at 1611 Bass Street.

**HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Phyllis Palmer and William T. Price House at 1611 Bass Street.

**EXHIBIT A**  
**CURRENT PHOTOS**  
THE WILLIAM AND PHYLLIS PRICE HOUSE  
1611 BASS STREET



East façade facing west on Bass St.  
Photos by Cory Johnson, City of Houston.

**EXHIBIT A**  
**CURRENT PHOTOS**  
THE WILLIAM AND PHYLLIS PRICE HOUSE  
1611 BASS STREET



North façade facing south on Katy Freeway Service Road.  
Photos by Cory Johnson, City of Houston.

**EXHIBIT B**  
**SITE MAP**  
THE WILLIAM AND PHYLLIS PRICE HOUSE  
1611 BASS STREET

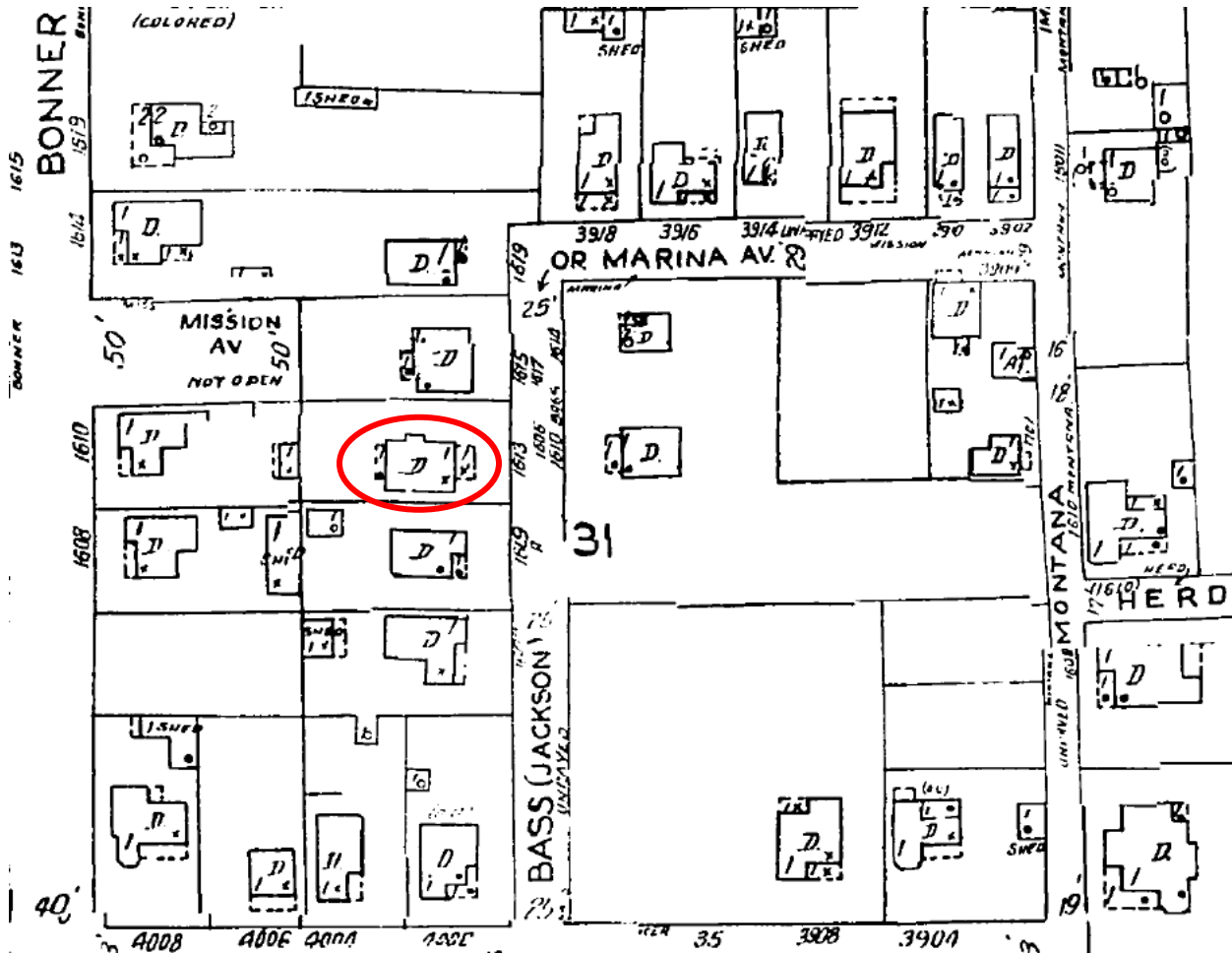


# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT C SANBORN FIRE INSURANCE MAPS 1951 THE WILLIAM AND PHYLLIS PRICE HOUSE 1611 BASS STREET

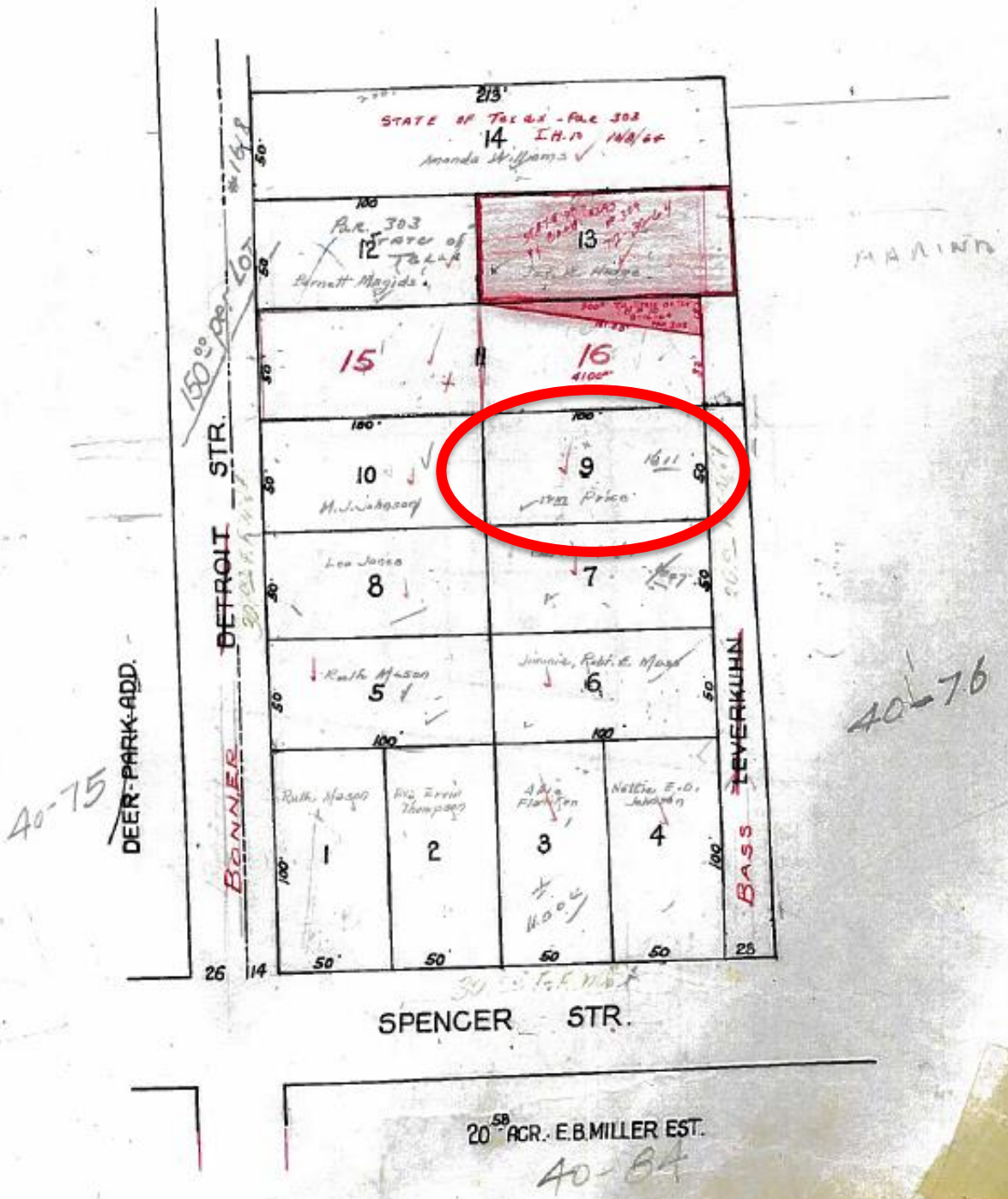


# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

**EXHIBIT D**  
**BLOCK BOOK PLAT MAP 1964**  
**THE WILLIAM AND PHYLLIS PRICE HOUSE**  
**1611 BASS STREET**





**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District C

Item Creation Date: 5/24/2016

PLN - Protected Landmark - 1611 Bass Street

Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Phyllis Palmer and William T. Price House at 1611 Bass Street as a Protected Landmark was initiated by the owner.

A public hearing was held on May 19, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

Patrick Walsh, P.E.  
Director  
Planning and Development Department

**Contact Information:**

Matt Kriegel, 832-393-6557

**ATTACHMENTS:**

Description	Type
Staff Report	Other

City of Houston, Texas, Resolution No. 2016-\_\_\_\_\_

**A RESOLUTION DESIGNATING THE PHYLLIS PALMER AND WILLIAM T. PRICE HOUSE LOCATED AT 1611 BASS STREET WITHIN THE CITY OF HOUSTON AS A LANDMARK AND PROTECTED LANDMARK.**

\* \* \* \* \*

**WHEREAS**, an application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, (the "property"), was filed with the Department of Planning and Development requesting the designation of the property as a Landmark and Protected Landmark pursuant to Section 33-222 of the City of Houston Code of Ordinances (the "Code"); and

**WHEREAS**, the Houston Archaeological and Historical Commission (the "HAHC") has determined that the property meets the criteria for designation as a Landmark and Protected Landmark pursuant to Sections 33-224 and 33-229(a) of the Code, respectively, and recommended that the property be designated as a Landmark and Protected Landmark; and

**WHEREAS**, Sections 33-225(c) and 33-229(c) of the Code authorize the City Council to consider each application for designation as a Landmark and Protected Landmark after receiving a recommendation from the HAHC; and

**WHEREAS**, Section 33-224 of the Code authorizes the City Council to consider the appropriate criteria as enumerated therein for the designation of a Landmark and Protected Landmark; and

**WHEREAS**, Section 33-225(c) of the Code authorizes the City Council to decide whether to designate the property as a Landmark and Protected Landmark; and

**WHEREAS**, the City Council has considered an application for designation of the property as a Landmark and Protected Landmark after receiving a recommendation from the HAHC and the appropriate criteria; **NOW, THEREFORE;**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the City Council finds that the application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a Landmark and Protected Landmark satisfies the applicable criteria of Sections 33-224 and 33-229(a) of the City of Houston Code of Ordinances.

**Section 2.** That the City Council hereby designates the property listed on Exhibit "A," as a Landmark and Protected Landmark.

**Section 2.** That the City Council hereby designates the property listed on Exhibit "A," as a Landmark and Protected Landmark.

**Section 3.** That the City Council approves the property description as established in the description attached hereto and made a part of for all purposes as Exhibit "A."

**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution 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 \_\_\_\_ day of \_\_\_\_\_, 2016.**

**APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.**

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is \_\_\_\_\_.

\_\_\_\_\_  
City Secretary

(Prepared by Legal Department:  
DLA:fg 8/18/2016

Requested by Patrick Walsh, Director, Department of Planning and Development  
L.D. File No. 0611600206001)

*Donna Altman* <sup>6/18</sup>  
\_\_\_\_\_  
Senior Assistant City Attorney

G:\REAL ESTATE\IZFAR\HISTORIC PRESERVATION\PROTECTED LANDMARK\1611 BASS STREET-PHYLLIS PALMER AND WILLIAM T. PRICE HOUSE.DOC

## EXHIBIT "A"

### PROPERTY DESCRIPTION:

#### All or a portion of the following:

A tract of land 50 by 100 feet out of the Alex Sessum 2 acre tract in the Southwest corner of the John Sessum 14 acres in the Bingham 40 acres in the John Austin Two League Grant in Harris County, Texas, as conveyed to William Price and wife Phyllis Price as described in Harris County Clerk's File No. D15940069. The site contains a historic one-story gable roofed, wood framed house in the Craftsman Bungalow style.

### STREET ADDRESS:

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1611 Bass Street, Houston, Texas 77007.

### BUILDING DESCRIPTION:

The Phyllis Palmer and William T. Price House.

### OWNER:

Phyllis Marie Price.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District G

Item Creation Date: 5/24/2016

PLN - Historic Landmark - 2129 Brentwood Dr

Agenda Item#: 14.

### **Summary:**

RESOLUTION designating **THE DOCTOR and MRS. JAMES G. FLYNN HOUSE** located at 2129 Brentwood Drive, within the City of Houston as a historic landmark - **DISTRICT G - TRAVIS**

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Dr. & Mrs. James G. Flynn House at 2129 Brentwood Drive was initiated by the owner.

A public hearing was held on July 22, 2015 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

---

Patrick Walsh, P.E.  
Director  
Planning and Development Department

### **Contact Information:**

Matt Kriegl, 713-393-6557

### **ATTACHMENTS:**

#### **Description**

Signed Cover Sheet

Staff Report

PLN - Historic Landmark - 2129 Brentwood Dr

#### **Type**

Signed Cover sheet

Other

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District G

Item Creation Date: 5/24/2016

PLN - Historic Landmark - 2129 Brentwood Dr

Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Dr. & Mrs. James G. Flynn House at 2129 Brentwood Drive was initiated by the owner.

A public hearing was held on July 22, 2015 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

Patrick Walsh, P.E.

Director

Planning and Development Department

**Contact Information:**

Matt Kriegl, 713-393-6557

**ATTACHMENTS:**

Description

Staff Report

Type

Other

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Dr. & Mrs. James G. Flynn House  
**OWNERS:** William Toomey II and Courtney Toomey  
**APPLICANT:** Same as Owners  
**LOCATION:** 2129 Brentwood Drive – River Oaks

**AGENDA ITEM:** C  
**HPO FILE NO:** 15L311  
**DATE ACCEPTED:** Aug-17-2015  
**HAHC HEARING:** Aug-27-2015

### SITE INFORMATION

Lot 8A, Block 46, River Oaks Section 3, City of Houston, Harris County, Texas. The site contains a historic two-story house in the Latin Colonial style. The residence faces north at 2129 Brentwood Drive.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Dr. & Mrs. James G. Flynn House at 2129 Brentwood Drive is a significant example of River Oaks Latin Colonial design, a local style of architecture promoted by Houston philanthropist and arts patron Ima Hogg and popularized in the 1920s by architects John Staub and Birdsall P. Briscoe. The form was emulated by other architects, including Charles S. Chase, who designed the Brentwood Drive house in 1929 for Dr. and Mrs. James G. Flynn.

Architect Charles S. Chase studied architecture at the Pratt Institute in New York City from 1911 to 1915, after which he spent two years at the Ecole des Beaux Arts in Paris. Before forming his own practice, Charles A. Chase was an associate partner with Joseph Finger from 1926 to 1929.

Dr. James Flynn attended the University of Texas Medical Branch at Galveston in 1905 and trained as a surgeon and in 1927 opened an office in the downtown Medical Arts Building. After relocating to Houston, Mrs. Charlotte Flynn served as secretary of the board for the Maternal Health Center, Inc., an affiliate of the Birth Control Federation of America, which was founded in 1921, and later renamed the Planned Parenthood Federation of America in 1942, by activist and educator Margaret Sanger.

The Dr. & Mrs. James G. Flynn House at 2129 Brentwood Drive qualifies for Landmark Designation under Criteria 1, 4 and 6.

### HISTORY AND SIGNIFICANCE

In the early 1920s, philanthropist and arts patron Ima Hogg introduced Houston architects John Staub and Birdsall P. Briscoe to the Spanish Creole designs of the French Quarter in New Orleans. The trio traveled to the Crescent City to study architecture and the use of ornamental ironwork in construction. While there, Staub bought scrap cast iron to integrate into his River Oaks home designs.

The first River Oaks house advertised as “Latin Colonial,” as Staub dubbed the style, was built in 1924 at 3374 Chevy Chase Drive and modeled after the 1806 Absinthe House in the French Quarter. As in his other Latin Colonial works, Staub incorporated a hipped roof, cast-iron railings that formed a shallow balcony, and the use of stucco walls painted in pale apricot with dark blue-green shutters.

On May 2, 1927, “Additional Reservations, Restrictions and Covenants in River Oaks” were filed with the Harris County Clerk for River Oaks Section 3. Stipulations included the requirement that all houses

be two stories tall. Section 3 was advertised, “Live in a Park . . . Ride Home over a Parkway Drive.” In December 1929, Houston surgeon James G. Flynn awarded builder Charles M.L. West the contract to construct the house at 2129 Brentwood Drive in River Oaks Section 3 for \$13,000. Architect Charles S. Chase combined features from Staub’s Latin Colonial designs into the house he created for Dr. and Mrs. Flynn, although Chase and Dr. Flynn told the *Houston Post* that the home’s character was “Creole.”

Coincidentally, all of the home’s earliest owners were physicians.

*Dr. James G. Flynn*

James Graham Flynn (1885-1957) was born in Galveston, Texas, and spent more than half his life in the Island City. He entered the University of Texas Medical Branch at Galveston in 1905 and trained as a surgeon. According to the U.S. Census, he was married to Charlotte Robertson of Shreveport, Louisiana, before 1910; at the time of the census, the couple had a one-year-old son, J. Graham Flynn, Jr. Dr. Flynn enlisted in the Army Medical Corps and served from 1916 to 1919, when he was honorably discharged as a major and began working to re-establish his practice in Galveston. The Flynnns moved to Houston in 1927, where Dr. Flynn opened an office in the downtown Medical Arts Building (demolished). The couple built the house at 2129 Brentwood Drive in 1930 and lived there until 1946. The Flynnns sold the house to Dr. Clarence P. Harris, a physician who also had an office in the Medical Arts Building, and his wife Jessie. The Flynnns moved to 635 Saddlewood Lane (demolished). The Harrisises occupied the house on Brentwood Drive from 1946 to 1958.

*Mrs. Charlotte R. Flynn*

Born Charlotte Robertson (1889-1964) in Shreveport, Louisiana, Mrs. James G. Flynn was active in a variety of areas while her husband was busy with his practice in Galveston. In addition to being a member of the ladies’ auxiliary of the Galveston County Medical Society, Mrs. Flynn worked as employment secretary for the local Y.W.C.A. finding suitable jobs for young women and traveling around the state giving health lectures. When her husband became a member of Galveston’s Argonne Post of the American Legion, Charlotte Flynn joined the women’s auxiliary and became one of the first women in Texas to sit on the directorate of an American Legion post. After the Flynnns relocated to Houston, Mrs. Flynn served as secretary of the board for the Maternal Health Center, Inc., an affiliate of the Birth Control Federation of America, which was founded in 1921 as the American Birth Control League by activist and educator Margaret Sanger. In 1939, Mrs. William Lupe, Jr., president of the San Antonio Maternal Health Center, explained to the *San Antonio Light* that the organization was established “to help women who can’t pay for it space their children apart” allowing the mothers to regain their strength and produce healthier babies. The Birth Control Federation of America was renamed the Planned Parenthood Federation of America in 1942.

*Dr. Elizabeth Balas Powell*

Born in Innsbruck, Austria-Hungary, as Elizabeth Balas (1914-2007), the future Dr. Powell lost her father in World War I after which her mother, a microbiologist, moved the family to the United States. Elizabeth Balas graduated with honors from the University of Pittsburgh and contemplated studying nursing until her grandmother suggested she become a physician. While serving as a pathology intern at Duke University Medical School, she met and married Dr. Norberne B. Powell (1914-2002), another intern. After Dr. Elizabeth Powell became the second woman to graduate from the Duke medical school, she and her husband moved to Houston, where she served as chief of pathology at Memorial Baptist

Hospital throughout World War II. She began teaching at Baylor College of Medicine after the war and retired in the 1970s. Dr. Elizabeth Powell and her husband lived at 2129 Brentwood Drive from 1960 to 1967.

*Charles S. Chase, AIA*

Charles S. Chase, AIA, (1893-1990), sometimes listed as Charles S. Chase, Jr. or Charles S. Chase III, was born in Chicago and studied architecture at the Pratt Institute in Brooklyn from 1911 to 1915. He then spent two years in Paris at the Ecole des Beaux-Arts.

Chase returned to the United States in 1917 and served as a first lieutenant in the Aviation Section of the U.S. Army Signal Corps, the predecessor of today's U.S. Air Force. During World War I, he was assigned to Ellington Field outside of Houston, where he acted as a flight instructor and accident investigator.

Before starting his own practice, Chase was an associate partner of prominent architect Joseph Finger from 1926 to 1929. In 1931, a year after he designed the Dr. & Mrs. James G. Flynn House on Brentwood Drive in River Oaks, Chase worked for the Belmain Company, the successor firm to the Braeswood Corporation in developing what is now the Old Braeswood subdivision. In 1931, he designed a home advertised as the "Belmain Mediterranean"; the stucco-covered, tile-roofed residence is at 2315 Glen Haven Boulevard in Old Braeswood.

From 1933 to 1937, during the Great Depression, Chase was employed as district engineer for the Works Progress Administration in Austin before returning to private practice in Houston. In his biographical entry in the American Architects Directory of 1970, Chase cited his work with Kenneth Franzheim on the 1958 expansion of Houston's landmark Texas Co. Building as one of his most significant projects. The 16-story Texaco annex stands at 1111 Rusk at Fannin in downtown Houston; the 1958 annex, a 1936 expansion and the original 1915 Texas Co. Building are listed on the National Register of Historic Places. Chase retired in 1966 and died in Memphis, Tennessee, in 1990.

*James M.L. West*

According to the *Texas General Contractors Association Bulletin*, Dr. James G. Flynn awarded the \$13,000 contract to construct his house at 2129 Brentwood Drive to building contractor James M.L. West (1869-1966) in December 1929. West, a Scottish immigrant, arrived in Houston in 1901 and became a naturalized citizen in 1907. According to the City of Houston Landmark Designation Report for the William T. Campbell House, West was the contractor for that home at 3237 Inwood Drive in River Oaks. The Campbell House was designed by Birdsall T. Briscoe, constructed by James M.L. West in 1925 and designated a City of Houston Landmark in 2009.

*River Oaks*

River Oaks is adjacent to Buffalo Bayou and Memorial Park in west central Houston. The residential garden suburb, which comprises 1,100 acres, was developed starting in the 1920s through the foresight and persistence of brothers Will Hogg (1875-1930) and Mike Hogg (1885-1941) and attorney Hugh Potter (1888-1968).

The nucleus of the expansive subdivision predates the Hoggs' and Potter's involvement. By 1924, Country Club Estates, the section south of the newly established River Oaks Country Club, had been

platted, but not developed. The Hogg brothers bought out the original investors, including James West associate Judge J.A. Platt, and established Country Club Estates, Inc., later the River Oaks Corporation.

Mike Hogg's friend, Hugh Potter, was installed as president of the corporation. Under his expert direction, the development of River Oaks began in earnest. Not only was the existing section developed, the corporation also busily acquired land on all sides of the original Country Club Estates. Between 1926 and 1947, an additional 19 platted subdivisions were joined to River Oaks.

A study of noteworthy American suburban communities, particularly Roland Park in Baltimore and the Country Club District in Kansas City, was responsible for such innovative ideas as the institution of architectural controls in River Oaks, the levying of a private tax to support a maintenance and services fund, and the creation of a property owners' association to enforce deed restrictions.

Will Hogg was especially determined that River Oaks serve as a model of enlightened community planning standards for Houston. He retained Kansas City landscape architects Hare & Hare to provide a master plan that would protect the environmental integrity and natural beauty of the area. The developers also hired J.C. Nichols, who built Kansas City's Country Club Plaza, one of the first major shopping centers in the United States, to serve as a design consultant.

The River Oaks master plan included home sites, a fifteen-acre campus for River Oaks Elementary School (1926, Harry D. Payne), two shopping centers, and esplanades planted with flowers. The plan called for underground utility lines, eliminated alleys, allowed only three intersecting streets and provided rigid building codes. Deed restrictions and centralized community control assured exclusivity; approval of house designs by a panel of architects and citizens and a purchase price of at least \$7,000 were required. A "gentleman's agreement" excluded blacks, Jews and other minorities.

The first home in the area predates River Oaks; the William L. Clayton Summer Home, 3376 Inwood Drive (1924, Birdsall P. Briscoe), is now a City of Houston Protected Landmark and listed in the National Register of Historic Places. Among the other notable houses in the subdivision is philanthropist and arts patron Ima Hogg's estate, Bayou Bend, (1928, John F. Staub with Birdsall P. Briscoe), which is a City of Houston Landmark and listed in the National Register of Historic Places. To date, more than 100 River Oaks houses have been designated as City of Houston Landmarks through the joint efforts of Preservation River Oaks and Preservation Houston.

River Oaks operated independently for three years before it was annexed by the City of Houston. In the late 1920s, the development lost money, but by the late 1930s developers had invested \$3 million in the project and River Oaks had begun to influence development patterns in the rest of the city.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

The two-story River Oaks Latin Colonial style house faces north on a grassy lot at 2129 Brentwood Drive. The house is covered in stucco and has a symmetrical fenestration plan on the front (north) façade. The house is five bays wide.

The first and second bays on the first floor each contain one set of French doors. Each pair of doors contains 20 lights. There is a set of functional, full-length louvered shutters on each set of doors.

The third (central) bay contains a shallow arched opening with a contemporary door. The door has ten lights with five-light sidelights on either side. The porch lights on either side of the doorway have top brackets that match those supporting the second floor balcony and balconettes.

The first floor of the fourth and fifth bays matches the first floor of the first and second bays of the house.

The first bay on the second floor contains one six-over-six sash window placed directly above the first floor French doors. The window has a set of functional, louvered shutters. A cast iron balconette is below the window. The balconette contains two lace end panels and a lotus-pattern balustrade. The balconette is supported by two pairs of spiral brackets.

The second, third and fourth bays contain a shallow, flat-roofed cast iron balcony. The balcony has a lace frieze and four symmetrically spaced lace columns with lace corner brackets. There is a lotus-pattern balustrade between the columns in the balcony's second, third and fourth bays. The balcony is supported by four pairs of symmetrically spaced spiral brackets.

The second bay on the second floor contains one window behind Bahama/Bermuda shutters hinged at the top of the window. The third bay on the second floor contains two windows behind Bahama/Bermuda shutters.

The fourth bay matches the second bay on the second floor and the fifth bay matches the first bay on the second floor.

The house has a shingled, hipped roof with slightly flared eaves. There is guttering around the edge of the roofline and downspouts on the first and fifth bays. There is a rectangular, stucco-covered interior chimney with metal hood on the east end of the house.

### *Alterations*

According to the Harris County Building Assessment Records, an enclosed porch was constructed at the rear of the home in 1931 when the Flynn's had been in the house about one year, and the assessment records indicate the home was remodeled in 1938. The next major improvement recorded by the county was the installation of air conditioning by Dr. Harris in 1954. Five years later, the county inspector reported that Dr. Powell had remodeled the house and added a second story to the enclosed porch. The 1966 tax records note that Dr. Elizabeth Powell had remodeled the interior. The home was extensively remodeled again in the late 1980s under the ownership of Robert and Katharine Devlin; Robert Devlin was president and CEO of American General Life. At that time, the foundation was extended ten feet to the south and the main house was connected to the servant's quarters with a breezeway/patio.

The later work also included the installation of French doors with functional, louvered shutters on the first floor of the front façade and the addition of Bahama/Bermuda shutters that are hinged at the top of the windows on the second floor.

The current owners purchased the property in 2014 and embarked on a comprehensive interior remodeling, but the only exterior change in 2015 was the replacement of the neoclassical front door ensemble with a contemporary ten-light door with five-light sidelights.

The house is in excellent condition.

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*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Erin Glennon, Planning and Development Department, City of Houston.*

**APPROVAL CRITERIA FOR LANDMARK DESIGNATION**

**Sec. 33-224. Criteria for designation**

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | <b>S</b>                            | <b>NA</b>                           |  | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|-------------------------------------|-------------------------------------|--|----------------------|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;  |                      |                             |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;   |                      |                             |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;  |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;  |                      |                             |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;   |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;   |                      |                             |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present;   |                      |                             |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.   |                      |                             |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)). |                      |                             |                            |

**STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Dr. & Mrs. James G. Flynn House at 2129 Brentwood Drive.

**HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Dr. & Mrs. James G. Flynn House at 2129 Brentwood Drive.

**EXHIBIT A**  
**CURRENT PHOTOS**  
**DR. & MRS. JAMES G. FLYNN HOUSE**  
**2129 BRENTWOOD DRIVE**



2129 Brentwood Drive, River Oaks Section 3, Houston, Harris County, Texas. August 2015. Photo by David Bush, Preservation Houston.

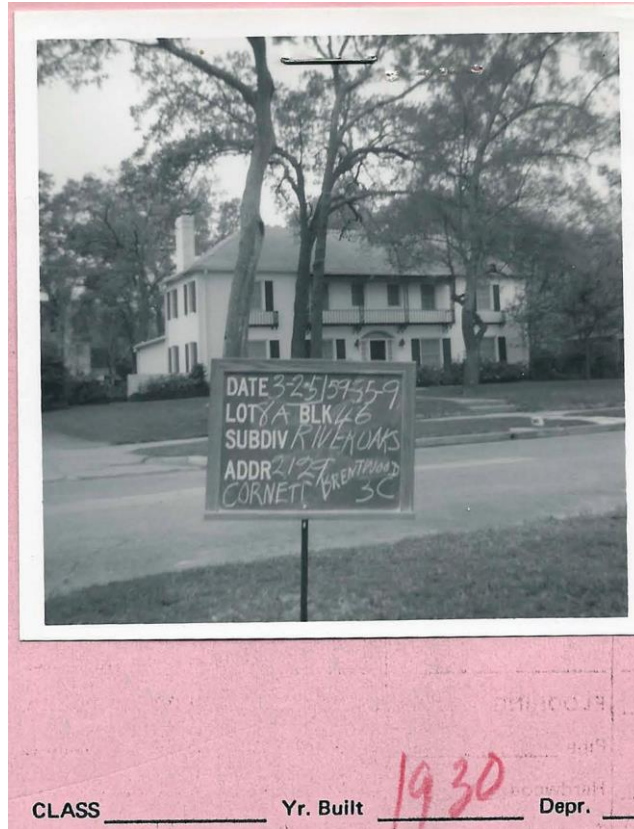
**EXHIBIT A**  
**CURRENT PHOTOS**  
**DR. & MRS. JAMES G. FLYNN HOUSE**  
**2129 BRENTWOOD DRIVE**



2129 Brentwood Drive, April 2015. Photo courtesy Courtney Toomey.

**EXHIBIT B  
HISTORIC PHOTO**

**DR. & MRS. JAMES G. FLYNN HOUSE  
2129 BRENTWOOD DRIVE**

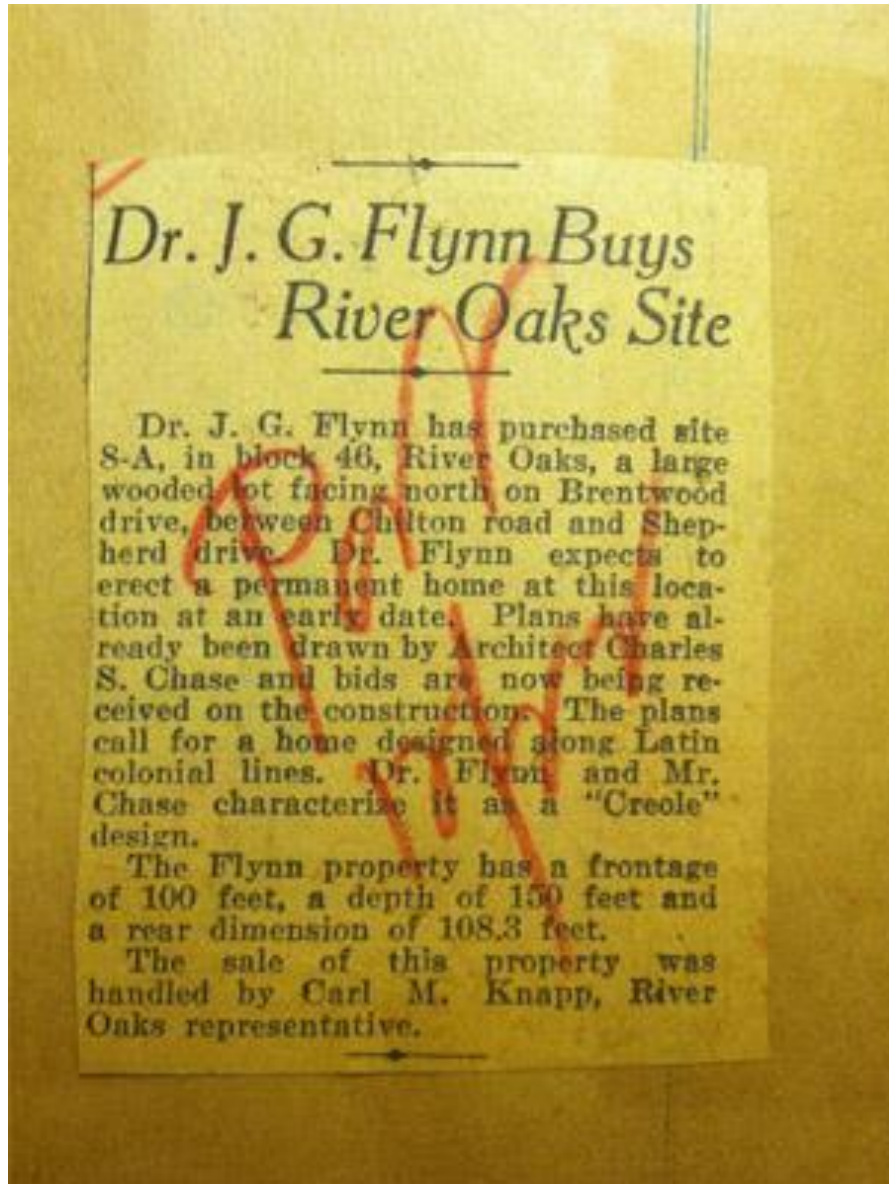


Historic photo of 2129 Brentwood Drive taken after 1938, when the Flynn's remodeled the house, and before 1959, when the Powells added a second floor to the rear addition. Harris County Building Assessment photo and reports, 1938 through 1970, Harris County Archives.

## EXHIBIT B

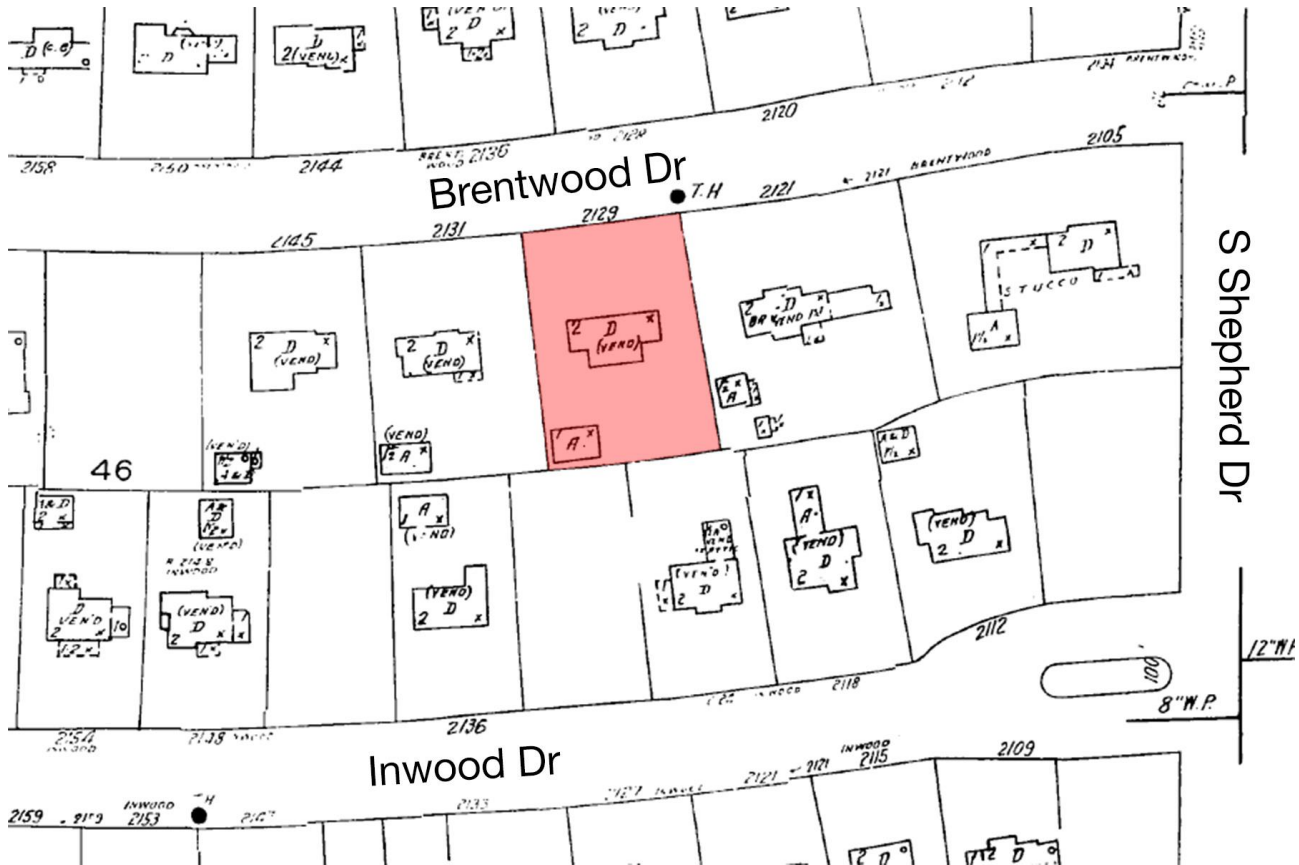
## HISTORIC PHOTO

DR. & MRS. JAMES G. FLYNN HOUSE  
2129 BRENTWOOD DRIVE



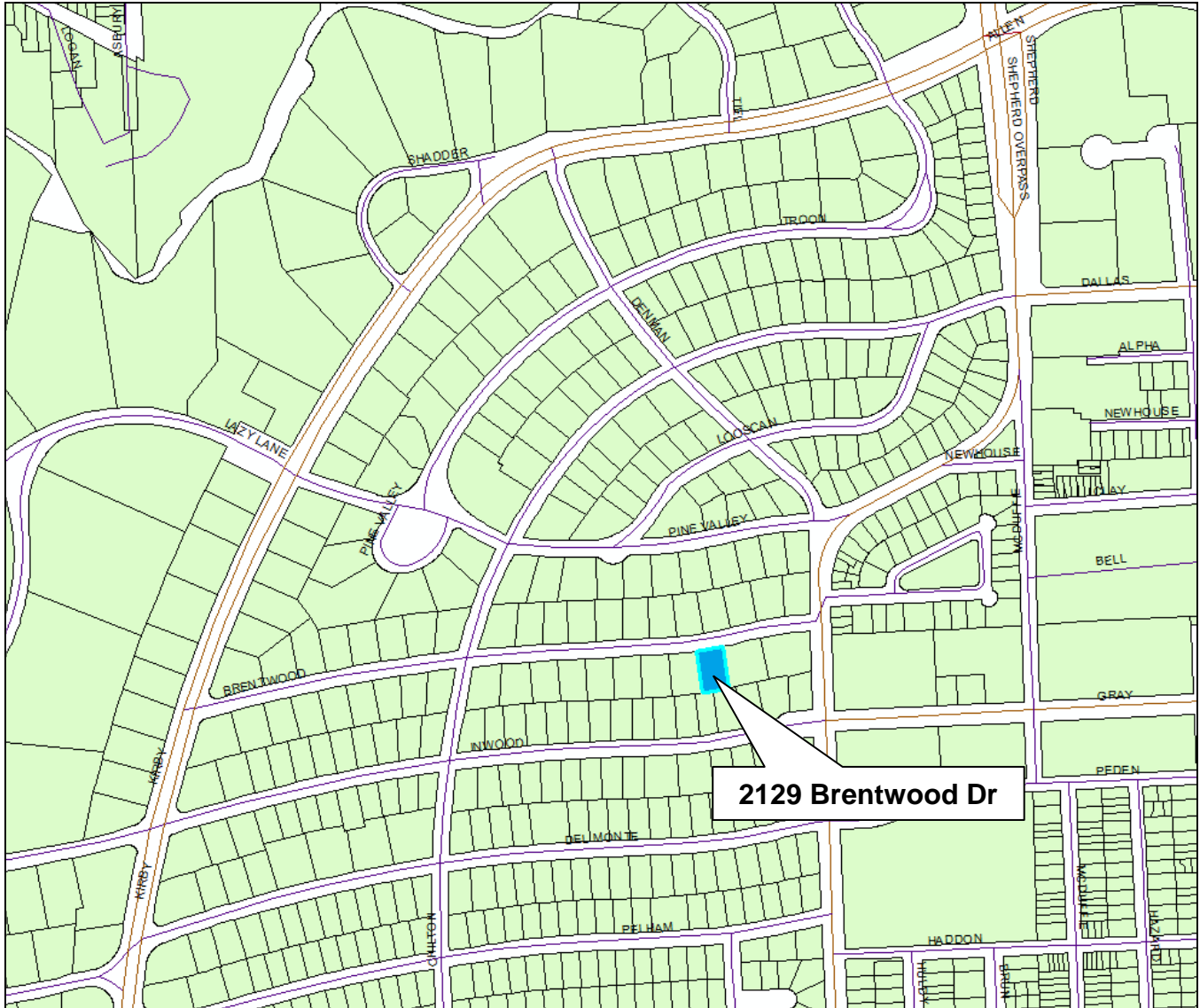
*Houston Post*, December 22, 1929. River Oaks Scrapbooks, 1929-1930. Houston Metropolitan Research Center

EXHIBIT C  
SANBORN FIRE INSURANCE MAP  
DR. & MRS. JAMES G. FLYNN HOUSE  
2129 BRENTWOOD DRIVE



Sanborn Fire Insurance Maps, Volume 11, Sheet 1105, dated September 1934. Houston Metropolitan Research Center

**EXHIBIT D**  
**SITE LOCATION MAP**  
**DR. & MRS. JAMES G. FLYNN HOUSE**  
**2129 BRENTWOOD DRIVE**





**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District G

Item Creation Date: 5/24/2016

PLN - Historic Landmark - 2129 Brentwood Dr

Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Dr. & Mrs. James G. Flynn House at 2129 Brentwood Drive was initiated by the owner.

A public hearing was held on July 22, 2015 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

A handwritten signature in black ink, appearing to read "Patrick Walsh".

Patrick Walsh, P.E.

Director

Planning and Development Department

**Contact Information:**

Matt Kriegl, 713-393-6557

**ATTACHMENTS:**

**Description**

Staff Report

**Type**

Other

City of Houston, Texas, Resolution No. 2016-\_\_\_\_\_

**A RESOLUTION DESIGNATING THE DOCTOR AND MRS. JAMES G. FLYNN HOUSE LOCATED AT 2129 BRENTWOOD DRIVE, WITHIN THE CITY OF HOUSTON AS A HISTORIC LANDMARK.**

\* \* \* \* \*

**WHEREAS**, Section 33-225(c) of the City of Houston Code of Ordinances authorizes the City Council to consider each application for designation of a historic landmark after receiving a recommendation from the Houston Archaeological and Historical Commission ("HAHC"); and

**WHEREAS**, Section 33-224 of the City of Houston Code of Ordinances authorizes the City Council to consider the appropriate criteria as enumerated therein for the designation of historic landmarks; and

**WHEREAS**, Section 33-225(c) of the City of Houston Code of Ordinances authorizes the City Council to decide whether to designate the property as a historic landmark; and

**WHEREAS**, the City Council has considered the application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a historic landmark after receiving a favorable recommendation from the HAHC; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the City Council finds that the application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a historic landmark satisfies the applicable criteria of Section 33-224 of the City of Houston Code of Ordinances.

**Section 2.** That the City Council hereby designates the property approximately described in Exhibit "A," as a historic landmark.

**Section 3.** That the City Council approves the property description as established in the description attached hereto and made a part hereof for all purposes as Exhibit "A."

**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution 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 \_\_\_ day of \_\_\_\_\_, 2016.

APPROVED, this \_\_\_ day \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Secretary

(Prepared by Legal Dept.  
DLA:fg 8/24/2016

Requested by Patrick Walsh, P.E., Director, Department of Planning and Development  
L.D. File No.0611600204001)

Donna Aitman <sup>GMD</sup>  
Senior Assistant City Attorney

G:\REAL ESTATE\ALTMAN\ALTMAN-IZFAR\HISTORIC PRESERVATION\PROTECTED LANDMARKS\HISTORIC  
LANDMARKS\2129 BRENTWOOD DRIVE-DR. AND MRS. JAMES G. FLYNN-HISTORIC LANDMARK.DOC

## **EXHIBIT "A"**

### **PROPERTY DESCRIPTION:**

Lot 8-A, Block 46, River Oaks Addition, Section No. 3, a subdivision I Harris County, Texas. According to the map or plat recorded in Volume 8, Page 69 of the Map Records of Harris County, Texas. The site includes a two-story house in the Latin Colonial style.

### **STREET ADDRESS:**

2129 Brentwood Drive, Houston, Texas 77019.

### **BUILDING DESCRIPTION:**

The Doctor and Mrs. James G. Flynn House.

### **OWNER:**

William Toomey II. and Courtney Toomey.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C

Item Creation Date: 5/24/2016

PLN - Protected Landmark - 5231 Braesvalley Drive

Agenda Item#: 15.

### **Summary:**

RESOLUTION designating **THE BROOK HOUSE** located at 5231 Braesvalley Drive, within the City of Houston as a landmark and protected landmark - **DISTRICT C - COHEN**

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Brooks House at 5231 Braesvalley Drive as a Protected Landmark was initiated by the owner.

A public hearing was held on May 19, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

---

Patrick Walsh, P.E.  
Director  
Planning and Development Department

### **Contact Information:**

Matt Kriegl, 832-393-6557

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Signed RCA	Signed Cover sheet
Staff Report	Other
PLN - Protected Landmark - 5231 Braesvalley Drive	Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District C

Item Creation Date: 5/24/2016

PLN - Protected Landmark - 5231 Braesvalley Drive

Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Brooks House at 5231 Braesvalley Drive as a Protected Landmark was initiated by the owner.

A public hearing was held on May 19, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

A handwritten signature in blue ink, appearing to read 'Patrick Walsh', written over a horizontal line.

Patrick Walsh, P.E.

Director

Planning and Development Department

**Contact Information:**

Matt Kriegl, 832-393-6557

**ATTACHMENTS:**

Description

Staff Report

Type

Other

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Brooks House

**AGENDA ITEM:** C1

**OWNERS:** Gavin and Vanessa Gerondale

**HPO FILE NO.:** 16PL129

**APPLICANTS:** Gavin and Vanessa Gerondale

**DATE ACCEPTED:** 4/21/2016

**LOCATION:** 5231 Braesvalley Drive - Meyerland

**HAHC HEARING DATE:** 5/19/2016

**SITE INFORMATION:** Lot 3, Block 42, Meyerland, Section 6B, City of Houston, Harris County, Texas. The site includes a historic, 2,768 square foot single story brick home with attached carport and screened terrace constructed in 1965 situated on an 11,257 square foot (approximately 91' x 122') interior lot.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

Architect David G. Brooks designed the house at 5231 Braesvalley Drive with his brother and business partner, Edward Byron Brooks, as his own family's residence. Their firm, Brooks and Brooks, designed commercial, institutional, industrial, and residential structures throughout Houston. Their work received awards at the local, state, and national levels. The Brooks House, designed in the modern style, was completed in March 1965 in the Meyerland neighborhood. Meyerland's development began as suburban planned communities were appearing throughout the country. Each section of the subdivision was assigned a number and given a set of deed restrictions. Brays Bayou provided a picturesque location, and the scenic value of the wide streets flanking the tree-lined waterway offered ideal sites for architects to design commissioned homes along North and South Braeswood boulevards, with the majority of the architect-designed homes located south of Brays Bayou.

As described by architectural historian Stephen Fox, the Brooks House is "closed on its street side... overlooks a south-facing back yard through walls of glass," and "features (a) carport as a surrogate front porch."<sup>1</sup> The plan, materials, and details of the Brooks House make it a superior example of mid-century residential design.

The house remains significantly intact; the Brooks family maintained the house as originally designed and occupied the residence for 30 years. In February 1996, the Brooks sold the house to Gavin and Vanessa Gerondale. The Gerondales have maintained the original design of the house, making minor upgrades and maintenance decisions, including restoration work after the house flooded during the 2015 Memorial Day floods. As exemplary stewards of the Brooks House, the Gerondales received a 2015 Preservation Award from Houston Mod for furthering the knowledge, appreciation, and preservation of modern architecture and design in Houston and Texas.

The Brooks House at 5231 Braesvalley Drive meets Criteria 1, 3, 4, 5, 6, and 8 for Protected Landmark Designation.

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<sup>1</sup> Fox, Stephen. *Houston Architectural Guide*. 3rd ed. 562.

**HISTORY AND SIGNIFICANCE***Brooks and Brooks*

David George Brooks (1925-1995) and his brother Edward “Buddy” Byron Brooks (1927-2006) were the sons of Serena Lefkovitz Brooks and Harry Brooks. The family moved from Denver, Colorado to Houston, Texas shortly after Edward’s birth.<sup>2</sup>

Both of the Brooks brothers attended Reagan High School in Houston. David Brooks received his Bachelor of Science from the University of Houston in 1949 and his Bachelor of Architecture in 1950. Edward Brooks received his Bachelor of Architecture from the University of Houston in 1951.<sup>3</sup> David and Edward formed a small firm, Brooks and Brooks Architects, in 1953 and worked together for over 40 years. After David died in 1995, Edward moved the practice to his residence in Richmond, Texas. Edward died in Richmond in 2006.

Brooks and Brooks designed commercial, institutional, industrial, and residential structures throughout Houston. Their work received awards at the local, state, and national levels. In 1967, Brooks and Brooks received the Grand Prize for the National Fallout Center Design Competition - Community Center, the third of such competitions conducted in a partnership of the American Institute of Architects and the Office of Civil Defense.<sup>4</sup>

Commercial, institutional, and industrial works of note in Houston:<sup>5</sup>

- Hanna Apartments, Mid Lane (1958)
- Brand Warehouse-Office, Dixie Drive and Chalmers Street (1958)
- Strawberry Park Shopping Center, Strawberry Belt Road and E. Southmore Boulevard (1960)
- Finger Furniture Co. (1964)
- Ramada Inn Motor Hotel (1965)
- Finger Contract and Office Supply Co. (1966)
- DeZavala Elementary School, 7521 Avenue H (1967)
- Houston Independent School District Central Warehouse (1969)
- Harold’s, 350 West 19<sup>th</sup> Avenue (1959)<sup>6</sup>
- Pulaski Iron & Metal Co. Building, 6000 block Navigation Boulevard (1956)

Residences of note in Houston:

- Murry and Arlyn Getz House, 303 Isolde Drive (1959)<sup>7</sup>
- Solomon House, 3615 S. Braeswood Boulevard (1956)<sup>8</sup>
- Brooks House, 5231 Braesvalley Drive (1965)<sup>9</sup>

<sup>2</sup> "Edward Byron "Buddy" Brooks." *Houston Chronicle*, July 21, 2006, Obituaries.

<sup>3</sup> Gane, J.F. *American Architects Directory*. 3rd ed.

<sup>4</sup> Office of Civil Defense. *National Fallout Shelter Design Competition Community Center Awards*.

<sup>5</sup> Gane, J.F. *American Architects Directory*. 3rd ed.

<sup>6</sup> Fox, Stephen. *Houston Architectural Guide*. 3rd ed. 366-367.

<sup>7</sup> "303 Isolde." *The Architecture of Memorial Bend*. Web.

<sup>8</sup> Smith, Jason. "Solomon House." Houston MOD. Web.

*David George Brooks Family*

David G. Brooks designed the house at 5231 Braesvalley Drive with his brother and business partner, Edward Brooks, as his own family's residence. Construction of the residence was completed in March 1965. Brooks moved into the home with his wife Sandy and their three children Rachel, Serena and Daniel. The names and handprints of the children impressed into the concrete driveway just outside the front door, although a tad faded, still remain. None of the children reside in Houston today, but Sandy Brooks, now 83, lives nearby. Serena Brooks is a quilt artist whose work based on her childhood home in Meyerland was accepted in a Modern Quilt exhibit which toured the U.S in 2014. Daniel Brooks followed his father and "Uncle Ed" into architecture and now practices in Austin.

An extended illness found David Brooks with assisted living needs and Sandy Brooks unable to sustain the maintenance and upkeep required for the large home. David Brooks died on July 11, 1995 and the home was then listed for sale thirty years after their first spring on Braesvalley Drive.<sup>10</sup>

*Meyerland*<sup>11</sup>

The Meyer family came to Houston soon after the Civil War and during the 1890s Joseph F. Meyer gradually acquired 6,000 acres of land southwest of town. In the 1950s, Joseph's son George decided to develop a subdivision of single-family homes on 1,200 acres of the family's rice fields. Tom Robinson, Jr., president of First Mortgage Company, was selected to plan the subdivision and lead the Meyerland Company. In the spring of 1955, the former rice fields became a subdivision for single-family dwellings. Vice President Richard Nixon cut the ribbon for the grand opening that featured a Parade of Homes in the 5100 block of Jackwood. Development of Meyerland was done in stages and each new section was given a number and set of deed restrictions. There were several years of Medallion Showcases of Homes in Meyerland. *Look Magazine* devoted four pages to Meyerland in 1957. *House and Home Magazine* covered the area as the "ideal plan" for a subdivision in 1958.

In May 2015, Meyerland was affected by a large storm that moved slowly over Houston and its neighboring areas. Heavy rainfall triggered record-breaking floods and caused Houston bayous to breach their banks. Over 2,500 homes were damaged during the Memorial Day flooding, much of which occurred in the southwest area of Houston, including the Meyerland neighborhood. In all, 750 of Meyerland's 2,315 houses were damaged by water, including the Brooks House, and at least 60 flooded completely.<sup>12</sup> On April 18, 2016, the neighborhood flooded for a second time in less than a year, although the second storm was less severe. The Brooks House was not affected by the mass flooding during the second storm.

**ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

The floor plan of the primary living spaces of the Brooks House is organized into two slightly off-set, abutting squares. The east square contains the public spaces: porch, entry, screened terrace, living, dining, and kitchen; all with poured-in-place terrazzo floors. The west square contains the private spaces: den (originally playroom), four bedrooms, two and a half bathrooms, closets and mechanical

<sup>9</sup> Fox, Stephen. *Houston Architectural Guide*. 3rd ed. 562.

<sup>10</sup> Brooks, Daniel. Message to Vanessa Gerondale.

<sup>11</sup> "History of Meyerland." *Meyerland Community Improvement Association*. Web.

<sup>12</sup> Mulvaney, Erin. "Flood Speeds up Inevitable Change in Houston Neighborhood."

room. Attached to each square plan element are smaller elements projecting toward the street to the north. From the east square projects the utility, storage, workshop and carport. From the west square projects the closet and master bath. The space between these projected elements is the entry and a large auto court. The exterior material is primarily brick veneer with accents of California redwood siding and duraply plywood.

A circulation path between the kitchen and living rooms, and passing along the screened terrace, connects the two squares. This path is detailed with poured-in-place terrazzo floors, rift-sawn red oak paneling and a continuous light cove. The repeated use of rift-sawn red oak paneling and cabinetry and light coves throughout the house illustrates continuity of design.

The house includes other details and finishes typical of this period including six skylights, three exterior jalousie doors and interior accordion doors, a floor to ceiling cork wall, tack-board and chalk wall panels, and a sunken poured-in-place terrazzo tub. Also noteworthy is a sculptural element rendered in brick and centered on the wall between the living room and screened terrace; this element contains a wood-burning fireplace facing the living room and a grill servicing the enclosed terrace.

The north, street elevation is very private with limited glazing. This belies the openness of the public spaces of the house, south to the backyard, and west into the screened terrace. This openness comes from the use of wall to wall and floor to ceiling fixed glass panels and seven sliding glass doors. The living room is particularly airy with 10' high ceilings. The space has exposed tongue and groove pine roof decking, glue-lam structural beams, and clerestory windows to the north. The decking and beams project several feet to the south to protect the glazing from direct sunlight.

The house has remained remarkably intact since its construction. Minor changes to the home include a new roof, repaired plumbing system, and built-in sideboard addition fabricated from matching rift-sawn red oak.

The Brooks House was one of the many homes affected by the 2015 Memorial Day floods. The house took in approximately four inches of water, which completely flooded the four carpeted bedrooms, stained the terrazzo floor, damaged the dishwasher, and clogged floor drains. Repairs began immediately to remove all carpet and padding. Restoration work included the replacement of all carpet; honing and resurfacing all terrazzo floors to remove stains and restore the original finish; and light sanding and repainting of baseboards. No sheetrock or interior wall cladding was removed.

## BIBLIOGRAPHY

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(<http://memorialbendarchitecture.com/303iso.htm>).

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*Brooks House*. Vid. Larry Harris. Perf. Daniel Brooks. 1995-1996. DVD.

"Edward Byron "Buddy" Brooks." *Houston Chronicle*, July 21, 2006, Obituaries. Web.

(<http://www.legacy.com/obituaries/houstonchronicle/obituary.aspx?n=edward-byron-brooks-buddy&pid=18534866>).

Fox, Stephen. *Houston Architectural Guide*. 3rd ed. Houston: American Institute of Architects, Houston Chapter and Minor Design, 2012.

Gane, J.F. *American Architects Directory*. 3rd ed. New York: R.R. Bowker, 1970. *The AIA Historical Directory of American Architects*. American Institute of Architects. Web. PDF. 106.

Harris, Larry. "The Brooks House (photos from Summer 1995)." *Flickr*. Yahoo!, Web. (<https://www.flickr.com/photos/23280022@N08/sets/72157623826590661>).

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McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013. Print.

Mulvaney, Erin. "Flood Speeds up Inevitable Change in Houston Neighborhood." *Houston Chronicle*, August 21, 2015. Web. (<http://www.houstonchronicle.com/business/real-estate/article/Flood-speeds-up-inevitable-change-Houston-6458197.php>).

Office of Civil Defense. *National Fallout Shelter Design Competition Community Center Awards*. Rep. no. OCD-TR-47. 1967. Web. (<http://files.eric.ed.gov/fulltext/ED035192.pdf>).

Smith, Jason. "Solomon House." Houston MOD. Web. (<http://www.houstonmod.org>).

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Office, Planning and Development Department, City of Houston.*

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;		

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

**OR**

- The property was constructed before 1905;

**OR**

- The property was listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places;

**OR**

- The property was designated as a State of Texas Recorded Texas Historical Landmark.

## **STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Brooks House at 5231 Braesvalley Drive.

## **HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Brooks House at 5231 Braesvalley Drive.

**EXHIBIT A**  
**PHOTOS**  
BROOKS HOUSE  
5231 BRAESVALLEY DRIVE



# CITY OF HOUSTON

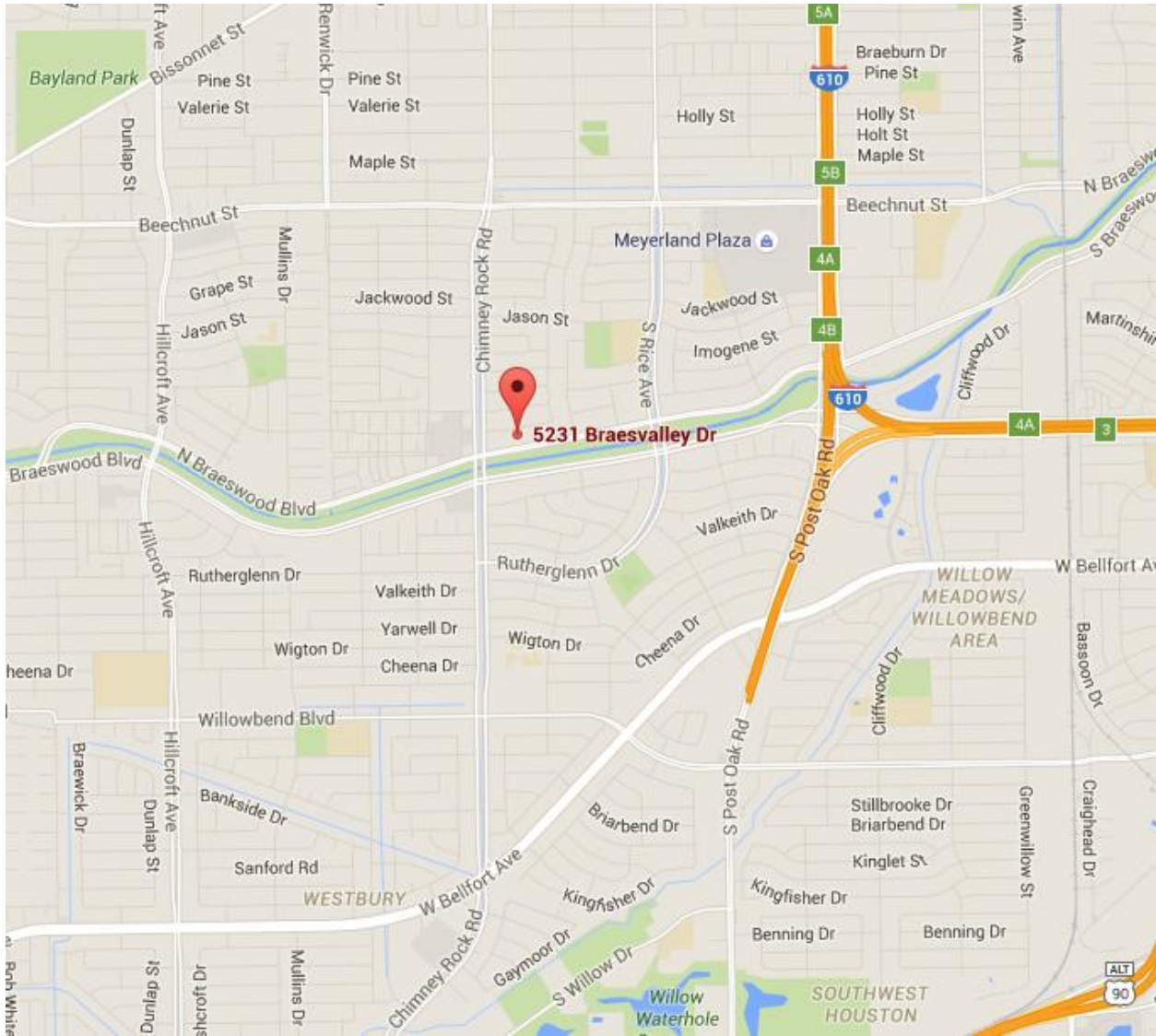
Archaeological & Historical Commission

Planning and Development Department





**EXHIBIT B**  
**PROPERTY LOCATION**  
**BROOKS HOUSE**  
**5231 BRAESVALLEY DRIVE**





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 5/24/2016

PLN - Protected Landmark - 5231 Braesvalley Drive

Agenda Item#:

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Brooks House at 5231 Braesvalley Drive as a Protected Landmark was initiated by the owner.

A public hearing was held on May 19, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

A handwritten signature in black ink, appearing to read "Patrick Walsh".

Patrick Walsh, P.E.

Director

Planning and Development Department

### **Contact Information:**

Matt Kriegl, 832-393-6557

### **ATTACHMENTS:**

**Description**

Staff Report

**Type**

Other

City of Houston, Texas, Resolution No. 2016-\_\_\_\_\_

**A RESOLUTION DESIGNATING THE BROOKS HOUSE LOCATED AT 5231 BRAESVALLEY DRIVE, WITHIN THE CITY OF HOUSTON AS A LANDMARK AND PROTECTED LANDMARK.**

\* \* \* \* \*

**WHEREAS**, an application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, (the "property"), was filed with the Department of Planning and Development requesting the designation of the property as a Landmark and Protected Landmark pursuant to Section 33-222 of the City of Houston Code of Ordinances (the "Code"); and

**WHEREAS**, the Houston Archaeological and Historical Commission (the "HAHC") has determined that the property meets the criteria for designation as a Landmark and Protected Landmark pursuant to Sections 33-224 and 33-229(a) of the Code, respectively, and recommended that the property be designated as a Landmark and Protected Landmark; and

**WHEREAS**, Sections 33-225(c) and 33-229(c) of the Code authorize the City Council to consider each application for designation as a Landmark and Protected Landmark after receiving a recommendation from the HAHC; and

**WHEREAS**, Section 33-224 of the Code authorizes the City Council to consider the appropriate criteria as enumerated therein for the designation of a Landmark and Protected Landmark; and

**WHEREAS**, Section 33-225(c) of the Code authorizes the City Council to decide whether to designate the property as a Landmark and Protected Landmark; and

**WHEREAS**, the City Council has considered an application for designation of the property as a Landmark and Protected Landmark after receiving a recommendation from the HAHC and the appropriate criteria; **NOW, THEREFORE;**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the City Council finds that the application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a Landmark and Protected Landmark satisfies the applicable criteria of Sections 33-224 and 33-229(a) of the City of Houston Code of Ordinances.

**Section 2.** That the City Council hereby designates the property listed on Exhibit "A," as a Landmark and Protected Landmark.

**Section 3.** That the City Council approves the property description as established in the description attached hereto and made a part of for all purposes as Exhibit "A."

**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution 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 \_\_\_\_ day of \_\_\_\_\_, 2016.**

**APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.**

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is \_\_\_\_\_.

\_\_\_\_\_  
City Secretary

(Prepared by Legal Department:

DLA:fg 8/24/2016

Requested by L. Patrick Walsh, Director, Department of Planning and Development

L.D. File No. 0611600203001)

G:\REAL ESTATE\ALTMAN\ALTMAN-IZFARI\HISTORIC PRESERVATION\PROTECTED LANDMARKS\5231 BREASVALLEY DRIVE - BROOKS HOUSE.DOC

\_\_\_\_\_  
*Donna Altman* <sup>GWJ</sup>  
Senior Assistant City Attorney

## EXHIBIT "A"

### **PROPERTY DESCRIPTION:**

Lot 3, Block 42, Meyerland Section 6-B, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 90, Page 35, of the Map Records of Harris County, Texas. The site includes a single story brick home with attached carport and screened terrace, constructed in 1965 and situated on an 11,257 square foot interior lot.

### **STREET ADDRESS:**

5231 Braesvalley Drive.

---

### **BUILDING DESCRIPTION:**

Brooks House.

### **OWNER:**

Gavin and Vanessa Gerondale.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District H

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 1203 Edwards Street

Agenda Item#: 16.

### **Summary:**

RESOLUTION designating **THE BAMMEL-LONG HOUSE** located at 1203 Edwards Street within the City of Houston as a landmark and protected landmark - **DISTRICT H - CISNEROS**

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark and Protected Landmark designation of the Bammel-Long House at 1203 Edwards Street was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

---

Patrick Walsh, P.E.  
Director  
Planning and Development Department

### **Contact Information:**

Matt Kriegl, 832-393-6557

### **ATTACHMENTS:**

#### **Description**

Signed Cover Sheet  
Staff Report

#### **Type**

Signed Cover sheet  
Other



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District H

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 1203 Edwards Street

Agenda Item#:

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark and Protected Landmark designation of the Bammel-Long House at 1203 Edwards Street was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

A handwritten signature in blue ink, appearing to read "Patrick Walsh".

Patrick Walsh, P.E.

Director

Planning and Development Department

### **Contact Information:**

Matt Kriegl, 832-393-6557

### **ATTACHMENTS:**

**Description**

Staff Report

**Type**

Other

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** The Bammel-Long House

**AGENDA ITEM:** B.1

**OWNERS:** FW Heritage, LLC

**HPO FILE NO.:** 16PL130

**APPLICANTS:** FW Heritage, LLC

**DATE ACCEPTED:** 06/01/2016

**LOCATION:** 1203 Edwards Street, Houston, Texas, 77007 –  
First Ward

**HAHC HEARING DATE:** 06/16/2016

### SITE INFORMATION:

Lot 12, Block 261, Baker NSBB, City of Houston, Harris County, Texas. The site contains a historic one-story Folk Victorian style wood-frame house.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Bammel-Long House is a classic example of how the Queen Anne style architecture was used on a small home.

The Bammels, Henry and Ida had one child Maybelle. Both generations of the Bammel family resided at the home at 1702 Shearn Street for a total of 80 years until their estate sold the property to Lewis L. and Sadie Long upon Maybelle's death in 1981. The Long family resided in the home for the next 32 years. The property was sold on August 7, 2013 to a sympathetic townhome developer, who then generously donated the house to FW Heritage. They later moved the house to its current location at 1203 Edwards.

The Bammel-Long House was constructed prior to 1905 and meets Criteria 1, 4, 5 and 8 for Protected Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *HENRY AND IDA BAMMEL*

Research into Deed records show 1702 Shearn Street has been a recorded address since February 13, 1899 and the title owner then, was J.O. Ross. However, research could not confirm the exact date the house was built.

The 1900-01 Houston City Directory shows Henry Bammel residing at 1604 Shearn, one block east of 1702 Shearn. This Directory also shows Henry worked as a painter with Houston & Texas Central Railroad shops.

Henry Bammel was born on February 20, 1873 and died on December 11, 1948 and his wife Ida was born on September 6, 1874 and died on February 12, 1958. Their only child, Maybelle, was born on August 11, 1899 and died on March 10, 1981.

The 1902-03 Houston City Directory shows Henry Bammel and his family of 3, now residing at 1702 Shearn.

Both of these Directories also show another 3 gentlemen with the same last name of Bammel working at the Houston & Texas Central Railroad shops. They are:

- William C. Bammel, carpenter, residence at 1714 Louisiana
- Frederick C. Bammel, car repair, residence at 1819 Sabine
- Jacob H. Bammel, clerk, residence at 1819 Sabine

It is very much a possibility that this was a family business and that these 4 men, including Henry, were related. There were also other Bammels in both Directories, all residing relatively close to Downtown Houston, where the Houston & Texas Central Railroad shops were. Research was not conducted to conclude if, which (or all) of these other Bammels were related to these 4 men.

1819 Sabine, the residence of Frederick and Jacob Bammel is 1 block west from 1702 Shearn. In all likelihood, Frederick and Jacob were related to Henry, thus not only did they work at the same place, but they lived around the corner from each other. The house at 1819 Sabine is still there today, and is a contributing structure and part of the High First Ward Historic District.

Meanwhile, the 1919 Houston City Directory shows Maybelle Bammel worked as a steno at Union School Furnishing Company, and still residing at 1702 Shearn. At this time, Maybelle would have been 20 years old.

Maybelle continued to reside at 1702 Shearn until she passed on March 10, 1981. This would mean that Maybelle Bammel lived out her entire 81 years on those 2 blocks, the first few years at 1604 Shearn, and the rest at 1702 Shearn. She is buried in the same cemetery as her parents – Forest Park Cemetery in Houston, Texas.

Henry Bammel passed on December 11, 1948 whilst Ida Bammel passed on February 12, 1958.

### *LEWIS LEE SR. AND SADIE MAE LONG*

Upon Maybelle Bammel's death, 1702 Shearn was sold to Lewis Lee Sr. and Sadie Mae Long on June 16, 1981.

Lewis Sr. was born in Alfalfa, Alabama, on Dec 5, 1925. He entered the U.S. Army as a young man and served from 1946-1949 in the Asiatic-Pacific campaign of World War II in Guam, the Philippines, and Japan. He was honorably discharged and returned home, where he then finished high school and moved to Houston, Texas, in 1955. He married Sadie Mae Campbell on March 26, 1955. They had 2 children, Barbara Jean and Lewis Jr. Lewis Sr. retired from Glazier Food Company after working there for 50 years. He passed away on Jan 26, 2013 and is buried at the Houston National Cemetery.

Sadie Mae Long nee Campbell was born on Apr 11, 1929 and passed on Dec 24, 2011. She is also buried at the Houston National Cemetery.

From speaking to long time neighbors of the Longs, it is deduced that Sadie Mae was either the housekeeper or nurse to Maybelle Bammel, who had never married, and thus lived alone at 1702 Shearn. Upon Maybelle's death, her estate was left with instructions to sell 1702 Shearn to the Long family. A copy of the deed indicates the sale price of the house was \$10.

The Longs resided in the house for the next 32 years. Upon Lewis Sr.'s death in January 2013, it was sold to Cottage Grove Investments (in August 2013), a townhome developer who is sympathetic to historic homes. The house was donated to FW Heritage, who then moved it to 1203 Edwards. The lot at 1702 Shearn has since been subdivided and 3 townhomes built in its place.

## *THE FIRST WARD*

The First Ward is one of the four original wards created by the City of Houston in 1840. It included part of Houston's early business district, and was strategically located at the intersection of Buffalo Bayou and White Oak Bayou near Allen's Landing at the foot of Main Street. First Ward was defined as all areas within the city limits northwest of Congress Street and Main Street.

In 1866, First Ward's boundaries were changed; land to the north and east of White Oak Bayou and Little White Oak Bayou became part of Fifth Ward. Although the ward system is no longer in place, the name First Ward is still used to describe the general area immediately west of I-45, east of Sawyer Street, south of I-10 and north of Washington Avenue.

In recent years, development in the First Ward has drastically reduced the inventory of historic houses in the neighborhood. Rampant and rapid construction of townhomes predominates over the preservation of historic homes. Nevertheless, First Ward still has a small number of late-nineteenth and early-twentieth century homes representing some of the oldest structures in Houston. A portion of First Ward that does not include 1203 Edwards Street has been designated a City of Houston historic district.

More recently, First Ward has also become a magnet for artistic activity with the Washington Avenue Arts District. It is a state-recognized cultural district; several converted First Ward warehouses, which previously housed facilities related to the city's produce industry, are now home to studio spaces for artists and creative entrepreneurs, as well as exhibition and event space. Because of this unique aggregation of creative space, the district boasts the highest concentration of working artists in the state of Texas.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

### *ARCHITECTURAL DESCRIPTION*

The Bammel-Long house is a one-story Folk Victorian style house of wood construction with clapboard siding under a hipped roof with front-facing cross gable. The house features traditional Victorian fish scale shingles in the gable front as well as turned and sawn decorative elements on the inset porch. The house faces north on the southwest corner of Edwards and Holly streets in the First Ward. The house is built on a pier and beam foundation which is covered with lattice screens and horizontal framing.

The East bay features two symmetrically spaced 2-over-2 sash windows with simple frames and crowns. Plain wooden trim runs the full width of the house beneath the boxed eaves. The bay is topped with a front facing gable with boxed eaves and decorative fish scale shingles. A small sliding glass window with vertical panes and a simple frame and window crown is centered in the gable.

An inset porch occupies the west bay. Wooden steps are centered on the building's façade. The steps have square newel posts and turned spindle balustrades. Two turned posts are symmetrically spaced on the north side of the porch. There is a turned spindle balustrade between the posts. The posts have jigsaw

brackets beneath a square spindle frieze. There is a saw-tooth pattern decoration with finials beneath the frieze.

A wood and glass door is on the left (east) side of the porch. There is a transom above with an etched glass panel. The door frame and crown matches the frames and crowns on the windows. A 2-over-2 window with simple frame and crown is symmetrically spaced on the south side of the porch.

The house has a hipped roof with a cross-gable over the west bay. The hipped roof on the main body of the house covers the inset porch. The roof is covered in composition shingles.

## *RESTORATION HISTORY*

The three main goals of the restoration effort included:

- 1) Upgrade the house to meet current City of Houston building codes; ensuring structural integrity with new electrical, sewer, plumbing and HVAC system in place
- 2) Respectfully restore the original charm of the house, and
- 3) Sensitively repurpose the house for use in the modern world

Prior to the move, the house-moving company conditioned the 1203 Edwards Street site with bank sand. Upon landing, the house was supported on new piers and beams, secured with hurricane straps and was leveled.

The exterior of the house had been covered with vinyl siding, concealing the original cypress siding underneath. The vinyl was completely removed, with weak/rotted cypress siding replaced to match the original. The front porch, previously enclosed with mosquito mesh/netting and plywood, was restored to its original architecture.

The original roof of the house was dismantled to meet the City Of Houston house-move requirements to avoid power lines. Nonetheless, FWH preserved the original front gable of the house and restored it when the new roof was rebuilt.

The restoration took the interior of the house down to the shiplap. All existing electrical wiring, sewer and plumbing were replaced to meet City of Houston codes. A new centralized HVAC system was installed to ensure the house is well prepared for Houston's weather conditions. The attic and sub-floor were insulated for extra protection.

All original windows, doors and cased opening trims were removed, new sheetrock hung and the original trim was put back. New trim that matched the original was cut to make up for the small shortfall, due to wood rot/damage or breakages during the trim removal process.

Period inappropriate doors were replaced with 2-over-2 panel doors, what the house would originally have had. The transom windows above the front door and both bedroom doors were retained. All original double-hung, wood windows were removed, repaired and rehung to sit as snugly as possible into each window casing. The beautiful, original, 3" pine floorboards were cut and feathered in where necessary, and then sanded and stained.

In the kitchen, bathroom and the second bedroom, original built-ins were retained and refinished, only adding on where there was a necessity, for example, in the kitchen – more counter workspace and beneath, installing a dishwasher.

During this stage of restoration, 1203 Edwards continued to be a 2 bed/1 bath house, with exposed 6” finished original shiplap on all 4 walls of the front bedroom and on the ceiling of the second bedroom. The layout of the house did not change much, aside from an area in the back where someone had previously constructed an addition. Unfortunately, this space was poorly designed when built. One was a laundry and storage area – walls came down and the space made for a larger kitchen; the other, a catch-all room – now the dining room with a fantastic view of Downtown Houston. The laundry area was moved to a vestibule close to the bathroom. The 1907 Sanborn map shows that the house did not have a back porch.

Overall, this house was in relatively good condition with only minor wood rot and termite damage when it was received from the townhouse developer. The house was obviously loved and well taken care of, just a little old and tired, in need of a few modern tweaks and updates.

Two years after the initial restoration, FWH returned to the home to make a few more updates within the current footprint of the house. On the exterior, a large back deck was built to allow for more outdoor living and dining spaces. As for the interior, guest access to the previously only bathroom in the house was closed off. That bath is now the master bathroom, only accessible from the master bedroom. Space was carved out of the relatively large kitchen to build a second full bathroom – another 21<sup>st</sup> century necessity. There is still room in the kitchen to include a small eat-in area or breakfast nook. Previously just an arched opening leading to the dining room, the opening has now been made smaller, and a door hung. This room can now continue to function as a dining room, or could be used as a third bedroom, or even as a home office.

#### **BIBLIOGRAPHY:**

Harris County Appraisal District, real property account information, [www.hcad.org](http://www.hcad.org), accessed March 1, 2016.

“Henry Bammel, Ida Bammel, Maybelle Bammel,” FindAGrave.com, accessed March 1, 2016.

Houston City Directory 1900-01, <http://digital.houstonlibrary.org/cdm/search/collection/citydir>, accessed March 1, 2016.

Houston City Directory 1901-02, <http://digital.houstonlibrary.org/cdm/search/collection/citydir>, accessed March 1, 2016.

Houston City Directory 1919, <http://digital.houstonlibrary.org/cdm/search/collection/citydir>, accessed March 1, 2016.

Lewis Lee Long, Sr. Life Legacy, [WWW.CARLBARNESFUNERALHOME.NET/MEMSOL.CGI?USER\\_ID=888840](http://WWW.CARLBARNESFUNERALHOME.NET/MEMSOL.CGI?USER_ID=888840), accessed March 1, 2016.

“Lewis Lee Long, Sr., Sadie Mae Long” FindAGrave.com, accessed March 1, 2016.

McAlester, Virginia. “A Field Guide to American Houses.” New York: Alfred A. Knopf, 2014.

Sanborn Fire Insurance Maps, 1907, Vol. 2, pg. 66.

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

**S**    **NA**

**S - satisfies**    **NA - not applicable**

Meets at least three of the following (Sec. 33-224(a)(1):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.
- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

**OR**

- The property was constructed before 1905 (Sec. 33-229(a)(2));

**OR**

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

- The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

**OR**

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

## **STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Bammel-Long House at 1203 Edwards Street.

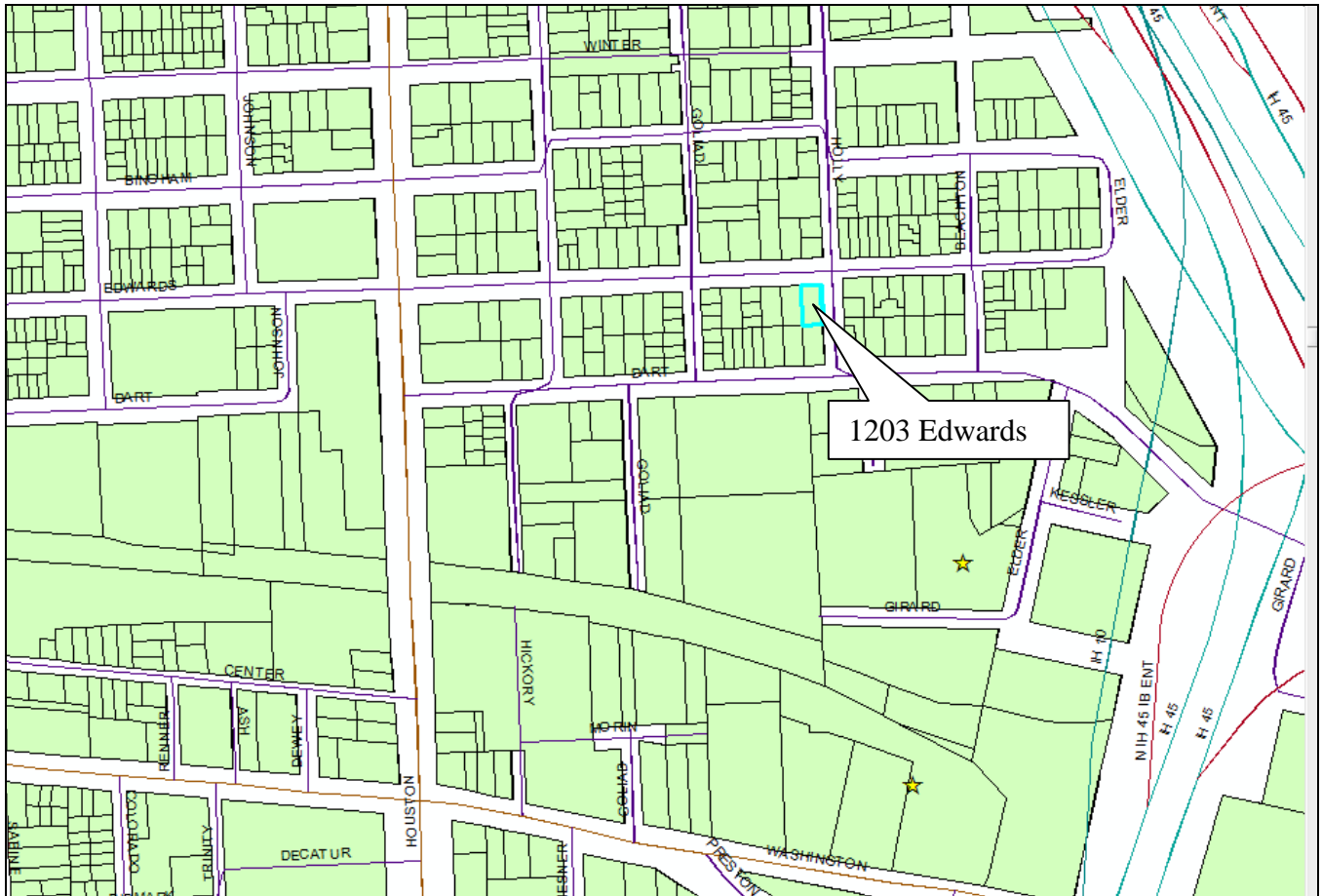
## **HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Bammel-Long House at 1203 Edwards Street.

**EXHIBIT A**  
**PHOTO**  
THE BAMMEL-LONG HOUSE  
1203 EDWARDS STREET



**EXHIBIT B**  
**SITE MAP**  
THE BAMMEL-LONG HOUSE  
1203 EDWARDS STREET





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District G

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 3664 Inverness Drive

Agenda Item#: 17.

### **Summary:**

RESOLUTION designating the **CHARLES W. DUNCAN, SR., HOUSE** located at 3664 Inverness Drive within the City of Houston as a landmark and protected landmark - **DISTRICT G - TRAVIS**

### **Background:**

A property owner may initiate an application for the designation of a Protected Landmark. This application for Protected Landmark designation of the Charles W. Duncan, Sr., House at 3664 Inverness Drive was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

---

Patrick Walsh, P.E.  
Director  
Planning and Development Department

### **Contact Information:**

Matt Kriegl, 832-393-6557

### **ATTACHMENTS:**

#### **Description**

Signed Cover Sheet  
Staff Report

#### **Type**

Signed Cover sheet  
Other



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District G

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 3664 Inverness Drive

Agenda Item#:

**Background:**

A property owner may initiate an application for the designation of a Protected Landmark. This application for Protected Landmark designation of the Charles W. Duncan, Sr., House at 3664 Inverness Drive was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Protected Landmark designation.

A handwritten signature in blue ink, appearing to read "Patrick Walsh", written over a horizontal line.

Patrick Walsh, P.E.

Director

Planning and Development Department

**Contact Information:**

Matt Kriegl, 832-393-6557

**ATTACHMENTS:**

Description

Staff Report

Type

Other

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Charles W. Duncan, Sr., House

**AGENDA ITEM:** B.3

**OWNERS:** William P. and Carol A. Cantrell

**HPO FILE NO.:** 16PL132

**APPLICANTS:** William P. and Carol A. Cantrell

**DATE ACCEPTED:** 06-01-16

**LOCATION:** 3664 Inverness Drive- River Oaks

**HAHC HEARING DATE:** 06-16-16

**SITE INFORMATION:** Lot 11, Block 79, River Oaks Section 9, City of Houston, Harris County, Texas. The site includes a historic two-story brick veneered residence.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Charles W. Duncan, Sr., House at 3664 Inverness Drive was built by J. Leon Osborn in 1949. It was originally purchased by Charles W. Duncan, Sr., a prominent Houstonian and one of the principals of the Duncan Coffee Company. Duncan Coffee (Later Duncan Foods, Inc.) developed into one of the largest food product manufacturing concerns headquartered in Houston, with total sales of \$90 million. The company was acquired by Coca-Cola Foods, Inc., in 1964. That same year, the Duncan's established the Lillian and C.W. Duncan Foundation for charitable giving.

The Charles W. Duncan, Sr., House meets Criteria 1, 3, 4, and 6 for Protected Landmark Designation.

### HISTORY AND SIGNIFICANCE

The Charles W. Duncan, Sr., House was built as a speculative home, with construction beginning in February 1949. At that time, an article appeared in the Houston Post:

“J. Leon Osborn, builder, is constructing two large residences in River Oaks for a total of \$245,000. Mr. Osborn said he is building a two story colonial brick...at 3577 Knollwood for \$150,000 and a two story white brick colonial on a half-acre tract at Inverness and Timber Lane for \$95,000. Both residences, the builder said, have entrance halls, large living rooms with real fireplaces, screened porches, power rooms, electric kitchens and air conditioning...The other place [3664 Inverness] will have five bedrooms and three baths and a barbeque house attached to the screened porch.”

The house was purchased by Charles and Lillian Duncan later in 1949 shortly before its completion. At that time, a large photo of the home was accompanied by the caption:

“BROUGHT BY COFFEE COMPANY EXECUTIVE – This residence built by J. Leon Osbourne at 3664 Inverness Rive Oaks has been purchased by C.W. Duncan, vice president of the Duncan Coffee Co. Revenue stamps indicated the consideration was about \$95,000.”

Charles Williams Duncan, Sr., was born on March 27, 1890, in Fountain Run, Kentucky. He and his brother Herschel Mills Duncan, born in November 1888, were tobacco farmers. They were sons of John

Green Duncan (1851-1941) and his wife, Margaret Permelia Neal. Charles became a banker and the mayor of Scottsville, Kentucky.

In 1901 Charles's uncle, J.W. Neal and Joel Cheek, both Kentucky natives, formed the Nashville Coffee and Manufacturing Company, later renamed the Cheek-Neal Coffee Company, on Market Street in Nashville and began to produce Maxwell House coffee. In 1903 Joel Cheek sent his son, Robert, to supervise the construction and opening of a second coffee plant business in Houston no doubt due to the business dynamics and opportunities that Houston offered, including direct shipping to Houston's port from South America. The new office and factory were located at 1121 Carr Street, the southwest corner of Carr and Conti Street in the Fifth Ward. The site consisted of a three-story, brick factory building with an attached one-story warehouse running parallel and adjacent to the railroad track of the Texas and New Orleans Railroad, which afforded efficient shipping.

By 1905, Robert Cheek had returned to Nashville and J.W. Neal had moved to Houston and assumed the management of the Houston branch as Vice-President of Cheek-Neal Coffee Company. By 1909, J.W. Neal was residing in the up-and-coming new Avondale Addition in Houston where he built the first house at 301 Avondale Boulevard. Herschel Duncan and two of his cousins, all nephews of J.W. Neal, came to Houston in 1907 to work at Cheek-Neal, and lived with their uncle at 301 Avondale for a time; Herschel M. Duncan was soon promoted to superintendent of his uncle's business, Cheek-Neal Coffee.

Cheek-Neal Coffee Company roasted, packaged and shipped Maxwell House Coffee not only from its Houston and Nashville locations, but also from factories it established in Richmond, Virginia, and Jacksonville, Florida. In 1917, Cheek-Neal built a new larger plant at 2017 Preston Avenue (City of Houston Landmark, 2005) at a cost of \$100,000 that was "filled with state-of-the-art machinery for cleaning, roasting, grinding, and packaging coffee." J.W. Neal left the coffee business in 1928 when he and Cheek sold Cheek-Neal Coffee Company.

When Cheek-Neal Coffee Company moved to 2017 Preston in 1917, Herschel Duncan went into the coffee business himself at the former Cheek-Neal location at 1121 Carr Street with only one coffee roaster. His brother Charles joined him in 1921. Herschel's interest in the coffee business venture was likely inspired by the growth Houston was experiencing shortly after the Houston Ship Channel was widened and deepened in 1915, an event that would spring-board Houston to its world port status today. Duncan, who achieved his own fame as the founder of Admiration Coffee, known for its Admiration coffee blend, which later became a special blend, Maryland Club, eventually expanded his coffee business into one of the six largest coffee-roasting businesses in the United States. "Duncan challenged his uncle's slogan by countering with his own, declaring that, with Admiration Coffee, 'even our last drop is good.'" By 1937, Maryland Club "appeared on grocery shelves as 'the coffee you would drink if you owned all the coffee in the world.'"

In 1928, Charles and Lillian Duncan purchased a two-story red brick home in River Oaks at 3256 Avalon Drive. They had two sons, Charles Jr., born September 9, 1926, and John House Duncan, born January 22, 1928. Their first child, a daughter, died of a brain tumor at age 8. The family lived in the Avalon residence until 1949 when they moved to 3664 Inverness.

In 1947, Charles Jr. joined his father Charles Sr. and his uncle Herschel at the Duncan Coffee Company, where the three men worked together for many years. On February 15, 1957, Herschel Duncan died unexpectedly following an accident at his home at 3320 Chevy Chase. The Duncan Coffee Company

continued operating at 1121 Carr (1200 Carr) and 2001 Rothwell until 1957 when the Duncans sold the company to Otis, McAllister & Company in San Francisco, California.

In 1959, Charles Jr. put together a group of investors to buy Duncan Coffee back from Otis, McAllister & Company. He renamed it Duncan Foods Company and, together with Charles Sr., ran the company for several more years. The Duncans opened a new \$3 million plant at 7105 Katy Road soon thereafter. Charles Jr. was president of Duncan Foods from 1959 to 1964. During that time the company bought several other businesses, including Butter-Nut Coffee. Under the direction of Charles Sr. and Charles Jr., the company was the largest product manufacturer headquartered in Houston, with total sales of \$90 million. In 1964, Duncan Foods Co. was acquired by Coca-Cola Company.

Charles Duncan, Jr., was president of Coca-Cola from 1971-1974. He served as Deputy Secretary of Defense from 1977-79 and as U.S. Secretary of Energy from 1979-81 in President Jimmy Carter's administration. John Duncan achieved equal success, serving as president of Gulf+Western for 12 years. During this time Gulf+Western became an American conglomerate.

Charles W. Duncan, Sr., remained active in the coffee business until he died at the age of 88. His obituary noted his position as former Chairman of the Board of Duncan Foods, Inc., and member of St. Luke's United Methodist Church. His pallbearers included Donald R. Keough (past Chairman of Coca-Cola), Jack Trotter, Howard Horne, L. W. Stolz, Jr. and Edward Randall III. A life-size oil painting of Charles Sr. that for years was displayed at the old Duncan Coffee Company now hangs on the wall of Charles Jr.'s old office on the 61<sup>st</sup> floor of the JP Morgan Tower. After Lillian Duncan died in 1983, her sons sold the home to its present owners, the Cantells in 1984.

The house was built as a speculative home by contractor, J. (John) Leon Osborn, who was active in River Oaks from at least 1938 to 1950. He was a lifelong resident of Houston until he died in 1972. His obituary lists his involvement in the community as a member of First Methodist Church and a lifetime member. Osborn completed the following homes in River Oaks:

- *3308 Chevy Chase (1938)- now 1820 River Oaks Blvd, former home of Mrs. J.C. Bering and General Maurice and Winifred Hirsh.*
- *3909 Del Monte (1948)- J. Leon Osborn's residence*
- *3699 Willowick (1950)- now 3711 Willowick, former home of Jacques and Candace Mossler and current home of Francisco and Sharon Lorenzo.*
- *3755 Knollwood (1950)*
- *1929 Olympia (since demolished)*
- *3457 Meadow Lake Lane (1940)*
- *3615 Meadow Lake Lane (1939)*

Coincidentally, both the Duncans and the Cantrells had a housekeeper named Rosalie who loved to cook on an old 1948 six-burner Garland gas stove in the kitchen. It has a cast iron top, stainless steel panels, and can fit two 25-pound turkeys in the oven. The stove fits neatly into a kitchen alcove lined with white tiles and old-style glass bricks. John Duncan said Rosalie used a can of shortening a week. Her specialty was hamburgers on Saturday night and fried chicken and apple pie on Sundays. The Duncans weren't socialites, but they loved to visit with their family and close friends, including Ben Love, who was John's best friend and lived across the street until Ben died in 2006.

John Duncan said Lillian was a ‘concert pianist’ and played many a tune on the old family Baldwin parlor grand piano. The Baldwin, now 80 years old, lies in storage waiting for the next Duncan grandchild with musical talent. The Cantrells have a Kimball parlor grand piano where the old Baldwin sat.

Like the Cantrells, Charles and Lillian spent most of their time in the home’s library. John said that when he wanted to find his parents, he’d always go to the library. It has a large north window which faces a beautiful courtyard. When Charles first bought the house, the view from the window was the back of the garage, so he hired landscape architect, C.C. “Pat” Fleming, to design a courtyard there. When Fleming asked for a \$350 retainer, Charles resisted until Lillian told him to pay it.

The Duncan family ate in the dining room on weekends and special occasions, but ate in the breakfast room most of the time. The dining room had a large red chandelier that John Duncan moved to his home on Knollwood after they sold Inverness, Dennis Rasche cleans the old red chandelier on Knollwood as well as the new one that replaced it on Inverness.

The kitchen has a small buzzer on the wall that rang when Mrs. Duncan pressed a button on the floor under the table in the dining room for service. Because Lillian Duncan was only 5 feet 2 inches, she had trouble reaching the floor buzzer. So she often used a small dinner bell on the table instead.

The entry hall stairway is the perfect place for the family Christmas tree. Each year, both the Duncans and Cantrells put their Christmas tree right in the bend of the staircase, with the tree top extending into the second floor. The top of the newel post on the stairway has a small round hole that once held a large pear-shaped pink marble finial, or “newel cap.” John Duncan now has the newel cap at this Chevy Chase home.

On hot summer days, both the Duncans and Cantrells relaxed with a cool drink on the large covered screen porch that connects the back door to the garage, laundry room and servants’ quarters. It features a white brick fireplace with panels half way up for added security in the 1980s. The porch looks onto Timber Lane through the original ligustrum hedge designed by C.C. “Pat” Fleming in 1950. Neither the Duncans nor the Cantrells used the backyard much. But they could often be seen in the large front yard playing games or having birthday parties.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

The Charles W. Duncan, Sr., House was designed in the Colonial Revival style. The two-story home sits on the corner of Inverness Drive and Timber Lane on a large, wooded lot. The house is white brick with six round wide columns resting on a red brick porch. The front door has its original hardware and side lights, and the outside brick wall to the left of the door has the original bronze vertical mail slot made by American Device Manufacturing Co. in Illinois.

Upon entering the home, there is a large entry hall and winding staircase with ornate spindles that curl upstairs. The downstairs has a large entry hall, living room, dining room, breakfast room, galley kitchen, walk-in pantry (buttery), guest bathroom, library, telephone hall, sunroom, basement, and screened porch with fireplace and barbeque pit. The dining room, entry hall, living room and library are covered with the same hardwood floor with 14 floor planks.

The old galley style kitchen is in its original condition. The walls are lined with white wooden cupboards, tiles, and old style glass bricks. The units, counters, and cupboards make a continuous array with no kitchen table, allowing maximum use of restricted space and minimum required movement between units. A butlery, with a large sink and ample countertops and cupboards, connects the kitchen to the dining room. In 1970, the Duncans added a downstairs master bedroom and bathroom suite, hallway, atrium, and elevator designed by architect, John F. Houchins. The bedroom and hallway have modern hardwood floors and large picture windows that overlook the atrium and the courtyard.

The home originally had two screened porches. One faced southeast to catch the evening breeze, which was typical of the most homes in River Oaks built at that time, and one facing northwest. In 1970, the southeast porch was built up, glassed in, and carpeted as part of the 1970 addition. It is now a sunroom and study. The porch facing northwest has a white brick fireplace and attached barbeque pit.

The upstairs also has 4 bedrooms, 3, full baths, a sun room, and sewing room with the original Precision folding stairs leading to a third-story attic. All rooms except the attic and bathrooms have the original hardwood flooring with 14 foot planks. The old master bedroom is now a game room, but the other rooms are still used for their original purpose. All the windows have the original 2-inch white wooden blinds purchased by Mrs. Duncan in 1949. The bathroom walls and floors have the original 5-inch square tiles in pastel shades of yellow, pink, blue, green, and coral that were popular in the 1940s. A slim row of decorative tiles boarded the tiling across the top. The original bathtubs, showers, gas wall heaters, and free standing sinks are still there, but most of the toilets have been replaced.

As mentioned above, the landscaping was designed by renowned landscape architect C.C. "Pat" Fleming in 1950. The 1970 addition was designed by architect John F. Houchins. There have been no significant additions or improvements.

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River Oaks Scrapbooks, Volumes 9, 10, 15, and 16.

Texas Secretary of State Business and Public Filings.

Stephen Fox, Adjunct Lecturer on Architecture at Rice University and author of Houston Architectural Guide.

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

- | S  | NA                                  |  | S - satisfies | NA - not applicable |
|--|-------------------------------------|--|---------------|---------------------|
| Meets at least three of the following (Sec. 33-224(a): |                                     |  |               |                     |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;                    |               |                     |
| <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;   |               |                     |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;                    |               |                     |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;  |               |                     |
| <input checked="" type="checkbox"/>                    | <input checked="" type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;   |               |                     |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation; |               |                     |
| <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present;   |               |                     |
| <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.   |               |                     |

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

(9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

**OR**

The property was constructed before 1905 (Sec. 33-229(a)(2));

**OR**

The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

**OR**

The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

## **STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Charles W. Duncan, Sr., House at 3664 Inverness Drive.

## **HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Charles W. Duncan, Sr., House at 3664 Inverness Drive.

**EXHIBIT A**

**PHOTO**

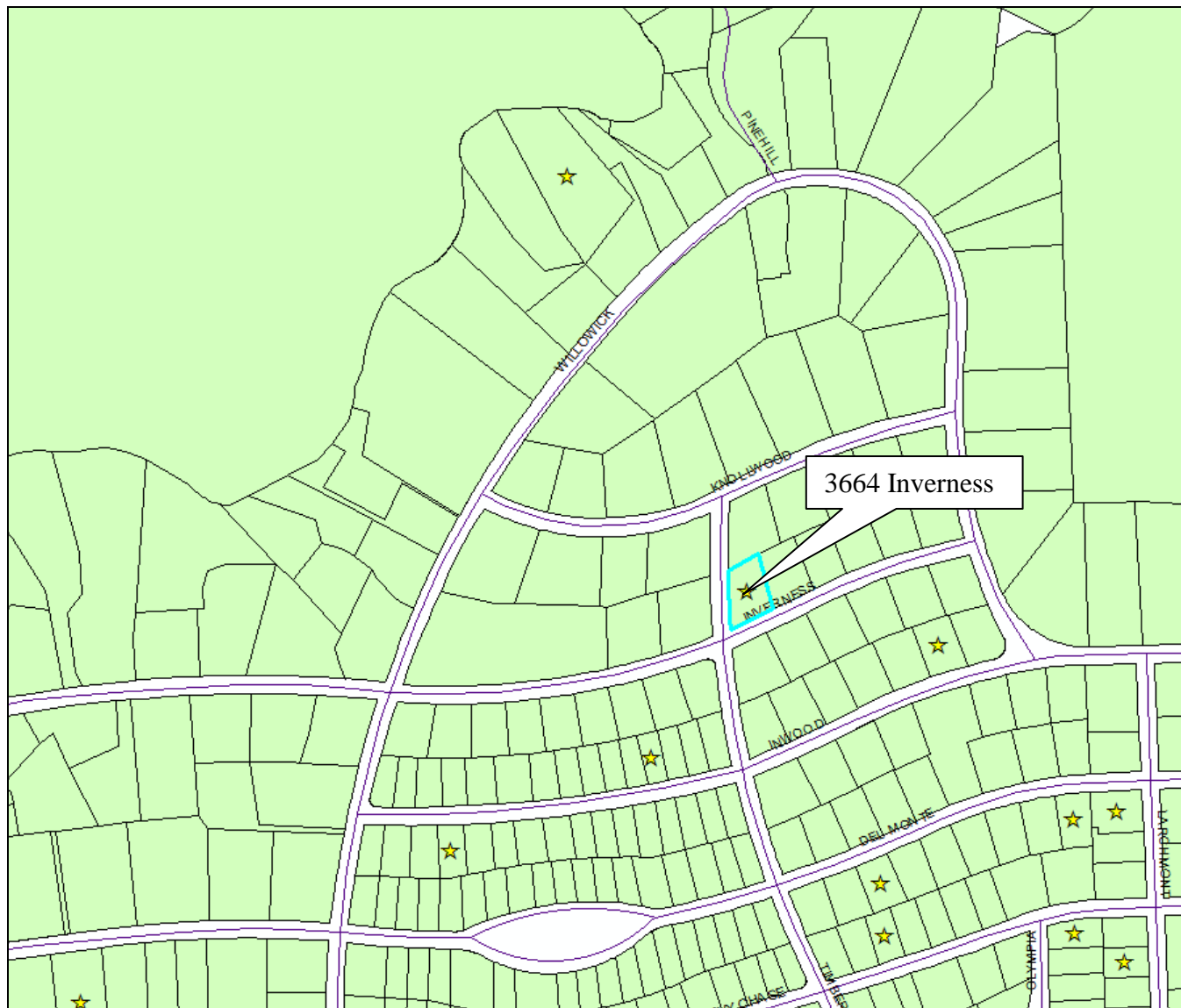
Charles W. Duncan, Sr., House  
3664 Inverness Drive



South façade facing north on Inverness Drive.  
Photo by Cory Johnson, City of Houston.

## EXHIBIT B SITE MAP

Charles W. Duncan, Sr., House  
3664 Inverness Drive





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District D

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 2622 Riverside Drive

Agenda Item#: 18.

### **Summary:**

RESOLUTION designating the **MAYOR OTIS MASSEY HOUSE** located at 2622 Riverside Drive, within the City of Houston as a landmark and protected landmark - **DISTRICT D - BOYKINS**

### **Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark and Protected Landmark designation of the Mayor Otis Massey House at 2622 Riverside Drive was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

---

Patrick Walsh, P.E.  
Director  
Planning and Development Department

### **Contact Information:**

Matt Kriegl, 832-393-6557

### **ATTACHMENTS:**

#### **Description**

Signed Cover Sheet

Staff Report

PLN - Protected Landmark - 2622 Riverside Drive

#### **Type**

Signed Cover sheet

Other

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District D

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 2622 Riverside Drive

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Patrick Walsh, P.E.

Director

Planning and Development Department

**Contact Information:**

Matt Kriegl, 832-393-6557

**ATTACHMENTS:**

Description

Staff Report

Type

Other

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Mayor Otis Massey House

**AGENDA ITEM:** B.2

**OWNERS:** Michael Cooney

**HPO FILE NO.:** 16PL131

**APPLICANTS:** Rachel Paxton

**DATE ACCEPTED:** 5/27/2016

**LOCATION:** 2622 Riverside Drive – Riverside Terrace

**HAHC HEARING:** 6/16/2016

**SITE INFORMATION:** Lot 11, Block 32, Riverside Terrace Section 5, City of Houston, Harris County, Texas. The site includes a two-story brick residence.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Mayor Otis Massey House at 2622 Riverside Drive in Riverside Terrace was designed by J. E. Herbert and built by H.H. Yates in 1927-1928 for Otis Massey, then President of Massey Roofing and Insulation Company, and Mayme Massey. The house is an example of the Tudor Revival style and the only home designed by J.E. Herbert remaining in Riverside Terrace Section 5.

Otis Massey served two terms as the Mayor of Houston from 1943-1946. He was the first Houston mayor to serve under the city manager style of leadership. In addition to his service to the city as mayor, Massey served on a multitude of boards for charitable and civic causes. Massey was also integral in the creation of what is today known as the Texas Medical Center.

The Mayor Otis Massey House at 2622 Riverside Drive meets Criteria 1, 3, 5, and 6 for Protected Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *Otis Massey*

Born in May 26, 1891 in Drexel, Missouri, Otis Massey received a degree in Business Administration from Center College in Sedalia, MO in 1911. Upon graduation, Massey began work for the Johns-Mansville Company. In 1920 he started his own roofing and supply company in Missouri. In 1921 he and his wife, Mayme Kiser Massey, relocated to Houston and he proceeded to expand his company's interests to Texas and rename it the Otis Massey Roofing and Insulation Company.

While Massey is best known for his tenure as mayor, he was actively involved with the Kiwanis, Chamber of Commerce, Faith Home, Holly Hall, the United Fund, and the Community Chest. He also served as the chairman for the Houston Boy Scouts council and the chairman of the YMCA.

At 51, the 1942 mayoral election was Massey's first experience running for public office. He was Houston's first mayor to run the city under the city manager form of leadership; a platform he championed during his campaign, ultimately resulting in his victory over Neal Pickett. He easily won his second term with a staggering 4,189 votes to 106. Despite his success with his two terms, Massey turned down the offer to run for a third term.

One of Massey's major mayoral legacies was the support of the 1943 referendum to confirm city council's agreement to sell 133½ acres of the Hogg Tract to the M. D. Anderson Foundation for \$400,000. This land was slated to be developed into a cancer research institute and dental school. The foundation also persuaded Baylor to move its College of Medicine from Dallas to the new institute in Houston. These deals resulted in the creation of what is now known as the Texas Medical Center. Initial planning for the campus was completed by H. A. Kipp in 1944 – 1945. Between 1945 and 1955 six new hospitals and two medical schools were constructed on the Hogg Tract.

After his tenure as Mayor, Massey returned to business with the creation of the Asbestos Company of Texas. Massey also had business interests in the Mustang Tractor and Equipment Company, Eureka Credit Corporation and Eureka Investment Corporation. He also served as a director of the South Main Bank. While Massey returned to the private sector he continued to serve the city as a member of the Civil Service Commission as well as the Planning Commission.

The Massey's resided at 2622 Riverside until 1949 when they moved to 1604 South Post Oak Lane.

#### *J.E. Herbert*

J.E. Herbert was born on December 3, 1870 in Louisiana; he married Celeste Cropper in 1893 and the couple had three daughters. During the Herbert's early years of marriage, the young family relocated to Biloxi, Mississippi. The family left Biloxi circa 1909 to relocate once again, this time to New Orleans. 1927 brought relocation to the family once again, this time to Houston. While in Houston, Herbert designed multiple custom homes. The family moved again to California in 1940. Herbert died in San Mateo County, California on April 28, 1966 at the age of 95.

#### *Riverside Terrace*

The first section of Riverside Terrace was platted in 1924. Development of the area was started by Henry Frederick MacGregor, who came to Houston in 1883 and began investing in real estate. By 1900, MacGregor had extended Houston's residential area southward by building several subdivisions in the South Main area. During the first two decades of the 20th century, "street-car suburbs" flourished in Houston and residential developments spurred the extension of streetcar lines.

By the mid-1920s, the growing popularity of the automobile led to new "automobile suburbs" in Houston. Several of these residential subdivisions were platted out on either side of Brays Bayou in the vicinity of Hermann Park. One such suburb was Riverside Terrace.

When Riverside Terrace opened early sales brochures stressed its premier location. The subdivision was promoted as being near South Main's cultural, medical, educational, and social facilities. The first section of the project – an area bounded by Almeda, Blodgett, Live Oak and Oakdale streets – was financed by the Guardian Trust Company. The developer, using the same sales language as the River Oaks Corporation, noted that there would be "rigid building restrictions...so that each purchaser is assured beforehand of the exact character of the improvements with which he will be surrounded."

The success of Riverside Terrace attracted other developers and the subdivisions of Washington Terrace and Riverside were platted in the vicinity. Today, the entire area is known as Riverside Terrace.

The area was once home to a large number of Jewish families, including such prominent names as Weingarten, Finger, Sakowitz, and Battlestein, who were excluded from River Oaks. From the 1930s until the post-war era, the neighborhood was unofficially known as the "Jewish River Oaks," for its

affluent residents and impressive homes, particularly those on MacGregor Drive overlooking Brays Bayou.

Architects who designed some of the first homes in the neighborhood include John Chase, John Staub, Birdsall Briscoe, Bolton & Barnstone, and Joseph Finger. Several distinctive modern houses were designed by the office of Bailey A. Swenson. The architectural firm of MacKie and Kamrath also produced homes of modern design. One house, featured in *Architectural Record* in 1942, was described as having excited neighborhood controversy for being so modern. Today the neighborhood contains numerous outstanding examples of residential architecture ranging from traditional revival styles to late Art Deco and mid-century modern, interspersed with small motels and apartments.

The neighborhood's demographics began to change in 1952 when wealthy African-American cattleman Jack Caesar moved his family into Riverside Terrace. Caesar remained in his house even after a bomb was detonated on the front porch. In the mid-1950s, white families began moving to more distant suburbs. In the early 1960s, white residents who saw the potential for an integrated neighborhood tried to stabilize the area by posting signs that read, "This Is Our Home, It Is Not For Sale," which became the title of a 1985 documentary by Jon Schwartz that gives a 60-year overview of the community and its struggle to integrate.

Eventually, all but a few white homeowners left Riverside Terrace, but the neighborhood once again became home to prominent, professionals – this time African-American college professors, doctors, lawyers, and politicians.

Home construction and commercial development have recently revived, especially on the southern edge of the neighborhood. The neighborhood's proximity to the Museum District, Texas Medical Center and Hermann Park are again making the area attractive to homeowners. Houses in Riverside Terrace are as diverse as the characters that shaped its history. Homes range from 2,000 to 6,000 square feet and lots can be as large as two acres. Prices range from \$300,000 to \$1 million.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

### *Architectural Description*

The Otis Massey House at 2622 Riverside Drive was designed by J.E. Herbert and built by local contractor H.H. Yates for \$8,500. The home is located in Riverside Terrace Section 5. Construction began in the fall of 1927 and was completed in January, 1928. Massey would later become the Mayor of Houston, serving two terms from 1943 to 1946. Massey resided at 2622 Riverside for his tenure as mayor. The Massey's lived in the residence with their two daughters, Marian and Dorothy until 1949. The Otis Massey House at 2622 Riverside Drive is the only remaining home in the neighborhood designed by J.E. Herbert that is left.

The building is a two story, five by three bay, side-gabled Tudor Revival style with a central mid-façade forward facing gable containing the recessed entry and a bay window. The fenestration is not symmetrical, which is a characteristic of the Tudor Revival Style. The exterior of the frame house is clad in red brick veneer and features a slate roof.

The house is sited so the front elevation faces north on Riverside Drive; the house is five bays wide and three bays deep. The house is clad in a running bond brick veneer that features random protruding bricks, lending a dimensional element to the elevations, which is another common characteristic of Tudor Revival.

The first (east) bay contains a porch; a pair of windows are located directly above the porch on the second story. The second and third bays are located on a protruding mid-façade gable that contains a bay window topped by a pair of windows and recessed, single door entry. The roof of this front facing gable terminates into the side of the one-shouldered chimney. The fourth bay contains a single window, while the fifth bay features three windows at heights that correspond with an interior staircase.

### *Restoration History*

The current owners purchased the property in February, 2016. Unfortunately, the residence at 2622 has suffered from decades of neglect. In order to restore the structure to its former glory, the new owners are completely replacing the HVAC, electrical and plumbing. They are also stabilizing the foundation and installing a new driveway. Further renovations to the interior include the installation of new sheetrock and cabinetry along with exposing the original wood floors. A previous owner had boarded up a side porch and removed an original window on the east bay of the front elevation. The porch has been uncovered and the window opening has been repaired with the original window re-installed in the opening. The owners intend to restore all of the original windows if salvageable, if not, they will be replaced with appropriate substitutes.

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*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Historic Preservation Office, Planning and Development Department, City of Houston.*

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**S    NA**

**S - satisfies    NA - not applicable**

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- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.
- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

**OR**

- The property was constructed before 1905 (Sec. 33-229(a)(2));

**OR**

- The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

**OR**

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

**STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Mayor Otis Massey House at 2622 Riverside Drive.

**HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Mayor Otis Massey House at 2622 Riverside Drive.

**EXHIBIT A**

**PHOTO**

MAYOR OTIS MASSEY HOUSE  
2622 RIVERSIDE DRIVE



**EXHIBIT B**  
**SITE MAP**  
MAYOR OTIS MASSEY HOUSE  
2622 RIVERSIDE DRIVE





**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District D

Item Creation Date: 6/20/2016

PLN - Protected Landmark - 2622 Riverside Drive

Agenda Item#:

**Background:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark and Protected Landmark designation of the Mayor Otis Massey House at 2622 Riverside Drive was initiated by the owner.

A public hearing was held on June 16, 2016 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

Patrick Walsh, P.E.

Director

Planning and Development Department

**Contact Information:**

Matt Kriegl, 832-393-6557

**ATTACHMENTS:**

**Description**

Staff Report

**Type**

Other

City of Houston, Texas, Resolution No. 2016-\_\_\_\_\_

**A RESOLUTION DESIGNATING THE MAYOR OTIS MASSEY HOUSE LOCATED AT 2622 RIVERSIDE DRIVE, WITHIN THE CITY OF HOUSTON AS A LANDMARK AND PROTECTED LANDMARK.**

\* \* \* \* \*

**WHEREAS**, an application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, (the "property"), was filed with the Department of Planning and Development requesting the designation of the property as a Landmark and Protected Landmark pursuant to Section 33-222 of the City of Houston Code of Ordinances (the "Code"); and

**WHEREAS**, the Houston Archaeological and Historical Commission (the "HAHC") has determined that the property meets the criteria for designation as a Landmark and Protected Landmark pursuant to Sections 33-224 and 33-229(a) of the Code, respectively, and recommended that the property be designated as a Landmark and Protected Landmark; and

**WHEREAS**, Sections 33-225(c) and 33-229(c) of the Code authorize the City Council to consider each application for designation as a Landmark and Protected Landmark after receiving a recommendation from the HAHC; and

**WHEREAS**, Section 33-224 of the Code authorizes the City Council to consider the appropriate criteria as enumerated therein for the designation of a Landmark and Protected Landmark; and

**WHEREAS**, Section 33-225(c) of the Code authorizes the City Council to decide whether to designate the property as a Landmark and Protected Landmark; and

**WHEREAS**, the City Council has considered an application for designation of the property as a Landmark and Protected Landmark after receiving a recommendation from the HAHC and the appropriate criteria; **NOW, THEREFORE;**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the City Council finds that the application for designation of the property approximately described in Exhibit "A," attached hereto and made a part hereof for all purposes, as a Landmark and Protected Landmark satisfies the applicable criteria of Sections 33-224 and 33-229(a) of the City of Houston Code of Ordinances.

**Section 2.** That the City Council hereby designates the property listed on Exhibit

**Section 2.** That the City Council hereby designates the property listed on Exhibit "A," as a Landmark and Protected Landmark.

**Section 3.** That the City Council approves the property description as established in the description attached hereto and made a part of for all purposes as Exhibit "A."

**Section 4.** That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution 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 \_\_\_\_ day of \_\_\_\_\_, 2016.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is \_\_\_\_\_.

\_\_\_\_\_  
City Secretary

(Prepared by Legal Department:  
DLA:fg 8/24/2016

Requested by L. Patrick Walsh, Director, Department of Planning and Development  
L.D. File No.0611600205001)

G:\REAL ESTATE\ALTMAN\ALTMAN-IZFARI\HISTORIC PRESERVATION\PROTECTED LANDMARKS\2622 RIVERSIDE DRIVE-  
MAYOR OTIS MASSEY HOUSE.DOC

\_\_\_\_\_  
*Donna Altman* <sup>GWD</sup>  
Senior Assistant City Attorney

**EXHIBIT "A"**

**PROPERTY DESCRIPTION:**

Lot 11, Block 32, of Amended Plat of Riverside Terrace, Fifth Section, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 8, Page 59, of the Map Records of Harris County, Texas. The site includes a two-story brick residence.

**STREET ADDRESS:**

2622 Riverside Drive.

**BUILDING DESCRIPTION:**

---

Mayor Otis Massey House.

**OWNER:**

Michael Cooney.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

Item Creation Date:

Ord numbering

Agenda Item#:

### **Summary:**

ORDINANCES - NUMBERS 19 through 33



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District H

Item Creation Date: 8/23/2016

HCD16-80 Woodland Christian Towers Inc.

Agenda Item#: 19.

### **Summary:**

ORDINANCE approving and authorizing first amendment to Loan Agreement between the City of Houston and **WOODLAND CHRISTIAN TOWERS, INC., joined by WOODLAND TOWERS, L.P.**, for the Renovation of a 127 unit Affordable Housing Community in the vicinity of 600 East Tidwell Road in Houston, Texas - **DISTRICT H - CISNEROS**

### **Background:**

The Housing and Community Development Department recommends Council approve the First Amendment to the Loan Agreement for the acquisition and renovation of Woodland Christian Towers, a seven-story 127-unit Section 8 affordable housing community for seniors. The property is located at 600 E. Tidwell Road. Council has previously approved \$3,452,905 in HOME funds for this development. The amendment will change the construction lender from JP Morgan Chase Bank to Citibank, N.A., and the permanent senior lender from Local Initiatives Support Corporation to Freddie Mac, and increase the senior loan from \$2,400,000 to \$3,200,000.

The amendment will also redesignate 15 units previously set aside as Permanent Supportive Housing (PSH) for homeless, changing the City-required PSH total from 38 to 23 units. This decrease is being offset by an increase of 15 PSH units required by Harris County in exchange for increasing its loan commitment. Originally, the City required 38 PSH units and Harris County required 34, for a total of 72 PSH units in the 127-unit Section 8 development. Under the new terms, there will still be 72 PSH units, with 23 required by the City and 49 required by the County.

Additionally, in exchange for HCDD's funding, the borrower has agreed to increase the affordability period for all 38 of the originally agreed upon units from 20 to 33 years.

The property was built in 1972 by the National Benevolent Association (NBA) and is managed by its affiliate, Christian Church Homes (CCH). NBA and CCH have formed Woodland Christian Towers, Inc., a Community Housing Development Organization (CHDO) which will act as the general partner of a tax credit limited partnership that will renovate the property. Given its age, the building is in need of a substantial renovation. The project will include site grading and drainage control, window replacement, replacing the emergency generator and electrical panels, complete mechanical system replacement, modernization of all common areas, full apartment renovation, and the addition of a Health and Counseling Clinic on the first floor.

The total cost of the project will be financed as follows:

#### Sources of Funds:

Tax credit equity	\$4,467,808.00
HUD flexible subsidy	\$817,305.00
Senior loan	\$3,200,000.00
HCDD HOME	\$3,452,905.00
Harris County HOME	\$1,941,690.00
CCH /Enterprise grant	\$1,385,193.00

Sponsor equity/reserves	\$241,305.00
<u>Deferred developer fee</u>	<u>\$1,165,980.00</u>
Total	\$16,672,186.00

This proposal was presented to the Housing and Community Affairs Committee on March 22, 2016.

**Prior Council Action:**

8/14/15, (O) 2015-747

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

**ATTACHMENTS:**

**Description**

Signed Cover Sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District H

Item Creation Date: 8/23/2016

HCD16-80 Woodland Christian Towers Inc.

Agenda Item#:

### **Summary:**

**AN ORDINANCE APPROVING AND AUTHORIZING A FIRST AMENDMENT TO LOAN AGREEMENT BETWEEN THE CITY OF HOUSTON AND WOODLAND CHRISTIAN TOWERS, INC., JOINED BY WOODLAND TOWERS, L.P., FOR THE RENOVATION OF A 127 UNIT AFFORDABLE HOUSING COMMUNITY IN THE VICINITY OF 600 EAST TIDWELL ROAD IN HOUSTON, TEXAS**

### **Background:**

The Housing and Community Development Department recommends Council approve the First Amendment to the Loan Agreement for the acquisition and renovation of Woodland Christian Towers, a seven-story 127-unit Section 8 affordable housing community for seniors. The property is located at 600 E. Tidwell Road. Council has previously approved \$3,452,905 in HOME funds for this development. The amendment will change the construction lender from JP Morgan Chase Bank to Citibank, N.A., and the permanent senior lender from Local Initiatives Support Corporation to Freddie Mac, and increase the senior loan from \$2,400,000 to \$3,200,000.

The amendment will also redesignate 15 units previously set aside as Permanent Supportive Housing (PSH) for homeless, changing the City-required PSH total from 38 to 23 units. This decrease is being offset by an increase of 15 PSH units required by Harris County in exchange for increasing its loan commitment. Originally, the City required 38 PSH units and Harris County required 34, for a total of 72 PSH units in the 127-unit Section 8 development. Under the new terms, there will still be 72 PSH units, with 23 required by the City and 49 required by the County.

Additionally, in exchange for HCDD's funding, the borrower has agreed to increase the affordability period for all 38 of the originally agreed upon units from 20 to 33 years.

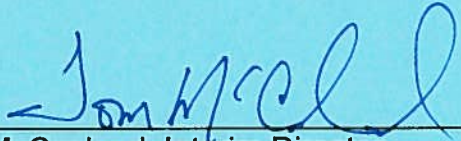
The property was built in 1972 by the National Benevolent Association (NBA) and is managed by its affiliate, Christian Church Homes (CCH). NBA and CCH have formed Woodland Christian Towers, Inc., a Community Housing Development Organization (CHDO) which will act as the general partner of a tax credit limited partnership that will renovate the property. Given its age, the building is in need of a substantial renovation. The project will include site grading and drainage control, window replacement, replacing the emergency generator and electrical panels, complete mechanical system replacement, modernization of all common areas, full apartment renovation, and the addition of a Health and Counseling Clinic on the first floor.

The total cost of the project will be financed as follows:

**Sources of Funds:**

Tax credit equity	\$4,467,808.00
HUD flexible subsidy	\$817,305.00
Senior loan	\$3,200,000.00
HCDD HOME	\$3,452,905.00
Harris County HOME	\$1,941,690.00
CCH /Enterprise grant	\$1,385,193.00
Sponsor equity/reserves	\$241,305.00
<b><u>Deferred developer fee</u></b>	<b><u>\$1,165,980.00</u></b>
<b>Total</b>	<b>\$16,672,186.00</b>

This proposal was presented to the Housing and Community Affairs Committee on March 22, 2016.



\_\_\_\_\_  
Tom McCasland, Interim Director

**Prior Council Action:**

8/14/15, (O) 2015-747

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C, District D

Item Creation Date: 8/16/2016

MYR - TIRZ 02 Midtown FY17 Budget

Agenda Item#: 20.

### **Summary:**

ORDINANCE relating to the Fiscal Affairs of the MIDTOWN REDEVELOPMENT AUTHORITY on behalf of REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS (MIDTOWN ZONE); approving the Fiscal Year 2017 Operating Budget for the Authority and the Fiscal Years 2017-2021 Capital Improvement Plan Budget for the Zone - **DISTRICTS C - COHEN and D - BOYKINS**

### **Background:**

**SUBJECT:** Ordinance approving the Fiscal Year 2017 Operating Budget for Midtown Redevelopment Authority and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Two (Midtown Zone).

### **RECOMMENDATION: (Summary)**

City Council to adopt an ordinance approving the Fiscal Year 2017 Operating Budget for Midtown Redevelopment Authority and the Fiscal Year 2017 - 2021 CIP Budget for Reinvestment Zone Number Two (Midtown Zone).

### **SPECIFIC EXPLANATION:**

The Administration has undertaken a comprehensive review of the proposed FY17 TIRZ budgets. The Administration recommends approval of the FY17 Operating Budget for Midtown Redevelopment Authority (the "Authority") and the FY17 – FY21 CIP Budget for Reinvestment Zone Number Two (the "Zone").

Total Operating Budget for FY17 is \$65,108,362 which includes \$8,079,605 for required fund transfers and \$57,028,757 for Project Costs.

The FY17 – FY21 CIP totals \$130,737,234, and includes provisions for the design and construction of the Midtown Superblock Park, Superblock Parking Garage, Southeast neighborhood street reconstruction and Main Street enhancements.

The FY17 Operating Budget includes \$41,280,219 for capital expenditures and \$1,415,500 for administration and overhead. The Authority must advise the Chief Development Officer of any budget amendments. Adjustments to the budget that exceed \$400,000 require City Council

approval.

The budget includes a municipal services cost payment in FY17 of \$781,263 to pay for the incremental cost of providing services to the area and \$492,737 for supplemental police services.

Attachments: FY17 Operating Budget and FY17 – FY21 CIP Budget.

cc:

Marta Crinejo, Agenda Director

Anna Russell, City Secretary

Ronald Lewis, City Attorney

Gary Dzierlenga, Senior Assistant City Attorney

**Prior Council Action:**

Ord. No. 2015-0935, 09/30/15

**Amount of Funding:**

No funding required

**Contact Information:**

Gwendolyn F. Tillotson Phone: (832) 393-0937

**ATTACHMENTS:**

**Description**

RCA

**Type**

Signed Cover sheet

**REQUEST FOR COUNCIL ACTION**

**TO: Mayor via City Secretary**

**RCA #**

**SUBJECT:** Ordinance approving the Fiscal Year 2017 Operating Budget for Midtown Redevelopment Authority and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Two (Midtown Zone).

**Category #**

**Page**  
1 of 1

**Agenda Item#**

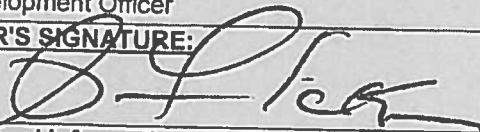
**FROM: (Department or other point of origin):**

Andrew F. Icken  
Chief Development Officer

**Origination Date**

**Agenda Date**

**DIRECTOR'S SIGNATURE:**



**Council Districts affected:**

C, D

**For additional information contact:**

Gwendolyn F. Tillotson

**Phone:** (832) 393-0937

**Date and identification of prior authorizing Council Action:**

Ord. No. 2015-0932, 9/30/15

**RECOMMENDATION: (Summary)**

City Council to adopt an ordinance approving the Fiscal Year 2017 Operating Budget for Midtown Redevelopment Authority and the Fiscal Year 2017 - 2021 CIP Budget for Reinvestment Zone Number Two (Midtown Zone).

**Amount of Funding:** No Funding Required

**SOURCE OF FUNDING:**

General Fund

Grant Fund

Enterprise Fund

Other (Specify)

**SPECIFIC EXPLANATION:**

The Administration has undertaken a comprehensive review of the proposed FY17 TIRZ budgets. The Administration recommends approval of the FY17 Operating Budget for Midtown Redevelopment Authority (the "Authority") and the FY17 – FY21 CIP Budget for Reinvestment Zone Number Two (the "Zone").

- **Total Operating Budget for FY17 is \$65,108,362, consisting of the following:**
  - **\$41.3M** in capital expenditures including the construction of Midtown and other smaller Parks (\$17.5); Construction of Parking Garage (\$3.7M); Construction of Main Street Enhancements (\$7M); Caroline Street Reconstruction (\$4.8M) and Affordable Housing Set Aside for the City Projects (\$2.5M).
  - **\$13M** Debt Service
  - **\$8M** for Transfers to HISD for educational facilities (\$5M), County Affordable Housing (\$1M) and City Municipal Service Fees (\$1.3M)
- **Total Resources for FY17 are \$81,176,637 as follows:**
  - **\$36M** fund balance from FY16
  - **\$30M** Increment (\$9M City, \$6M Harris County, \$14M Houston ISD, \$1M Houston Community College)
  - **\$5.8M** Contribution to Midtown Park
  - **\$5.3M** in Grants
- **Ending Fund Balance for FY17 is \$16M** of which \$.7M is unrestricted
- The Authority must advise the Chief Development Officer of any budget amendments. Adjustments to the budget that exceed \$400,000 require City Council approval.
- The FY17 Operating Budget includes a municipal services charge payment in FY17 of \$781,263 to pay for the incremental cost of providing services to the area and \$492,737 for supplemental police services.

Attachments: FY17 Operating Budget and FY17 – FY21 CIP Budget.

cc: Marta Crinejo, Agenda Director  
Anna Russell, City Secretary  
Ronald Lewis, City Attorney  
Gary Dzierlenga, Senior Assistant City Attorney

**REQUIRED AUTHORIZATION**

**Finance Authorization:**

**Other Authorization:**

**Other Authorization:**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C, District I

Item Creation Date: 8/16/2016

MYR - TIRZ 03 Downtown FY17 Budget

Agenda Item#: 21.

### **Summary:**

ORDINANCE relating to the Fiscal Affairs of the **MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY d/b/a DOWNTOWN REDEVELOPMENT AUTHORITY** on behalf of **REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE)**; approving the Fiscal Year 2017 Operating Budget for the Authority and the Fiscal Years 2017-2021 Capital Improvement Projects Budget for the Zone **DISTRICTS C - COHEN and I - GALLEGOS**

### **Background:**

**SUBJECT:** Ordinance approving the Fiscal Year 2017 Operating Budget for Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority and Fiscal Years 2017 -2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Three (Downtown Zone).

### **RECOMMENDATION: (Summary)**

City Council adopt an ordinance approving the Fiscal Year 2017 Operating Budget for Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority and the Fiscal Years 2017 - 2021 CIP Budget for Reinvestment Zone Number Three (Downtown Zone).

### **SPECIFIC EXPLANATION:**

The Administration has undertaken a comprehensive review of the proposed FY17 TIRZ budgets and recommends approval of the FY17 Operating Budget for Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority (the "Authority") and FY17 – FY21 CIP for Reinvestment Zone Number Three (the "Zone").

Total Operating Budget for FY17 \$34,907,411 which includes \$8,473,638 for required fund transfers and \$26,433,773 for Project Costs.

The FY17 – FY21 CIP Budget totals \$37,635,473, and includes provisions for the design and construction of parks, plazas, Main Street pedestrian improvements, downtown shopping district improvements, a downtown public parking garage and the reconstruction of Allen Parkway at Buffalo Bayou Park.

The FY17 Operating Budget includes \$17,635,473 for capital expenditures and \$325,000 for administration and overhead. The Authority must advise the Chief Development Officer of any

budget amendments. Adjustments to the budget that exceed \$400,000 require City Council approval.

The budget includes a municipal services cost payment in FY17 of \$1,065,000 to pay for the incremental cost of providing services to the area.

Attachments: FY16 Operating Budget and FY17 – FY21 CIP Budget

cc:

Marta Crinejo, Agenda Director

Anna Russell, City Secretary

Ronald Lewis, City Attorney

Gary Dzierlenga, Senior Assistant City Attorney

**Prior Council Action:**

Ord. No. 2015-0863, 9/22/15

**Amount of Funding:**

No funding required

**Contact Information:**

Gwendolyn F. Tillotson

Phone: (832) 393-0937

**ATTACHMENTS:**

**Description**

**Type**

RCA

Signed Cover sheet





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C, District G

Item Creation Date: 8/16/2016

MYR - TIRZ 16 Uptown FY17 Budget

Agenda Item#: 22.

### **Summary:**

ORDINANCE relating to the Fiscal Affairs of the UPTOWN REDEVELOPMENT AUTHORITY on behalf of REINVESTMENT ZONE NUMBER SIXTEEN, CITY OF HOUSTON, TEXAS (UPTOWN ZONE); approving the Fiscal Year 2017 Operating Budget for the Authority and the Fiscal Years 2017-2021 Capital Improvements Budget for the Zone - **DISTRICTS C - COHEN and G - TRAVIS**

### **Background:**

**SUBJECT:** Ordinance approving the Fiscal Year 2017 Operating Budget for the Uptown Development Authority and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Sixteen (Uptown Zone).

### **RECOMMENDATION: (Summary)**

City Council adopt an ordinance approving the Fiscal Year 2017 Operating Budget for the Uptown Development Authority and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Sixteen (Uptown Zone).

### **SPECIFIC EXPLANATION:**

The Administration has undertaken a comprehensive review of the proposed FY17 TIRZ budgets and recommends approval of the FY17 Operating Budget for the Uptown Development Authority (the "Authority") and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Sixteen (the "Zone").

Total Operating Budget for FY17 is \$93,182,232, which includes \$27,820,681 for required fund transfers, and \$65,361,552 for project costs.

The FY17 – F21 CIP Budget totals \$163,175,000, and includes provisions for street and drainage improvements, park improvements, a bus rapid transit center, right-of-way acquisition, streetscape improvements, and traffic and parking studies.

The FY17 Operating Budget includes \$48,985,000 for capital expenditures and \$322,200 for administration and overhead. The Authority must advise the Chief Development Officer of any budget amendments. Adjustments to the Project Costs in the Operating Budget that exceed

\$400,000 require City Council approval.

The budget includes a municipal services cost payment in FY17 of \$5,272,994 to pay for the incremental cost of providing services to the area and \$250,000 for supplemental police services.

Attachments: FY17 Operating Budgets and FY17 – FY21 CIP Budget

CC:

Marta Crinejo, Agenda Director

Anna Russell, City Secretary

Ronald Lewis, City Attorney

Gary Dzierlenga, Sr. Assistant City Attorney

**Prior Council Action:**

Ord. No. 2015-0936, 9/30/15

**Amount of Funding:**

No funding required

**Contact Information:**

Gwendolyn F. Tillotson

Phone: (832) 393-0937

**ATTACHMENTS:**

**Description**

RCA

**Type**

Signed Cover sheet

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

RCA#

SUBJECT: Ordinance approving the Fiscal Year 2017 Operating Budget for the Uptown Development Authority and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Sixteen (Uptown Zone).

Page 1 of 1

Agenda Item #

FROM: (Department or other point of origin):  
Andrew F. Icken  
Chief Development Officer

Origination Date:

Agenda Date:

DIRECTOR'S SIGNATURE:  


Council District affected:  
G, C

For additional information contact:  
Gwendolyn F. Tillotson Phone: (832) 393-0937

Date and identification of prior authorizing Council action:  
Ord. No. 2015-0936, 9/30/15

RECOMMENDATION: (Summary)

City Council adopt an ordinance approving the Fiscal Year 2017 Operating Budget for the Uptown Development Authority and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Sixteen (Uptown Zone).

Amount and Source of Funding: No Funding Required

SPECIFIC EXPLANATION:

The Administration has undertaken a comprehensive review of the proposed FY17 TIRZ budgets and recommends approval of the FY17 Operating Budget for the Uptown Development Authority (the "Authority") and the Fiscal Years 2017 – 2021 Capital Improvement Plan (CIP) Budget for Reinvestment Zone Number Sixteen (the "Zone").

- **Total Operating Budget for FY17 is \$93,182,232 consisting of the following:**
  - \$49M for capital projects including provisions for street and drainage improvements, park improvements, a bus rapid transit center, right-of-way acquisition, streetscape improvements, and traffic and parking studies
  - \$27.8M for required fund transfers, of which \$5.5M is allocated for the Municipal Services Charge
  - \$15.8M for debt service payments
  - \$894K for administration and consultant costs
- **Total Resources for GY17 is \$174.5M consisting of the following**
  - \$69.5M fund balance from FY16, of which \$47.4M is unrestricted
  - \$32.9M FY17 increment from the City of Houston
  - \$14.5M FY17 increment from Houston Independent School District
  - \$20.1M from HGAC grants for Post Oak Boulevard and the BUTC
  - \$37.5M from a future 2017 Bond Series
- **Ending Fund Balance for FY17 is projected to be \$81.3M, of which \$49.6M is unrestricted**
- The Authority must advise the Chief Development Officer of any budget amendments. Adjustments to the Project Costs in the Operating Budget that exceed \$400,000 require City Council approval.

The Department of Public Works and Engineering has reviewed the budget information and has provided input and recommendations accordingly.

Attachments: FY17 Operating Budgets and FY17 – FY21 CIP Budget

CC:  
Marta Crinejo, Agenda Director  
Anna Russell, City Secretary  
Ronald Lewis, City Attorney  
Gary Dzierlenga, Sr. Assistant City Attorney

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C

Item Creation Date: 8/30/2016

PRD - Grant application to TPWD for 424 Westheimer

Agenda Item#: 23.

### **Summary:**

ORDINANCE approving the submission of a grant application to the **TEXAS PARKS AND WILDLIFE DEPARTMENT** for project to develop outdoor amenities on 424 Westheimer Road; declaring the City's eligibility for such grant; authorizing the Director of the Houston Parks and Recreation Department to act as the City's representative in the application process; authorizing the Director to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant - **DISTRICT C - COHEN**

### **Background:**

The Houston Parks and Recreation Department (HPARD) requests Council approval to submit an Urban Outdoor Recreation grant application to the Texas Parks & Wildlife Department (TPWD). The grant application must be submitted to TPWD by October 1, 2016.

HPARD is requesting \$1,000,000 in grant assistance for the development of 424 Westheimer. The total grant project cost estimate is \$2,000,000. The source of the City's required \$1,000,000 match is the land value through a TPWD-approved Waiver of Retroactivity secured prior to the land acquisition in 2015.

The 0.2292-acre (9,988 sf) property is located on lower Westheimer at Whitney Street in the Avondale neighborhood of the Montrose area. HPARD acquired the land to conserve open space in this area of high need for parks. The neighboring community has been involved in the design of the park that will blend with the architectural history of this neighborhood. Proposed concepts include a promenade to connect park users to shade structures with swinging benches, a play hill, a possible dog run and a small play area for children. The plan will include native trees along the promenade to provide users with additional shade. Existing bald cypress trees will be preserved if possible. Seating benches will be strategically placed for safety and year-round enjoyment.

### **Director's Signature:**

---

**Amount of Funding:**

No City funding required

Grant Request to Texas Parks & Wildlife Department	\$1,000,000
Required Match from Value of City Owned Land	\$1,000,000
Total Grant Project Cost Estimate	\$2,000,000

**Contact Information:**

Luci Correa 832-395-7057  
Luci.Correa@houstontx.gov

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
--------------------	-------------



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District I

Item Creation Date: 8/30/2016

PRD - Grant application to Texas Coastal Management Program Grant for the Buffalo Bend-Hidalgo Greenway Project

Agenda Item#: 24.

### **Summary:**

ORDINANCE approving submission of a grant application to the **TEXAS COASTAL MANAGEMENT PROGRAM** for Restoration of industrial property between Buffalo Bend Nature Park and Hidalgo Park, and construction of a Hike and Bike Trail along the bank of Buffalo Bayou, in connection with the Buffalo Bend-Hidalgo Greenway Project; declaring the City's eligibility for such grant; authorizing the Director of the Houston Parks and Recreation Department to act as the City's representative in the application process; authorizing the Director to accept the grant and expend the grant funds, as awarded, and to apply for and accept all subsequent awards, if any, pertaining to the grant - **DISTRICT I - GALLEGOS**

### **Background:**

The Houston Parks and Recreation Department (HPARD) requests Council approval to submit a grant application to the Texas Coastal Management Program (CMP) requesting \$400,000 in grant assistance for the Buffalo Bend-Hidalgo Greenway Project. CMP is administered by the Coastal Coordination Council of the Texas General Land Office. The Coastal Coordination Council will prioritize and recommend projects to the National Oceanic and Atmospheric Administration by April 2017. If awarded the grant start date is October 1, 2017.

The proposed Project includes the restoration to greenspace of a 1.62-acre industrial property located between Harris County's Buffalo Bend Nature Park and the City of Houston's Hidalgo Park. Harris County Precinct 2 and the Houston Parks and Recreation Department are proposing to partner in the purchase of the site through separate Council Action. The project also includes construction of a 0.77-mile hike and bike trail along the bank of Buffalo Bayou. The proposed trail connects the existing 5-mile Harrisburg-Sunset Trail to Hidalgo and Buffalo Bend Nature Parks.

The vision of the proposed project is to create a contiguous greenway along a beautiful, meandering section of Buffalo Bayou in the underserved Magnolia Park neighborhood. The proposed trail provides additional opportunities for recreation and alternative transportation by connecting to the 17.5-mile Brays Bayou Greenway trail via the Harrisburg-Sunset Trail.

The total project cost estimate is \$650,000. If the grant is awarded, HPARD proposes to fund the required match with \$250,000 from the Parks Consolidated Construction Fund to be appropriated

at a later date. The required cash match is 25% of the project budget. The proposed match commitment of 38.5% will make the proposal more competitive.

**Director's Signature:**

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**Prior Council Action:**

Not applicable

**Amount of Funding:**

CMP Grant Request	\$400,000
Matching Funds (To be appropriated later if grant is awarded)	
Parks Consolidated Construction Fund 4502	\$250,000
Total Grant Project	\$650,000

**Contact Information:**

Luci Correa 832-395-7057  
luci.correa@houstontx.gov

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District H

Item Creation Date: 8/29/2016

ARA-Nitsch & Son Water-Sewer Rate Hearing

Agenda Item#: 25.

### **Summary:**

ORDINANCE relating to the Retail Water and Sewer Rates of **NITSCH AND SON UTILITY COMPANY, INC**; setting a hearing regarding just and reasonable rates to be observed within the City of Houston - **DISTRICT H - CISNEROS**  
**HEARING DATE - 9:00 A.M. - WEDNESDAY - OCTOBER 5, 2016**

### **Background:**

The Administration & Regulatory Affairs Department (ARA) recommends that City Council adopt an ordinance setting a public hearing related to the retail water and sewer rates of Nitsch & Son Utility Company, Inc. for October 5, 2016.

Nitsch is an investor owned water/wastewater utility (IOU) with exclusive authority to provide water and sewer services to customers within its certificated service areas as granted under Certificate of Convenience (CCN) No. 11124 (water) and No. 20446 (sewer). CCNs are issued by the Public Utility Commission of Texas (PUC) and are granted for an indefinite period of time. The City of Houston exercises original jurisdiction over Nitsch's rates under the provisions of the Texas Water Code for customers within city limits.

On June 20, 2016, Nitsch filed an application with the City of Houston to increase its water and sewer rates for customers located in Bellmar Terrace, Assumption Heights, Little York, Cortlandt Meadows and Lazy Meadows subdivisions (Council District H). According to the Company, Nitsch serves approximately 139 (water) and 53 (sewer) Houston customers. Based on the information in Company's Rate/Tariff Change Application, Nitsch seeks an approximate 42% increase (5/8 x 3/4" meter) and a 44% increase (1" meter) in existing water rates, and a 40% increase in sewer rates (all meters) based on 5,000 gallon usage. The specific rate impact to Houston customers will vary by service, meter size and gallons used.

On July 13, 2016, City Council approved Ordinance No. 2016-555 suspending the new rates for 90 days beyond the proposed effective date of July 25, 2016 to October 23, 2016. City Council approved the rate suspension to allow the City time to engage a rate expert to review the rate request, request information from the Company related to the proposed increase, and assist with the preparation of a final rate commendation. During this period, the City will also conduct a public meeting for in-City customers to allow ratepayers the opportunity to provide comment regarding quality of service and/or the proposed rate change.

During the public hearing, City Council will consider comments received by customers at the public meeting, Nitsch's requested new rates, and any recommendations by the City for adjustments to Nitsch's rates. The City's rate expert will present a summary of findings and rate recommendation during the hearing. Nitsch and any Intervenors will also have the opportunity to present their respective positions. A proposed rate ordinance incorporating the findings and recommendations will be presented to City Council for approval on October 12, 2016. Pursuant to State Law, City Council must make a final determination regarding the rate request no later than October 23, 2016.

**Departmental Approval Authority:**

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**Tina Paez, Director**  
**Administration & Regulatory**  
**Affairs Department**

**Other Authorization**

**Prior Council Action:**

July 13, 2016: Ordinance No. 2016-555

**Contact Information:**

Lara Cottingham Phone:(832) 393-8503

Alisa Talley Phone:(832) 393-8531

**ATTACHMENTS:**

**Description**

8.30.2016 Nitsch & Son Hearing Ord

8.30.2016 Nitsch & Son Rate Hearing RCA

**Type**

Ordinance/Resolution/Motion

Signed Cover sheet

City of Houston, Texas Ordinance No. 2016-\_\_\_\_\_

**AN ORDINANCE RELATING TO THE RETAIL WATER AND SEWER RATES OF NITSCH AND SON UTILITY COMPANY, INC.; SETTING A HEARING REGARDING JUST AND REASONABLE RATES TO BE OBSERVED WITHIN THE CITY OF HOUSTON; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, Nitsch and Son Utility Company, Inc. ("Nitsch"), filed a Rate Increase Application to implement new rates ("Application") on June 20, 2016, with the Administration and Regulatory Affairs Department and City Secretary for the City of Houston, Texas ("the City"); and

**WHEREAS**, the City commenced a rate case review ("2016 Nitsch Rate Case") to address the issues in the Application as allowed by the applicable provisions of the Texas Water Code and Texas Administrative Code ("Water Code and Rules"); and

**WHEREAS**, on July 13, 2016, the City Council approved Ordinance No. 2016-555 suspending the effective date for ninety days beyond July 25, 2016, the date the new rates would otherwise be in effect ("Suspension Period"); and

**WHEREAS**, Ordinance No. 2016-555 continued the rates in effect as of June 20, 2016, for in-City customers ("Current Rates") until the expiration of the Suspension Period or the adoption of a replacement rate ordinance by City Council; and

**WHEREAS**, in September, City Council conducted a public meeting regarding the new rates and customer service concerns for customers affected by Nitsch's Application; and

**WHEREAS**, the City may on its own motion set the 2016 Nitsch Rate Case Review for a hearing to determine just and reasonable rates to be observed within the City; the hearing may be informal pursuant to Texas Water Code § 13.1871; and

**WHEREAS**, during the hearing, the City Council will consider the customer comments received at the September public meeting, Nitsch's Application for new rates, and any City recommendations for adjustments of the new rates; and

**NOW, THEREFORE,**

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

**Section 1.** That the facts contained in the recitals hereto are hereby found to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2.** That the City Council will conduct a public hearing on Nitsch's Application for new rates at 9:00 o'clock a.m. on October 5, 2016, during the regular City Council meeting. The City Secretary is directed to cause notice of the hearing to be published in a newspaper of general circulation in Houston not later than the seventh day before the date of the hearing.

**Section 3.** That if any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

**Section 4.** That the City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City

Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 5.** That a public emergency exists requiring that this ordinance be passed finally on the date of introduction as requested in writing by the Mayor; therefore, this ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, 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 of the Houston City Charter.

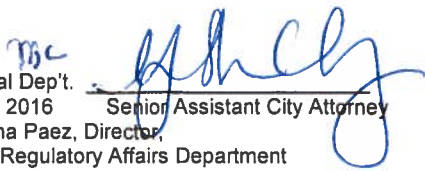
**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is \_\_\_\_\_.

\_\_\_\_\_  
City Secretary

Prepared by Legal Dep't.   
YC August 29, 2016 Senior Assistant City Attorney  
Requested by Tina Paez, Director,  
Administration & Regulatory Affairs Department  
L.D. File No. 0371600137001



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 9/13/2016

District H

Item Creation Date: 8/29/2016

**ARA-Nitsch & Son Water-Sewer Rate Hearing**

**Background:**

The Administration & Regulatory Affairs Department (ARA) recommends that City Council adopt an ordinance setting a public hearing related to the retail water and sewer rates of Nitsch & Son Utility Company, Inc. for October 5, 2016.

Nitsch is an investor owned water/wastewater utility (IOU) with exclusive authority to provide water and sewer services to customers within its certificated service areas as granted under Certificate of Convenience (CCN) No. 11124 (water) and No. 20446 (sewer). CCNs are issued by the Public Utility Commission of Texas (PUC) and are granted for an indefinite period of time. The City of Houston exercises original jurisdiction over Nitsch's rates under the provisions of the Texas Water Code for customers within city limits.

On June 20, 2016, Nitsch filed an application with the City of Houston to increase its water and sewer rates for customers located in Bellmar Terrace, Assumption Heights, Little York, Cortlandt Meadows and Lazy Meadows subdivisions (Council District H). According to the Company, Nitsch serves approximately 139 (water) and 53 (sewer) Houston customers. Based on the information in Company's Rate/Tariff Change Application, Nitsch seeks an approximate 42% increase (5/8 x 3/4" meter) and a 44% increase (1" meter) in existing water rates, and a 40% increase in sewer rates (all meters) based on 5,000 gallon usage. The specific rate impact to Houston customers will vary by service, meter size and gallons used.

On July 13, 2016, City Council approved Ordinance No. 2016-555 suspending the new rates for 90 days beyond the proposed effective date of July 25, 2016 to October 23, 2016. City Council approved the rate suspension to allow the City time to engage a rate expert to review the rate request, request information from the Company related to the proposed increase, and assist with the preparation of a final rate commendation. During this period, the City will also conduct a public meeting for in-City customers to allow ratepayers the opportunity to provide comment regarding quality of service and/or the proposed rate change.

During the public hearing, City Council will consider comments received by customers at the public meeting, Nitsch's requested new rates, and any recommendations by the City for adjustments to Nitsch's rates. The City's rate expert will present a summary of findings and rate recommendation during the hearing. Nitsch and any Intervenors will also have the opportunity to present their respective positions. A proposed rate ordinance incorporating the findings and recommendations will be presented to City Council for approval on October 12, 2016. Pursuant to State Law, City Council must make a final determination regarding the rate request no later than October 23, 2016.

**Departmental Approval Authority:**

**Tina Paez, Director  
Administration & Regulatory  
Affairs Department**

**Other Authorization**

**Contact Information:**

Lara Cottingham Phone: (832) 393-8503

Alisa Tally Phone: (832) 393-8643



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District B

Item Creation Date: 8/2/2016

HAS - Addl. Appropriation for Light Pole Replacement with  
The Gonzalez Group

Agenda Item#: 26.

### **Summary:**

ORDINANCE appropriating \$250,000.00 out of Airports Improvement Fund as an additional appropriation for construction contract between the City of Houston and **THE GONZALEZ GROUP, LP**, (Approved by Ordinance No. 2015-926) for Light Pole Replacement at George Bush Intercontinental Airport/Houston (Project No. 712) - **DISTRICT B - DAVIS**

### **Background:**

Enact an ordinance to approve an Additional Appropriation in the amount of \$250,000 to the construction Agreement with The Gonzalez Group, LP, and appropriate the necessary funds to cover the cost of these services.

### **SPECIFIC EXPLANATION:**

A light pole assessment at George Bush Intercontinental Airport (IAH) concluded that the existing light poles on the South Side of Terminal C, and the poles and bases at Gates C42, C41, C35, C38 and C39 were in poor condition and require replacement. The pole bases are heavily corroded and in some cases are structurally deficient. In addition, the existing light poles were built under an older Uniform Building Code (UBC). The current UBC requires a heavier structural design.

Completion of this project will provide IAH with a new apron lighting system adjacent to Terminal C that meets the current Code and that produces a quality of illumination that exceeds requirements.

On June 11, 2015, bids were received as follows:

1. **The Gonzalez Group, LP**      **\$1,890,000.00**
2. Butler-Cohen, LLC              \$2,245,000.00
3. Boyer, Inc.                        \$2,417,976.00

Design documents were completed by PGAL.

It is now requested that City Council approve an additional appropriation to the Contract for the following anticipated additional construction services:

- Revision to purchase LED versus the original Metal Halide light fixtures. This revision improves the quality of illumination, reduces lighting energy costs and results in decreased maintenance requirements;
- Complete the installation of LED fixtures, light poles and additional surge protection and other construction revisions involving adjustments of drill shaft locations and relocation of

lighting poles to optimize illumination and eliminate conflicts with existing utilities.

The original contract term was 180 days. It is anticipated that 161 additional days are needed to complete the anticipated work requested with this additional appropriation, resulting in a revised contract term of 341 days.

**ENGINEERING SERVICES TESTING CONTRACT:**

Testing is being performed by Geotech Engineering and Testing under Contract Number 4600012369.

**PROJECT COSTS:**

\$250,000.00 Construction Services

**Director's Signature:**

\_\_\_\_\_  
Mario C. Diaz  
Houston Airport System

**PAY OR PLAY:** The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors.

**FISCAL NOTE:** Funding for the operating and maintenance expense of this item is included in the FY17 Adopted Operating Budget. Therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078.

This item is considered to be a capital project and due to its nature (replacement of existing light poles), it is anticipated that there will be no additional impact to operating expenses.

**Capital Project Information**

See attached Form A.

**HIRE HOUSTON FIRST:**

The Gonzalez Group, LP has been designated as a City Business (CB)/Local Business (LB) under the Hire Houston First Program.

**M/WBE PARTICIPATION:**

The Minority Women Business Enterprise (M/WBE) goal for this contract is 6% (4% MBE and a 2% WBE). The contractor, The Gonzalez Group, LP, committed to exceed this goal with an overall participation of 22.52%, utilizing the services of the following certified firms:

<b>Company Name</b>	<b>OBO Designation</b>	<b>Type of Work</b>	<b>Amount</b>	<b>%</b>
E. Diamond Electric	MBE	Electrical	\$377,193.00	19.96%
Aggregate Technologies Inc.	SBE	Concrete	\$ 48,400.00	2.56%

TOTAL \$425,593.00 22.52%

The Gonzalez Group, LP is currently achieving 6.82% toward the 6% goal.

**Prior Council Action:**

09/30/2015 (O) 2015-0926

**Amount of Funding:**

\$ 250,000.00 Airports Improvement Fund (8011)

**PRIOR APPROPRIATIONS:**

09/30/2015 \$2,099,961.00 Airports Improvement Fund (8011)

**Contact Information:**

Rhonda Arnold 281/233-1618  
Robert Barker 281/233-1953

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 9/13/2016

District B

Item Creation Date: 8/2/2016

**HAS - Addl. Appropriation for Light Pole Replacement with The Gonzalez Group**

Agenda Item#: 29.

**Background:**

Enact an ordinance to approve an Additional Appropriation in the amount of \$250,000 to the construction Agreement with The Gonzalez Group, LP, and appropriate the necessary funds to cover the cost of these services.

**SPECIFIC EXPLANATION:**

A light pole assessment at George Bush Intercontinental Airport (IAH) concluded that the existing light poles on the South Side of Terminal C, and the poles and bases at Gates C42, C41, C35, C38 and C39 were in poor condition and require replacement. The pole bases are heavily corroded and in some cases are structurally deficient. In addition, the existing light poles were built under an older Uniform Building Code (UBC). The current UBC requires a heavier structural design.

Completion of this project will provide IAH with a new apron lighting system adjacent to Terminal C that meets the current Code and that produces a quality of illumination that exceeds requirements.

On June 11, 2015, bids were received as follows:

- |                           |                |
|---------------------------|----------------|
| 1. The Gonzalez Group, LP | \$1,890,000.00 |
| 2. Butler-Cohen, LLC      | \$2,245,000.00 |
| 3. Boyer, Inc.            | \$2,417,876.00 |

Design documents were completed by PGAL.

It is now requested that City Council approve an additional appropriation to the Contract for the following anticipated additional construction services:

- Revision to purchase LED versus the original Metal Halide light fixtures. This revision improves the quality of illumination, reduces lighting energy costs and results in decreased maintenance requirements;
- Complete the installation of LED fixtures, light poles and additional surge protection and other construction revisions involving adjustments of drill shaft locations and relocation of lighting poles to optimize illumination and eliminate conflicts with existing utilities.

The original contract term was 180 days. It is anticipated that 161 additional days are needed to complete the anticipated work requested with this additional appropriation, resulting in a revised contract term of 341 days.

**ENGINEERING SERVICES TESTING CONTRACT:**

Testing is being performed by Geotech Engineering and Testing under Contract Number 4600012369.

**PROJECT COSTS:**

\$250,000.00 Construction Services

**Director's Signature:**

Mario C. Diaz  
Houston Airport System

**PAY OR PLAY:** The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors.

**FISCAL NOTE:** Funding for the operating and maintenance expense of this item is included in the FY17 Adopted Operating Budget. Therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078.

This item is considered to be a capital project and due to its nature (replacement of existing light poles), it is anticipated that there will be no additional impact to operating expenses.

**Capital Project Information**

See attached Form A.

**HIRE HOUSTON FIRST:**

The Gonzalez Group, LP has been designated as a City Business (CB)/Local Business (LB) under the Hire Houston First Program.

**M/WBE PARTICIPATION:**

The Minority Women Business Enterprise (M/WBE) goal for this contract is 6% (4% MBE and a 2% WBE). The contractor, The Gonzalez Group, LP, committed to exceed this goal with an overall participation of 22.52%, utilizing the services of the following certified firms:

Company Name	OBO Designation	Type of Work	Amount	%
E. Diamond Electric	MBE	Electrical	\$377,193.00	19.96%
Aggregate Technologies Inc.	SBE	Concrete	\$ 48,400.00	2.56%
<b>TOTAL</b>			<b>\$425,593.00</b>	<b>22.52%</b>

The Gonzalez Group, LP is currently achieving 6.82% toward the 6% goal.

**Prior Council Action:**

09/30/2015 (O) 2015-0926

**Amount of Funding:**

\$ 250,000.00 Airports Improvement Fund (8011)

**PRIOR APPROPRIATIONS:**

09/30/2015 2,099,961.00 Airports Improvement Fund (8011)

**Contact Information:**

Rhonda Arnold 281/233-1618  
 Robert Barker 281/233-1953

**ATTACHMENTS:**

Description	Type
Insurance Documentation	Backup Material
Previous RCA	Backup Material
Previous Ordinance	Backup Material
POP Form	Backup Material
Form A Fair Campaign	Backup Material
Form B	Backup Material
Conflict of Interest Form	Backup Material
Affidavit of Ownership	Backup Material
Letters of Intent	Backup Material
OBO Goal Statement	Backup Material
Delinquent Tax Report	Backup Material
State of Texas Secretary of State Documentation	Backup Material
State of Texas Comptroller Documentation	Backup Material
MOD Form	Backup Material
Fiscal Information	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C

Item Creation Date:

25CF26 Warehouse Associates Corporate Centre parking  
lease

Agenda Item#: 28.

### **Summary:**

ORDINANCE approving Parking Lease between the City of Houston, Texas, landlord, and **WAREHOUSE ASSOCIATES CORPORATE CENTRE SHEPHERD, LTD.**, for a Gated Parking Lot under the Shepherd Overpass, south of 11th Street and north of 6th Street, Houston, Texas, for use by tenant for employee and visitor parking - **DISTRICT C - COHEN**

### **Background:**

**RECOMMENDATION:** Approve and authorize a Parking Lease between the City of Houston, (Landlord), and Warehouse Associates Corporate Centre Shepherd, Ltd., (Tenant) for approximately 9,389 square feet of land under the Shepherd Overpass, located south of 11th Street and north of 6th Street. The tenant operates a warehousing and storage business and has utilized this property for parking by its employees, tenants, and visitors.

The proposed Parking Lease provides for an initial one-year term, at a monthly parking payment of \$1,215.00 (\$14,580.00 per year), with four automatic one-year renewal options. On the effective date of each renewal period, the rental payment will increase automatically by 3% compounded annually.

The initial term will commence on the date of countersignature by the City Controller. Either party may terminate the Agreement by providing 90 days prior written notice to the other.

The tenant is responsible for maintenance, utilities, and insurance.

---

Scott Minnix, Director of General Services Department

### **Amount of Funding:**

Revenue

### **Contact Information:**

Jacquelyn L. Nisby

**Phone:** 832-393-8023

**ATTACHMENTS:**

**Description**

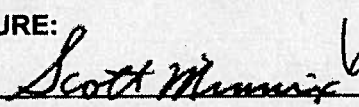

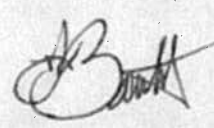
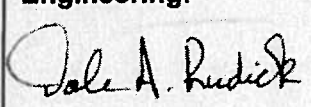
RCA

**Type**

Signed Cover sheet

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Parking Lease with Warehouse Associates Corporate Centre Shepherd, Ltd., for a gated parking lot under the Shepherd Overpass, south of 11 <sup>th</sup> Street and north of 6 <sup>th</sup> Street, Houston, Texas for the Department of Public Works and Engineering.		<b>Page</b> 1 of 1	<b>Agenda Item</b>
<b>FROM (Department or other point of origin):</b> General Services Department	<b>Origination Date</b>	<b>Agenda Date</b>	
<b>DIRECTOR'S SIGNATURE:</b> Scott Minnix 	<b>Council District affected:</b> C		
<b>For additional information contact:</b> Jacquelyn L. Nisby  Phone: 832-393-8023	<b>Date and identification of prior authorizing Council action:</b>		
<b>RECOMMENDATION:</b> Approve and authorize a Parking Lease between the City of Houston, (Landlord), and Warehouse Associates Corporate Centre Shepherd, Ltd., (Tenant), for a gated parking lot under the Shepherd Overpass, located south of 11 <sup>th</sup> Street and north of 6 <sup>th</sup> Street, Houston, Texas, for the Department of Public Works and Engineering.			
<b>Amount and Source of Funding: Revenue</b>		<b>Finance Budget</b>	
<b>SPECIFIC EXPLANATION:</b> The General Services Department recommends approval of a Parking Lease between the City of Houston (Landlord), and Warehouse Associates Corporate Centre Shepherd, Ltd., (Tenant) for approximately 9,389 square feet of land under the Shepherd Overpass, located south of 11 <sup>th</sup> Street and north of 6 <sup>th</sup> Street. The tenant operates a warehousing and storage business and has utilized this property for parking by its employees, tenants, and visitors.  The proposed Parking Lease provides for an initial one-year term, at a monthly payment of \$1,215.00 (\$14,580.00 per year), with four automatic one-year renewal options. On the effective date of each renewal period, the rental payment will increase automatically by 3% compounded annually.  The initial term will commence on the date of countersignature by the City Controller. Either party may terminate the Agreement by providing 90 days prior written notice to the other.  The tenant is responsible for maintenance, utilities, and insurance.			
SM:HB:JLN:CF:cf xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby, and Nancy Collins			
<b>REQUIRED AUTHORIZATION</b>		CUIC ID# 25 CF 26	
<b>General Services Department:</b>  Humberto Bautista, P.E. Assistant Director		<b>Department of Public Works and Engineering:</b>  Dale A. Rudick, P.E. Director	



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ETJ

Item Creation Date: 7/7/2016

20IPB333 - Second Amendment to Untreated Water Supply  
Contract - Enterprise Houston Ship Channel

Agenda Item#: 29.

### **Summary:**

ORDINANCE approving and authorizing second amendment to Untreated Water Supply Contract between the City of Houston and **ENTERPRISE HOUSTON SHIP CHANNEL, LP** (Approved by Ordinance No. 1996-209)

### **Background:**

SUBJECT: An Ordinance to authorize and approve the Second Amendment to the Untreated Water Supply Contract between the City of Houston and Enterprise Houston Ship Channel, L. P.

RECOMMENDATION: Adopt an ordinance authorizing the Mayor to execute a Second Amendment to an Untreated Water Supply Contract between the City of Houston and Enterprise Houston Ship Channel, L. P.

SPECIFIC EXPLANATION: City Council approved an original Untreated Water Supply Contract on February 28, 1996, by Ordinance 1996-209, countersigned on March 11, 1996. Oiltanking Houston, Incorporated entered into the contract for the delivery of up to 0.098 million gallons per day of untreated water to Oiltanking Houston, Incorporated's Houston location.

On December 22, 2015, by Ordinance 2015-1317, City Council approved the First Amendment with Enterprise Houston Ship Channel, L. P., as successor-in-interest to Oiltanking Houston, Incorporated, to increase the quantity of untreated water to be delivered by the City of Houston to Enterprise Houston Ship Channel, L. P. and to replace Exhibit "A" to better illustrate the Point of Delivery and Point of Measurement.

The City of Houston and Enterprise Houston Ship Channel, L. P. desire to enter into this Second Amendment to clarify the intent of the First Amendment by affirming the quantity of water to be delivered by the City of Houston to Enterprise Houston Ship Channel, L. P. at its Houston location and attaching a revised Exhibit "A" to illustrate the Point of Delivery and Point of Measurement at Enterprise Houston Ship Channel, L. P.'s Houston location.

Therefore, it is recommended City Council approve a Second Amendment to the Untreated Water Supply Contract with Enterprise Houston Ship Channel, L. P.

---

Dale A. Rudick, P. E., Director  
Department of Public Works and Engineering

**Prior Council Action:**

(O) 96-209, dated February 28, 1996  
(O) 2015-1317, dated December 22, 2015

**Contact Information:**

Mark L. Loethen, P. E., CFM  
Deputy Director  
**Phone:** (832) 395-2705

**ATTACHMENTS:**

**Description**

Signed Coversheet  
76599 Exhibit A - Map

**Type**

Signed Cover sheet  
Backup Material



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

ETJ

Item Creation Date: 7/7/2016

20IPB333 - Second Amendment to Untreated Water Supply Contract - Enterprise Houston Ship Channel

Agenda Item#:

**Background:**

**SUBJECT:** An Ordinance to authorize and approve the Second Amendment to the Untreated Water Supply Contract between the City of Houston and Enterprise Houston Ship Channel, L. P.

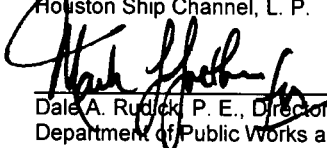
**RECOMMENDATION:** Adopt an ordinance authorizing the Mayor to execute a Second Amendment to an Untreated Water Supply Contract between the City of Houston and Enterprise Houston Ship Channel, L. P.

**SPECIFIC EXPLANATION:** City Council approved an original Untreated Water Supply Contract on February 28, 1996, by Ordinance 1996-209, countersigned on March 11, 1996. Oiltanking Houston, Incorporated entered into the contract for the delivery of up to 0.098 million gallons per day of untreated water to Oiltanking Houston, Incorporated's Houston location.

On December 22, 2015, by Ordinance 2015-1317, City Council approved the First Amendment with Enterprise Houston Ship Channel, L. P., as successor-in-interest to Oiltanking Houston, Incorporated, to increase the quantity of untreated water to be delivered by the City of Houston to Enterprise Houston Ship Channel, L. P. and to replace Exhibit "A" to better illustrate the Point of Delivery and Point of Measurement.

The City of Houston and Enterprise Houston Ship Channel, L. P. desire to enter into this Second Amendment to clarify the intent of the First Amendment by affirming the quantity of water to be delivered by the City of Houston to Enterprise Houston Ship Channel, L. P. at its Houston location and attaching a revised Exhibit "A" to illustrate the Point of Delivery and Point of Measurement at Enterprise Houston Ship Channel, L. P.'s Houston location.

Therefore, it is recommended City Council approve a Second Amendment to the Untreated Water Supply Contract with Enterprise Houston Ship Channel, L. P.

  
Dale A. Rudick, P. E., Director  
Department of Public Works and Engineering

**Prior Council Action:**

- (O) 96-209, dated February 28, 1996
- (O) 2015-1317, dated December 22, 2015

**Contact Information:**

Mark L. Loethen, P. E., CFM  
Deputy Director

Phone: (832) 395-2705

**ATTACHMENTS:**

**Description**

- 20KP49 RCA
- Ordinance 96-209
- Untreated Water Supply Contract 036273
- 20IPB309 RCA
- Ordinance 2015-1317

**Type**

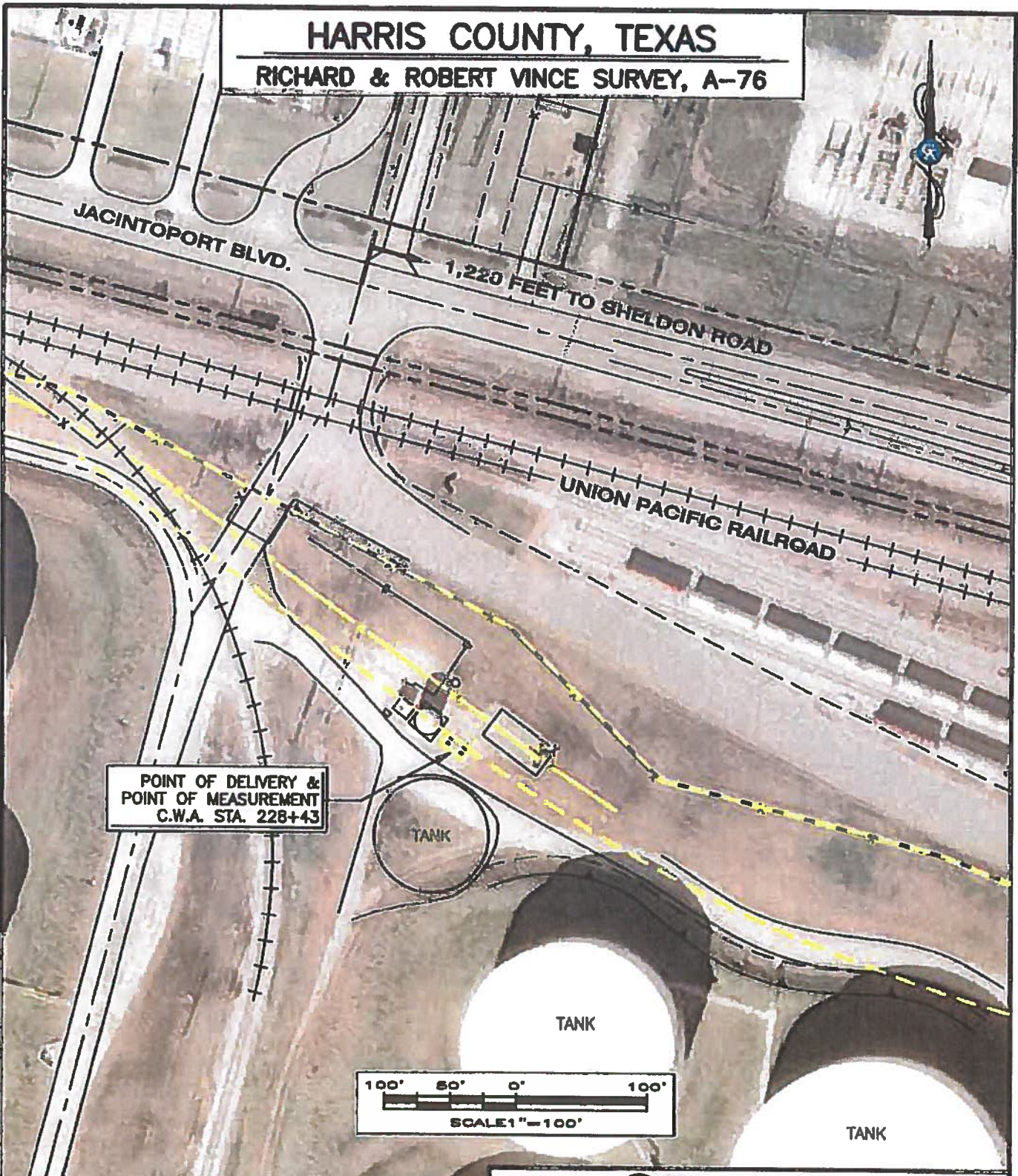
- Backup Material
- Backup Material
- Backup Material
- Backup Material
- Backup Material

First Amendment to an Untreated Water Supply Contract 76599  
76599 Exhibit A - Map

Backup Material  
Backup Material

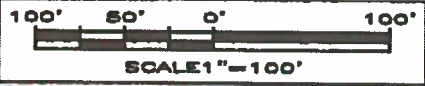
EXHIBIT "A"

**HARRIS COUNTY, TEXAS**  
**RICHARD & ROBERT VINCE SURVEY, A-76**



File Date: 10/20/2015 9:55 AM Francisco 4341511A 1=100

POINT OF DELIVERY &  
 POINT OF MEASUREMENT  
 C.W.A. STA. 228+43



NO.	DATE	REVISION	BY
1	10/20/15	REVISED METER LOCATION	FL



**GULETT & ASSOCIATES, INC.**  
 7706 S. LOOP E HOUSTON, TEXAS 77012  
 (713) 844-8219  
 Firm No. TX 100884-00

**Oil**tanking

SKETCH  
 PROPOSED WATER SUPPLY  
 HARRIS COUNTY, TEXAS

DRAWN BY: FL DATE: 11/14  
 CHECKED BY: G&A DATE: 11/14  
 SCALE: 1"=100' W.O.

**CA-4341-511**

CAD FILE: 4341511A REV. 1



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/29/2016

20IPB387 Third Supplement/Luce Bayou Project/Coastal  
Water Authority

Agenda Item#: 30.

### **Summary:**

ORDINANCE approving and authorizing Third Supplement to Projects Contract between the City of Houston, Texas and the **COASTAL WATER AUTHORITY** approved by Ordinance No. 2009-0053; authorizing a pledge for additional funds out of the Water and Sewer General Purpose Fund established under Ordinance No. 2004-299, consistent with the third supplement

### **Background:**

SUBJECT: Third Supplement to the Project Contract between City of Houston, Texas, and the Coastal Water Authority for the Luce Bayou Inter-Basin Project.

RECOMMENDATION: It is recommended that City Council adopt an Ordinance approving the Third Supplement to the Project Contract between City of Houston, Texas and the Coastal Water Authority for the Luce Bayou Inter-Basin Transfer Project.

On January 28, 2009, the City Council approved an ordinance to execute a contract establishing the terms for cooperation between the City of Houston (the City) and the Coastal Water Authority (CWA) to provide for the planning, design, property acquisition, construction and financing of the Luce Bayou Interbasin Transfer Project (Luce Bayou Project) that will bring approximately 400 million gallons of surface water per day from the Trinity River Basin to the San Jacinto River Basin (Lake Houston). The ordinance also authorized the pledge of payments from the Combined Utility System (CUS) General Purpose Fund to CWA for repayment of initial loans entered into in support of Phase I and Phase II of the Luce Bayou Project.

The original contract contemplated that future phases of the Luce Bayou Project would be funded with Texas Water Development Board (TWDB) State Participation loans secured by CWA for the City. In addition, the contract anticipated one or more supplemental agreements would be needed to finance the remaining phases of the Luce Bayou Project. Currently, Phase I preliminary design and land purchases and mitigation are complete. The Second Supplement agreement provides the plan for financing the completion of a portion of Phase II construction of the Luce Bayou Project.

This Third Supplement agreement between CWA and the City provides for the continuation of construction of the Luce Bayou Project. The most financially advantageous way of financing these costs is through TWDB State Water Implementation Revenue Fund for Texas (SWIRFT) Board

Participation program and Low-Interest Loan program. Under this TWDB SWIRFT Board Participation program, TWDB will own up to 80% of the Luce Bayou Project based on their percentage of payments toward the overall cost of the Luce Bayou Project. With financial support from the CUS and the regional water authorities, CWA will buy back TWDB's ownership interest over time as the City's need for the capacity in the Luce Bayou Project increases.

CWA and TWDB will enter into two agreements: Amendment No. 1 to the Master Agreement under which TWDB will provide CWA with SWIRFT funds of \$136,460,000 from the SWIRFT Board Participation program for completion of construction the Luce Bayou Project. In approximately 2018, CWA and TWDB will enter a Financing Agreement for a SWIRFT low Interest loan program for approximately 25 million.

This Third Supplement will provide CWA the authorization to enter into Amendment No. 1 to the TWDB Master Agreement to provide CWA with assurance of pledged revenues from the CUS sufficient to execute the timely repurchase of TWDB's ownership interest in the Luce Bayou Project in the coming years.

---

Dale A. Rudick, P.E., Director  
Director of Public Works and Engineering

**Prior Council Action:**

(O) 2009-53; Date: 01/28/2009

(O) 2013-30; Date: 01/13/2013

(O) 2015-851; Date: 09/9/2015

**Contact Information:**

Mark L. Loethen, P.E., CFM

Deputy Director

**Phone:** (832) 395-2705

**ATTACHMENTS:**

**Description**

RCA

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/7/2016

ALL

Item Creation Date: 8/29/2016

20IPB387 Third Supplement/Luce Bayou Project/Coastal Water Authority

Agenda Item#: 41.

### Summary:

#### Background:

SUBJECT: Third Supplement to the Project Contract between City of Houston, Texas, and the Coastal Water Authority for the Luce Bayou Inter-Basin Project.

RECOMMENDATION: It is recommended that City Council adopt an Ordinance approving the Third Supplement to the Project Contract between City of Houston, Texas and the Coastal Water Authority for the Luce Bayou Inter-Basin Transfer Project.

On January 28, 2009, the City Council approved an ordinance to execute a contract establishing the terms for cooperation between the City of Houston (the City) and the Coastal Water Authority (CWA) to provide for the planning, design, property acquisition, construction and financing of the Luce Bayou Interbasin Transfer Project (Luce Bayou Project) that will bring approximately 400 million gallons of surface water per day from the Trinity River Basin to the San Jacinto River Basin (Lake Houston). The ordinance also authorized the pledge of payments from the Combined Utility System (CUS) General Purpose Fund to CWA for repayment of initial loans entered into in support of Phase I and Phase II of the Luce Bayou Project.

The original contract contemplated that future phases of the Luce Bayou Project would be funded with Texas Water Development Board (TWDB) State Participation loans secured by CWA for the City. In addition, the contract anticipated one or more supplemental agreements would be needed to finance the remaining phases of the Luce Bayou Project. Currently, Phase I preliminary design and land purchases and mitigation are complete. The Second Supplement agreement provides the plan for financing the completion of a portion of Phase II construction of the Luce Bayou Project.

This Third Supplement agreement between CWA and the City provides for the continuation of construction of the Luce Bayou Project. The most financially advantageous way of financing these costs is through TWDB State Water Implementation Revenue Fund for Texas (SWIRFT) Board Participation program and Low-Interest Loan program. Under this TWDB SWIRFT Board Participation program, TWDB will own up to 80% of the Luce Bayou Project based on their percentage of payments toward the overall cost of the Luce Bayou Project. With financial support from the CUS and the regional water authorities, CWA will buy back TWDB's ownership interest over time as the City's need for the capacity in the Luce Bayou Project increases.

CWA and TWDB will enter into two agreements: Amendment No. 1 to the Master Agreement under which TWDB will provide CWA with SWIRFT funds of \$136,460,000 from the SWIRFT Board Participation program for completion of construction the Luce Bayou Project. In approximately 2018, CWA and TWDB will enter a Financing Agreement for a SWIRFT low Interest loan program for approximately \$25 million.

This Third Supplement will provide CWA the authorization to enter into Amendment No. 1 to the TWDB Master Agreement to provide CWA with assurance of pledged revenues from the CUS sufficient to execute the timely repurchase of TWDB's ownership interest in the Luce Bayou Project in the coming years.

Dale A. Rudick, P.E., Director  
Director of Public Works and Engineering

#### Prior Council Action:

(O) 2009-53; Date: 01/28/2009

(O) 2013-30; Date: 01/13/2013

(O) 2015-851; Date: 09/9/2015

#### Contact Information:

Mark L. Loethen, P.E., CFM

Deputy Director  
Phone: (832) 395-2705

**ATTACHMENTS:****Description**

20JZC505 RCA Original Contract  
Ordinance 2009-53 Original Contract  
Contract No. C73168 Original Contract  
20IPB43 RCA First Supplement  
Ordinance 2013-30 First Supplement  
Contract No. C73168 First Supplement  
20MLL69 RCA Second Supplement  
Ordinance 2015-851 Second Supplement  
Contract No. C76429 Second Supplement  
(CWA) - Ordinance

**Type**

Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Ordinance/Resolution/Motion



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District C

Item Creation Date: 7/28/2016

20UPA341A Ordinance/MSD 2016-089 - TRC General Holdings, LLC

Agenda Item#: 31.

### **Summary:**

MUNICIPAL setting designation ordinance prohibiting the use of designated groundwater beneath a tract of land containing 2.6825 acres commonly known as 3025 Maxroy Street, Houston, Harris County, Texas; and supporting issuance of a Municipal Setting Designation by the Texas Commission on Environmental Quality - **DISTRICT C - COHEN**

### **Background:**

**SUBJECT:** An ordinance to adopt a Municipal Setting Designation prohibiting the use of designated groundwater for TRC General Holdings, LLC for the site located at 3025 Maxroy Street, Houston, TX 77008. (MSD # 2016-089-TRX).

**RECOMMENDATION:** (Summary) It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the TRC General Holdings, LLC site located at 3025 Maxroy Street, Houston, TX 77008, and support issuance of an MSD by the Texas Commission on Environmental Quality (TCEQ). (MSD # 2016-089-TRX).

**BACKGROUND:** In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designate an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).

**TRC General Holdings, LLC APPLICATION:** TRC General Holdings, LLC is seeking a Municipal Setting Designation (MSD) for 2.6825 acres of land located at 3025 Maxroy Street, Houston, TX 77008. The contamination consists of Tetrachloroethene, Trichloroethene, Cis-1-2-dichloroethene, and Vinyl Chloride. The property is currently a developed industrial facility operated by T-Rex who utilizes the site as a staging area for trucks, trailers and miscellaneous equipment associated with hydro-excavation. The future use of the property will remain commercial/industrial. A licensed Professional Engineer has certified that the area of contamination has been thoroughly investigated, is fully defined and is stable.

TRC General Holdings, LLC is seeking an MSD for this property to restrict access to groundwater to protect the public against possible exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD property. A public meeting was held on July 13, 2016 at the Houston Permit Center, and a public hearing was held on July 18, 2016 during the Transportation, Technology, and Infrastructure Council Committee. Both meetings are necessary steps prior to City Council's consideration of support.

RECOMMENDATIONS: It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the TRC General Holdings, LLC site located at 3025 Maxroy Street, Houston, TX 77008, and support issuance of an MSD by the Texas Commission on Environmental Quality.

**Contact Information:**

Jennifer M. Clancey,  
Program Manager  
(832) 394-9005

**ATTACHMENTS:**

**Description**


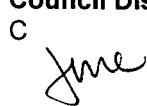

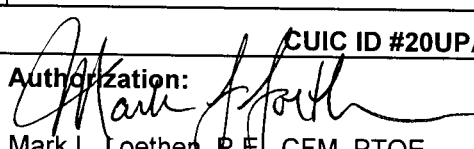
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Maps

**Type**

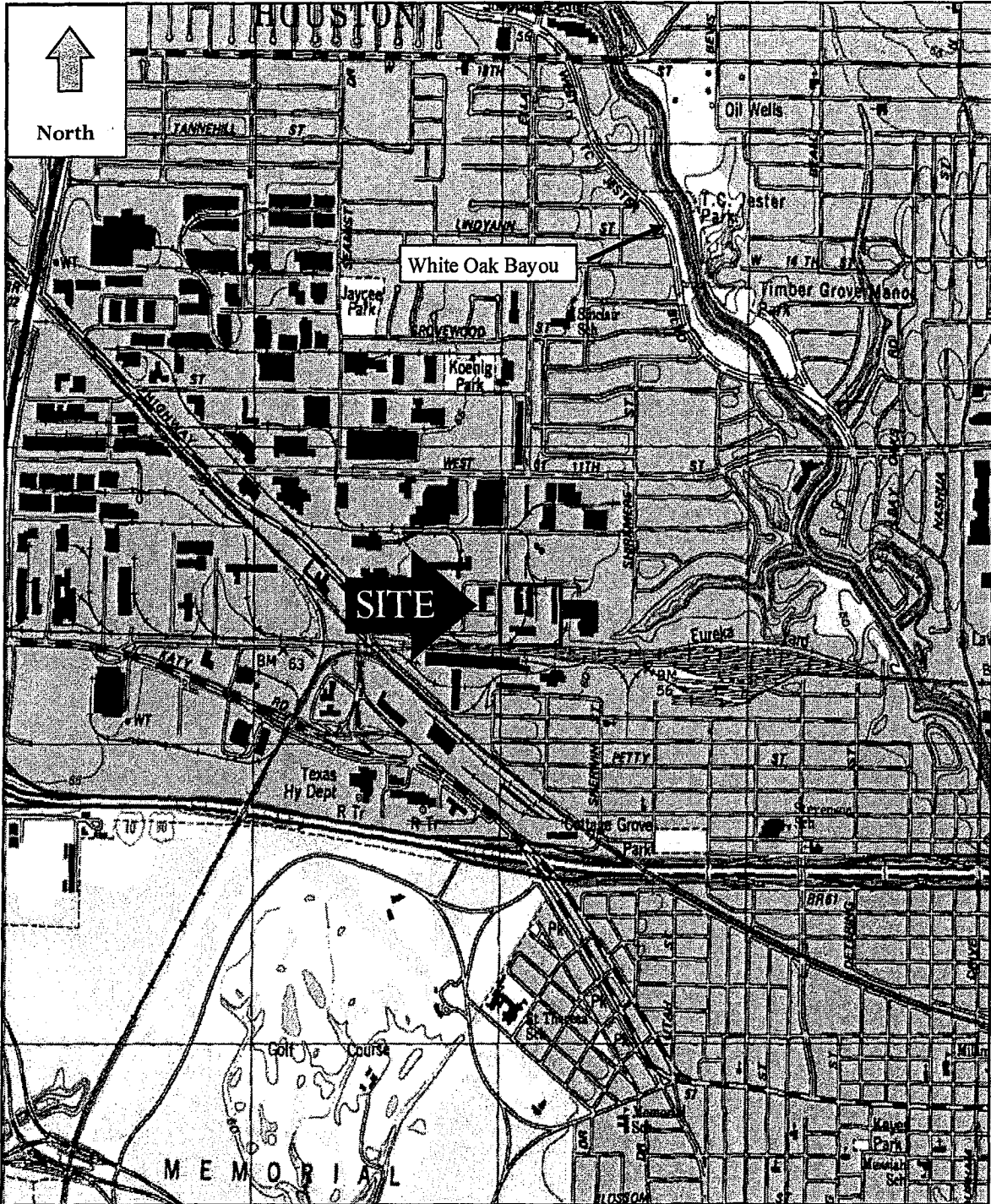
Signed Cover sheet  
Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> An ordinance to adopt a Municipal Setting Designation prohibiting the use of designated groundwater for TRC General Holdings, LLC for the site located at 3025 Maxroy Street, Houston, TX 77008. (MSD # 2016-089-TRX)		<b>Page</b> 1 of 1	<b>Agenda Item #</b>
<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering		<b>Origination Date</b>	<b>Agenda Date</b>
<b>DIRECTOR'S SIGNATURE:</b>  Dale A. Rudick, P.E., Director		<b>Council District affected:</b> C 	
<b>For additional information contact:</b> Jennifer M. Clancey, Program Manager  (832) 394-9005		<b>Date and identification of prior authorizing Council action:</b>	
<b>RECOMMENDATION: (Summary)</b> It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the TRC General Holdings, LLC site located at 3025 Maxroy Street, Houston, TX 77008, and support issuance of an MSD by the Texas Commission on Environmental Quality (TCEQ). (MSD # 2016-089-TRX)			
<b>Amount and Source of Funding:</b> N/A			
<b>BACKGROUND:</b> In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designate an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).			
<b>TRC GENERAL HOLDINGS, LLC APPLICATION:</b> TRC General Holdings, LLC is seeking a Municipal Setting Designation (MSD) for 2.6825 acres of land located at 3025 Maxroy Street, Houston, TX 77008. The contamination consists of Tetrachloroethene, Trichloroethene, Cis-1-2-dichloroethene, and Vinyl Chloride. The property is currently a developed industrial facility operated by T-Rex who utilizes the site as a staging area for trucks, trailers and miscellaneous equipment associated with hydro-excavation. The future use of the property will remain commercial/industrial. A licensed Professional Engineer has certified that the area of contamination has been thoroughly investigated, is fully defined and is stable.			
TRC General Holdings, LLC is seeking an MSD for this property to restrict access to groundwater to protect the public against possible exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD property. A public meeting was held on July 13, 2016 at the Houston Permit Center, and a public hearing was held on July 18, 2016 during the Transportation, Technology, and Infrastructure Council Committee. Both meetings are necessary steps prior to City Council's consideration of support.			
<b>RECOMMENDATIONS:</b> It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the TRC General Holdings, LLC site located at 3025 Maxroy Street, Houston, TX 77008, and support issuance of an MSD by the Texas Commission on Environmental Quality.			
MLL:RM:jmc P:\UTILITY ANALYSIS-DEVELOPER SERVICES\MSD\GENERIC INFO, LETTERS, MEMOS, ETC\GENERIC RCA - ORDINANCE SUPPORT.DOC C: Marta Crinejo, Phillip Goodwin			
<b>REQUIRED AUTHORIZATION</b>			
<b>Other Authorization:</b>	<b>Authorization:</b>  Mark L. Loether, P.E., CFM, PTOE Deputy Director Planning & Development Services Division		<b>Other Authorization:</b>

CUIC ID #20UPA341 A



**Map Notes:**

Topo Map Source: Houston Heights

Map Source Year: 1998

Approximate Scale: 1 : 24,000



**Figure 1**

Site Location & Topography

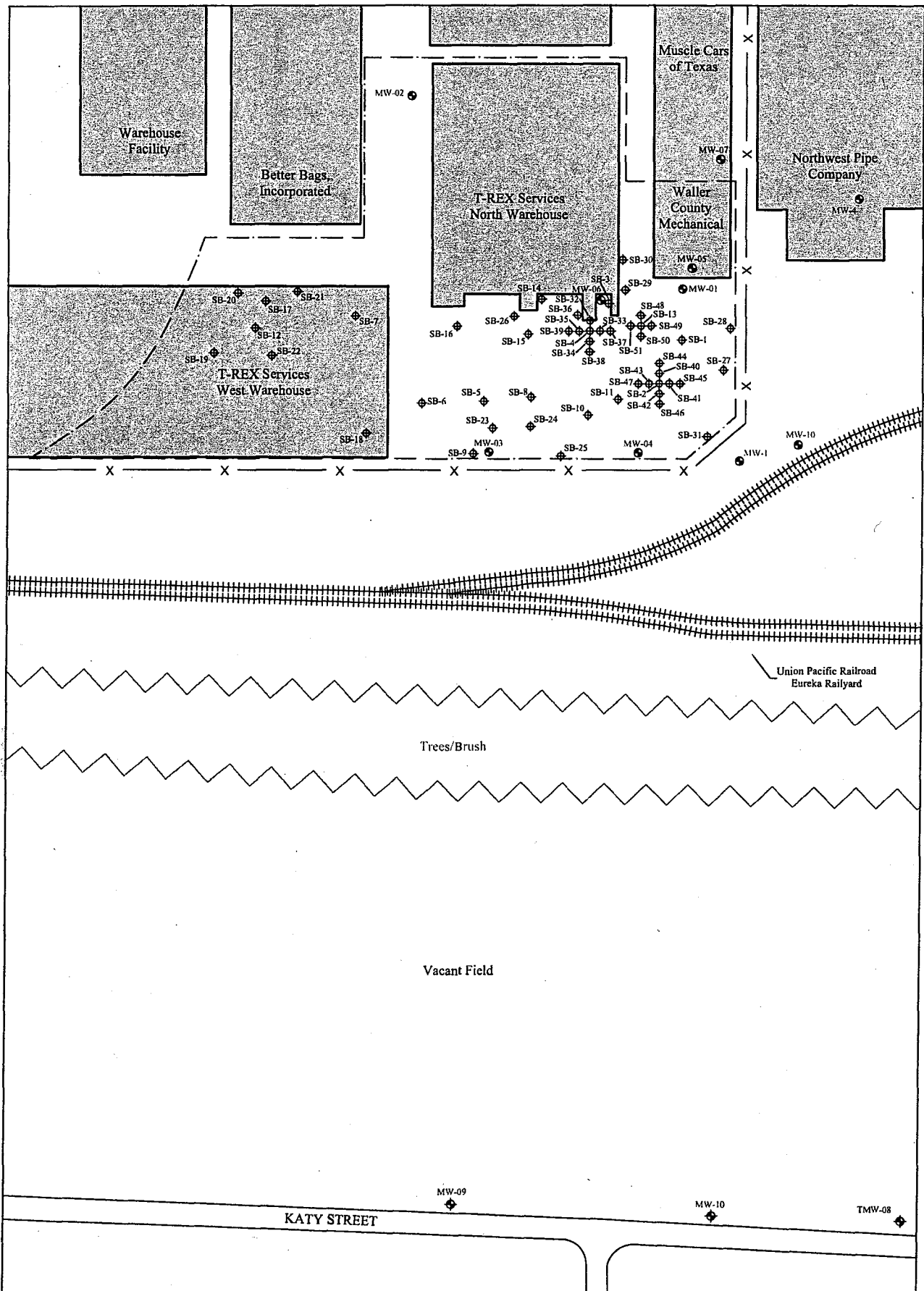
3025 Maxroy Street

Houston, Texas

2/20/15

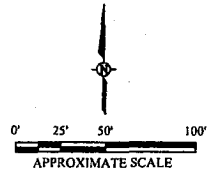
MSD Application

W&M Project No.: 1278.001



**LEGEND**

- Approximate Site Boundary
- Building
- Railway Lines
- Fenceline
- Monitoring Well
- Monitoring Well (GSI Environmental Inc.)
- Soil Boring
- Temporary Monitoring Well



**Figure 3**  
**Site Layout**  
 3025 Maxroy Street  
 Houston, Texas



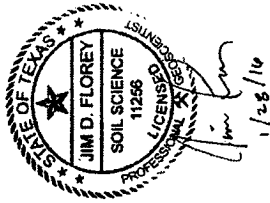
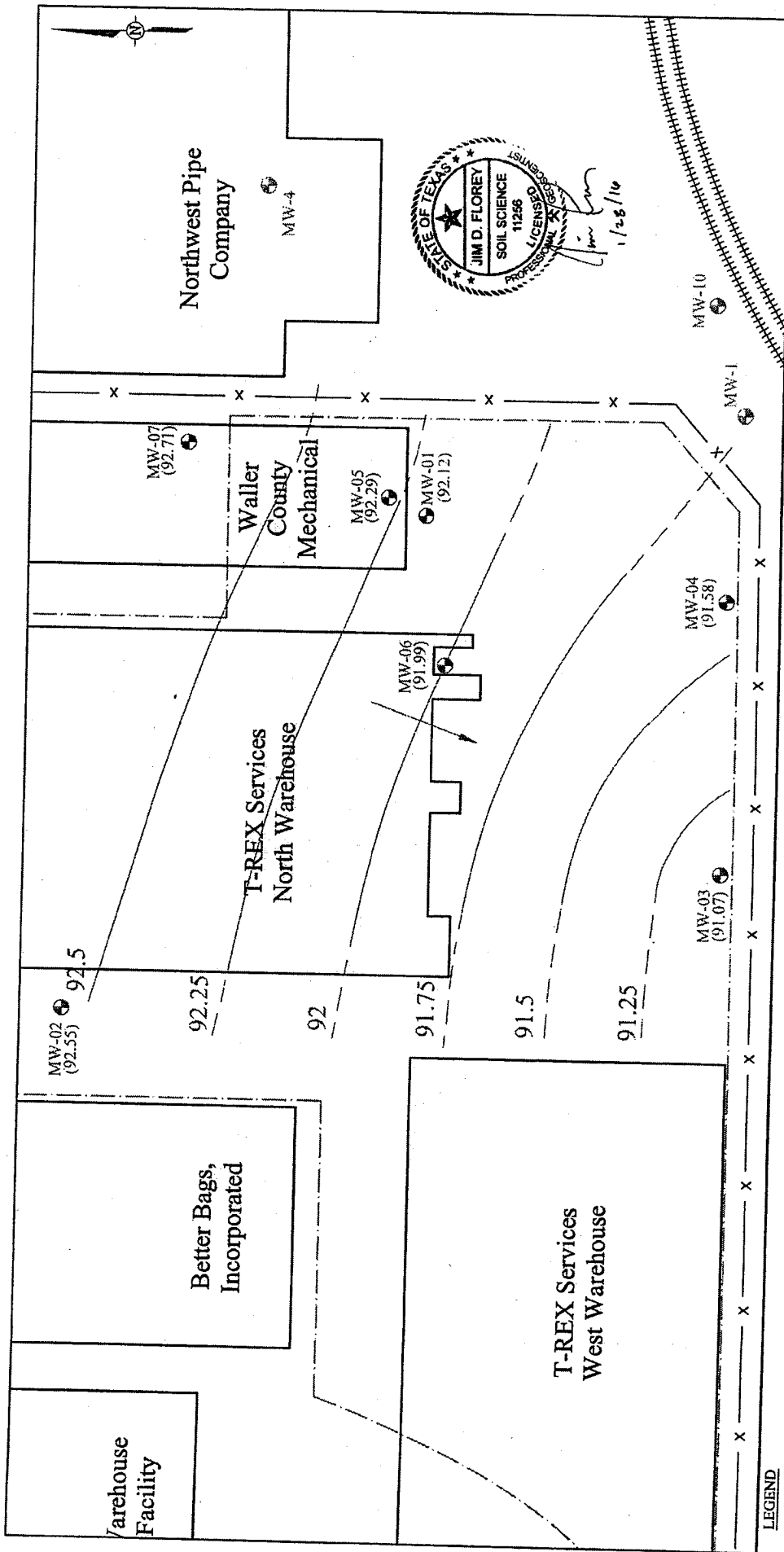

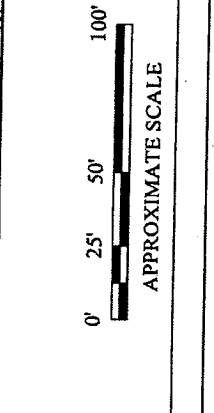


Figure 4  
 Groundwater Gradient Map  
 March 2015  
 3025 Maxey Street  
 Houston, Texas

Note: Groundwater elevations are set to arbitrary 100' benchmark.  
 GSI = GSI Environmental, Inc.

11/7/2014	W&M Project No.: 1278.001.012	Checked by: AH	Drawn by: JPM	Revised: 11/11/2015
-----------	-------------------------------	----------------	---------------	---------------------

**LEGEND**

- Approximate Site Boundary
- ▭ Building
- +++++ Railway Lines
- - - Fenceline
- Monitoring Well
- ⊕ Monitoring Well (GSI)
- (##.##) Groundwater Elevation (ft.)
- Groundwater Flow Direction

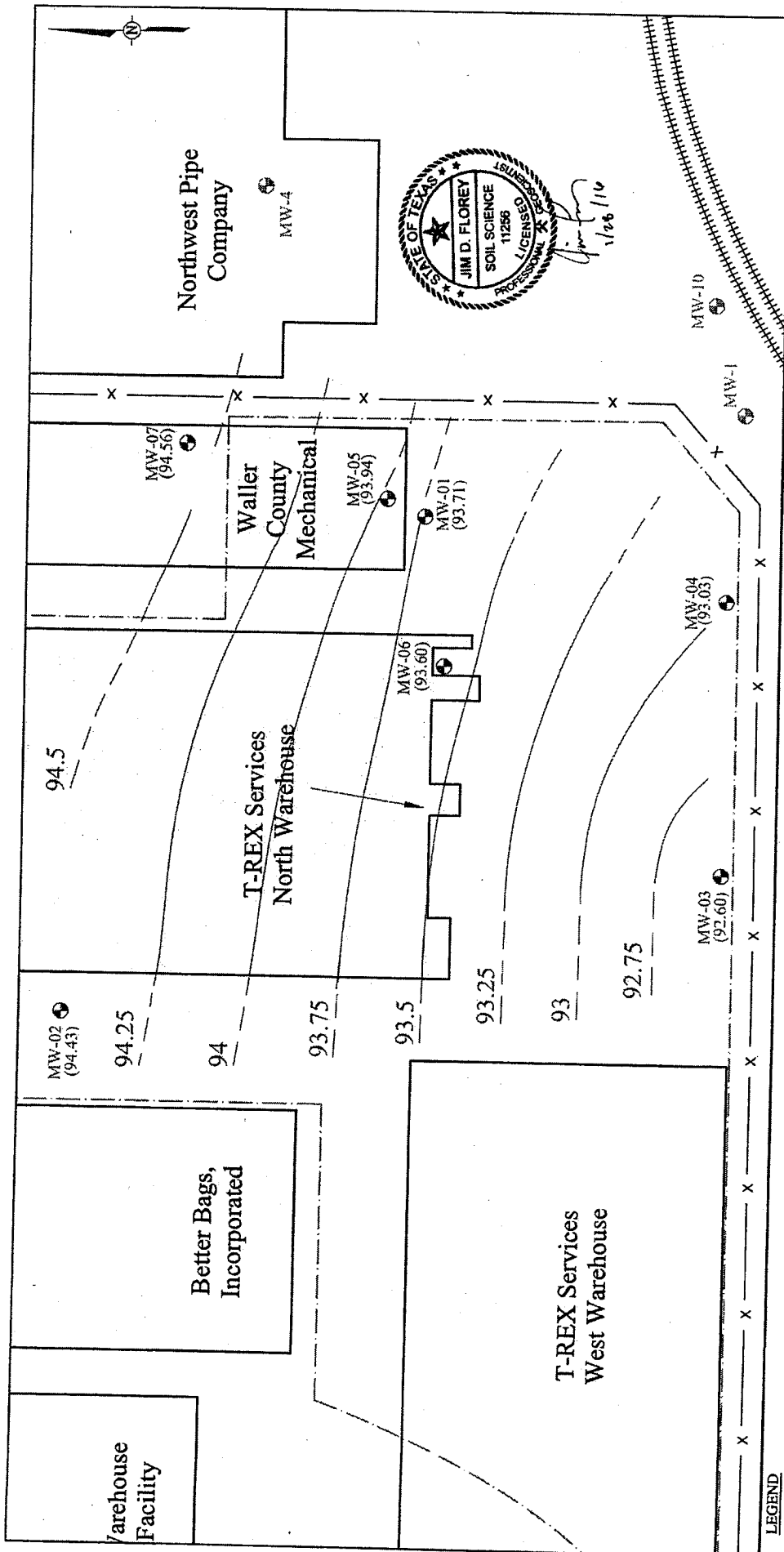

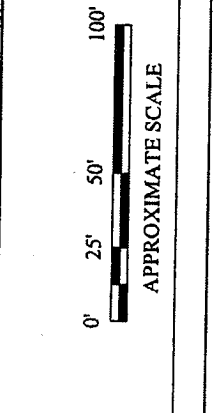


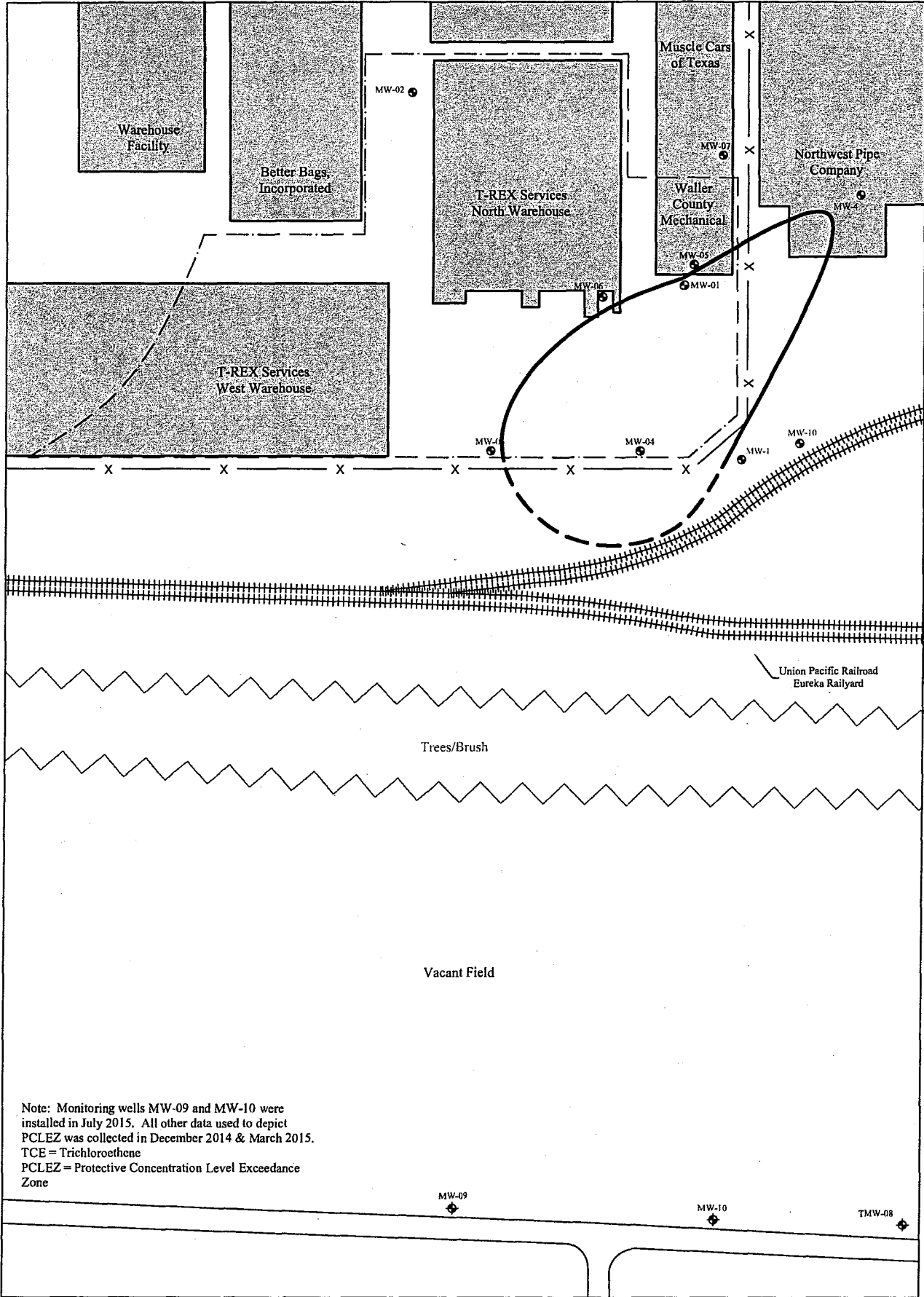
Figure 5  
Groundwater Gradient Map  
June 2015  
3025 Minnery Street  
Houston, Texas

Note: Groundwater elevations are set to arbitrary 100' benchmark.  
GSI = GSI Environmental, Inc.

11/7/2014 W&M Project No.: 1278.001.012 Checked by: AH Drawn by: JPM Revised: 11/11/2015

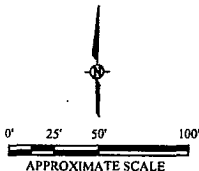
- LEGEND**
- Approximate Site Boundary
  - ▭ Building
  - ##### Railway Lines
  - - - Fenceline
  - Monitoring Well
  - ⊕ Monitoring Well (GSI)
  - (##.##) Groundwater Elevation (ft.)
  - Groundwater Flow Direction



Note: Monitoring wells MW-09 and MW-10 were installed in July 2015. All other data used to depict PCLEZ was collected in December 2014 & March 2015.  
 TCE = Trichloroethene  
 PCLEZ = Protective Concentration Level Exceedance Zone

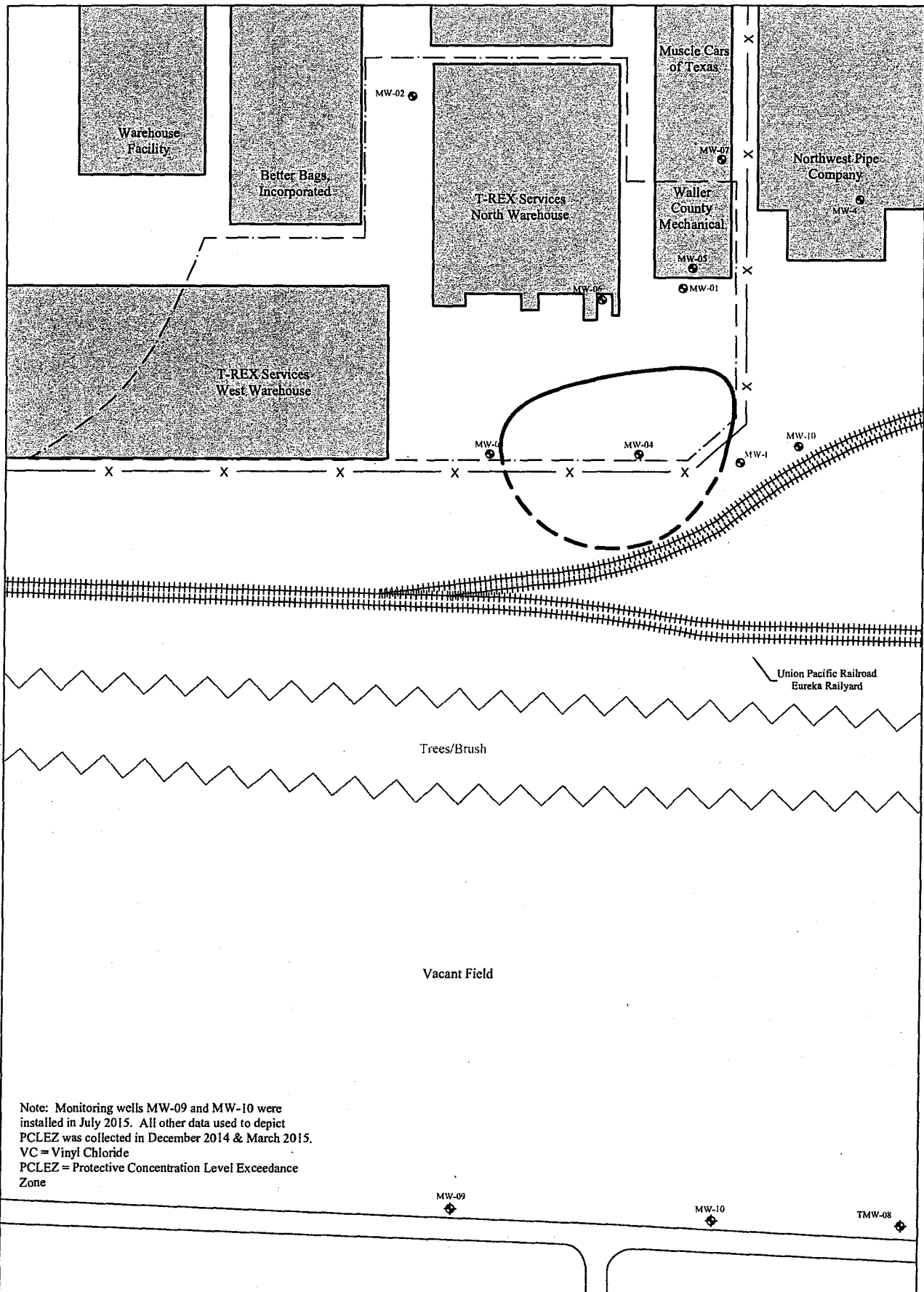
**LEGEND**

- Approximate Site Boundary
- Building
- Railway Lines
- Fenceline
- Monitoring Well
- Monitoring Well (GSI Environmental Inc.)
- Temporary Monitoring Well
- Groundwater-TCE PCLEZ



**Figure 13**  
**PCLEZ - Groundwater TCE**  
 3025 Maxroy Street  
 Houston, Texas

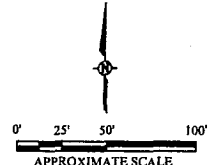




Note: Monitoring wells MW-09 and MW-10 were installed in July 2015. All other data used to depict PCLEZ was collected in December 2014 & March 2015.  
 VC = Vinyl Chloride  
 PCLEZ = Protective Concentration Level Exceedance Zone

**LEGEND**

- Approximate Site Boundary
- Building
- Railway Lines
- Fenceline
- Monitoring Well
- Monitoring Well (GSI Environmental Inc.)
- Temporary Monitoring Well
- Groundwater-VC PCLEZ



**Figure 15**  
**PCLEZ - Groundwater VC**  
 3025 Maxroy Street  
 Houston, Texas





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/9/2016

20IPB349 - Lockwood, Andrews & Newnam, Inc

Agenda Item#: 32.

### **Summary:**

ORDINANCE approving and authorizing Professional Engineering Services Contract between the City of Houston and **LOCKWOOD, ANDREWS & NEWNAM, INC** for Water System Model Building, Master Planning and Field Support; providing a maximum contract amount \$1,750,000.00 - Enterprise Fund

### **Background:**

#### **SUBJECT:**

Professional Engineering Services Contract between the City of Houston and Lockwood, Andrews & Newnam, Inc., for water system model building, master planning and field support.

#### **RECOMMENDATION:**

It is recommended City Council adopt an ordinance approving a Professional Engineering Services Contract with Lockwood, Andrews & Newnam, Inc., for Citywide water system model building, master planning and field support and allocate funds.

**PROJECT NOTICE/JUSTIFICATION:** This contract supports the modeling building and master planning responsibilities of the Infrastructure Planning Branch.

**DESCRIPTION/SCOPE:** This Contract provides for the engineering support necessary for hydraulic model building, master planning and field support to identify hydraulic deficiencies in the water distribution and treatment systems. The data and information generated helps identify expansion and improvement needs to accommodate projected city growth and to ensure regulatory compliance.

**LOCATION:** The project location and limits will be established by the work order.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform work as authorized by specific work orders to assist with citywide hydraulic model building, master planning and field support.

The negotiated maximum contract amount for these basic services is \$1,750,000.00 for three fiscal years; FY17 through FY19. There will be no Phase II- Final Design or Phase III- Construction Phase services and no additional services for this project. The Director of Public Works may make a written request for renewal 30 days prior to the expiration of the contract. The total basic services allocation is \$ 1,750,000.00 for contract services.

#### **PAY OR PLAY PROGRAM:**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits

for employees of City contractors. In this case, the Consultant provides health benefits to eligible employees in compliance with city policy.

**MWBE PARTICIPATION:** The MWBE goal for the project is set at 24%.The Consultant has proposed the following firms to achieve this goal.

Name of Firms	Work Description	Amount	% of Total Contract
1. Fivengineering, LLC, 5 Engineering, LLC	Engineering Support Services	\$166,020.00	9.5%
2. KIT Professionals, Inc.	Engineering Support Services	\$268,750.00	15.36%
3. Aurora Technical Services, LLC	Engineering Support Service	\$92,280.00	5.27%
<b>TOTAL:</b>		<b>\$527,050.00</b>	<b>30.13%</b>

**ESTIMATED FISCAL OPERATING IMPACT:**

Funding for this item is included in the FY17 adopted budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

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Dale A. Rudick, P.E., Director  
Department of Public Works and Engineering

**Amount of Funding:**

\$ 1,750,000.00 from Fund No. 8300 - Water and Sewer System Operating.

**Contact Information:**

Mark L. Loethen, P.E. CFM  
Deputy Director  
Planning & Development Services Division  
(832) 395-2705

**ATTACHMENTS:**

Description	Type
Signed Coversheet	Signed Cover sheet
MAP	Backup Material



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

ALL

Item Creation Date: 8/9/2016

20IPB349 - Lockwood, Andrews & Newnam, Inc

Agenda Item#:

**Background:**

**SUBJECT:**

Professional Engineering Services Contract between the City of Houston and Lockwood, Andrews & Newnam, Inc., for water system model building, master planning and field support.

**RECOMMENDATION:**

It is recommended City Council adopt an ordinance approving a Professional Engineering Services Contract with Lockwood, Andrews & Newnam, Inc., for Citywide water system model building, master planning and field support and allocate funds.

**PROJECT NOTICE/JUSTIFICATION:** This contract supports the modeling building and master planning responsibilities of the Infrastructure Planning Branch.

**DESCRIPTION/SCOPE:** This Contract provides for the engineering support necessary for hydraulic model building, master planning and field support to identify hydraulic deficiencies in the water distribution and treatment systems. The data and information generated helps identify expansion and improvement needs to accommodate projected city growth and to ensure regulatory compliance.

**LOCATION:** The project location and limits will be established by the work order.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform work as authorized by specific work orders to assist with citywide hydraulic model building, master planning and field support.

The negotiated maximum contract amount for these basic services is \$1,750,000.00 for three fiscal years; FY17 through FY19. There will be no Phase II- Final Design or Phase III- Construction Phase services and no additional services for this project. The Director of Public Works may make a written request for renewal 30 days prior to the expiration of the contract. The total basic services allocation is \$ 1,750,000.00 for contract services.

**PAY OR PLAY PROGRAM:**

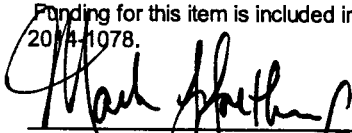
The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Consultant provides health benefits to eligible employees in compliance with city policy.

**M/WBE PARTICIPATION:** The M/WBE goal for the project is set at 24%.The Consultant has proposed the following firms to achieve this goal.

Name of Firms	Work Description	Amount	% of Total Contract
1. Fivengineering, LLC, 5 Engineering, LLC	Engineering Support Services	\$166,020.00	9.5%
2. KIT Professionals, Inc.	Engineering Support Services	\$268,750.00	15.36%
3. Aurora Technical Services, LLC	Engineering Support Service	\$92,280.00	5.27%
<b>TOTAL:</b>		<b>\$527,050.00</b>	<b>30.13%</b>

**ESTIMATED FISCAL OPERATING IMPACT:**

Funding for this item is included in the FY17 adopted budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.



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Dale A. Rudick, P.E., Director  
Department of Public Works and Engineering

**Amount of Funding:**

\$ 1,750,000.00 from Fund No. 8300 - Water and Sewer System Operating.

**Contact Information:**

Mark L. Loethen, P.E. CFM  
Deputy Director  
Planning & Development Services Division  
(832) 395-2705

**ATTACHMENTS:**

**Description**

**Type**

Aurora Letter of Intent

Backup Material

5 Engineering Letter of Intent

Backup Material

KIT Professionals Letter of Intent

Backup Material

Affidavit of Ownership

Backup Material

MAP

Backup Material

WBE\_Letters of Intent

Backup Material

Form A

Backup Material

Tax Report

Backup Material

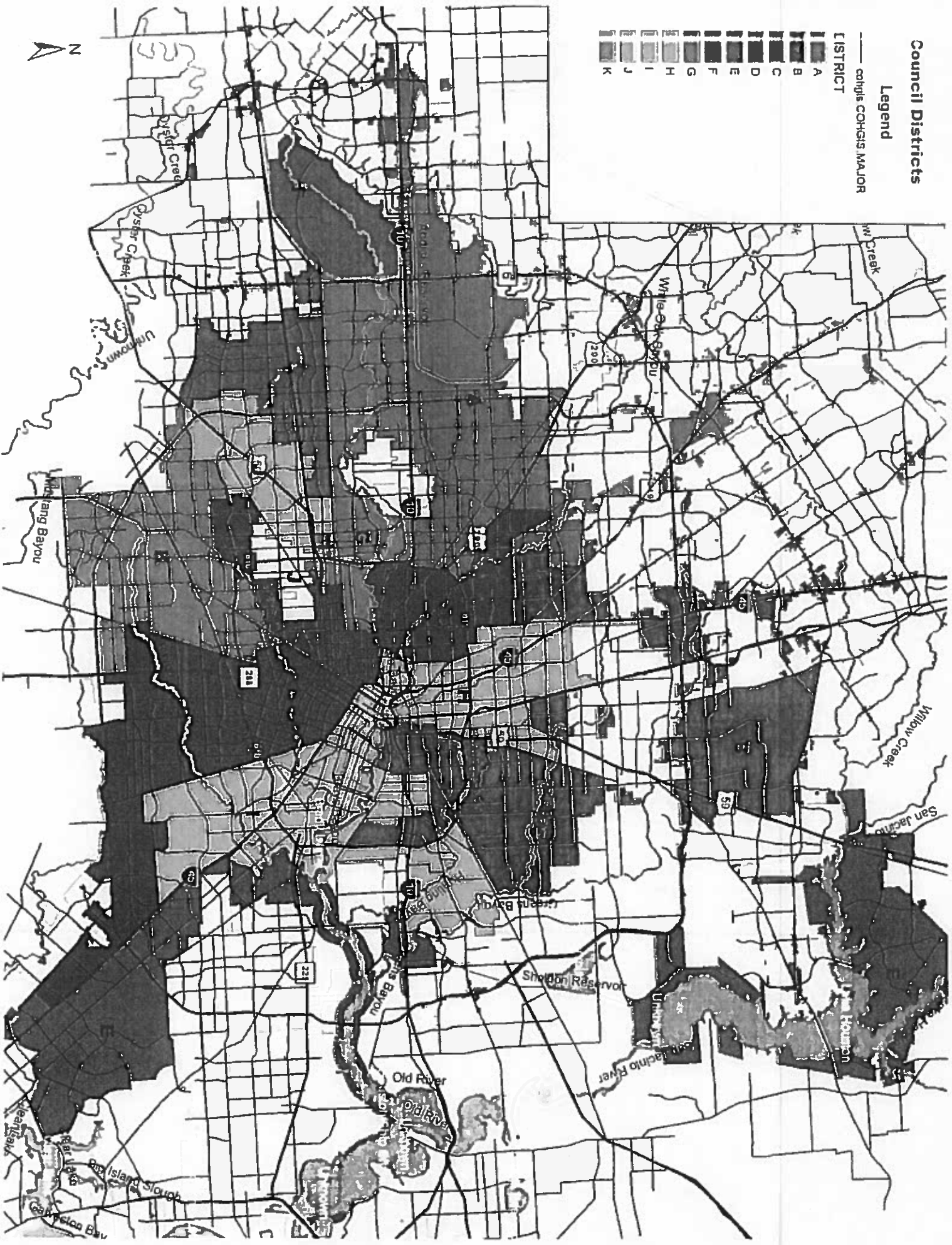
# Council Districts

## Legend

— city's COGIS MAJOR

DISTRICT

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 2/9/2016

20PJ33A IDCUS Inc.

Agenda Item#: 33.

### **Summary:**

ORDINANCE appropriating \$20,000.00 out of Metro Projects Construction DDSRF and \$20,000.00 out of Street & Traffic Control and Storm Drainage DDSRF; approving and authorizing Professional Construction Management and Inspection Services Agreement between the City of Houston and **IDCUS, INC** for Paving and Drainage Construction Project

### **Background:**

**SUBJECT:** Professional Construction Management and Inspection Services Contract between the City of Houston and IDCUS Inc., for Paving and Drainage Construction Project; WBS No. N-320668-0034-4 and M-430220-0030-4.

**RECOMMENDATION:** (Summary) Approve Professional Construction Management and Inspection Services Contract with IDCUS, Inc. and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is a part of the City's Capital Improvement Plan (CIP) for Paving and Drainage Construction projects.

**DESCRIPTION/SCOPE:** This Contract provides for Construction Management and Inspection Services for the Construction Branch of the Department of Public Works and Engineering in connection with Paving and Drainage Construction projects.

**LOCATION:** The projects are located throughout the City of Houston.

**SCOPE OF CONTRACT AND FEE:** This contract provides prompt and efficient services in relation to the design and management of the Project. The Director will issue one or more work orders to a specific contract with a defined scope of services, time of performance and agreed lump sum to the construction project manager as described in the contract.

A request to the construction project manager by the Director will provide a written work plan describing the task to be performed in connection with Paving and Drainage Construction Projects.

**PAY OR PLAY PROGRAM:** The proposed contract requires compliance with the City's "Pay or Play" ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

Project funding for construction management services will be appropriated with the contract award. The requested appropriation of \$40,000 will provide for limited pre-construction review and preparation as required.

**M/WBE PARTICIPATION:** IDCUS Inc. has proposed the following firms to achieve the 24% goal for this project.

<u>Name of Firm</u>	<u>Work Description</u>	<u>Percentage</u>
1. Entech Civil Engineers, Inc.	Inspection/Administrative Services	12%
2. Loyd, Smitha and Associates	Inspection/Administrative Services	12%

PROJECT WBS #	FY17	FY18	FY19	FY20	FY21	FY17 - FY21 TOTAL
N-320668-0034-4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M-430220-0030-4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Amount of Funding:**

\$20,000 Fund No. 4042 – Street and Traffic Control and Storm Drainage DDSRF and \$20,000 Fund No. 4040 – Metro Projects Construction DDSRF.

**Contact Information:**

Joseph T. Myers, P.E.  
Senior Assistant Director  
**Phone:** (832) 395-2355

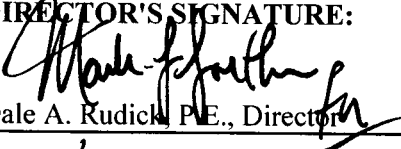
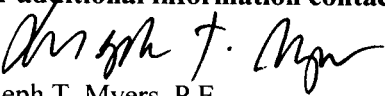

**ATTACHMENTS:**

**Description**  
Signed RCA

**Type**  
Signed Cover sheet

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Professional Construction Management and Inspection Services Contract between the City of Houston and IDCUS Inc., for Paving and Drainage Construction Project; WBS No. N-320668-0034-4 and M-430220-0030-4.	<b>Page</b> 1 of 1	<b>Agenda Item</b> #
<b>FROM (Department or other point of origin):</b>  Department of Public Works and Engineering	<b>Origination Date</b>	<b>Agenda Date</b>
<b>DIRECTOR'S SIGNATURE:</b>  Dale A. Rudick, P.E., Director	<b>Council District affected:</b> All	
<b>For additional information contact:</b>  8/22/16 Joseph T. Myers, P.E. Senior Assistant Director <b>Phone:</b> (832) 395-2355	<b>Date and identification of prior authorizing Council action:</b>  N/A	
<b>RECOMMENDATION:</b> (Summary Approve Professional Construction Management and Inspection Services Contract with IDCUS, Inc. and appropriate funds.		
<b>Amount and Source of Funding:</b> \$20,000 Fund No. 4042 – Street and Traffic Control and Storm Drainage DDSRF and \$20,000 Fund No. 4040 – Metro Projects Construction DDSRF. <i>U.P. 8/16/2016</i>		
<b>PROJECT NOTICE/JUSTIFICATION:</b> This project is a part of the City's Capital Improvement Plan (CIP) for Paving and Drainage Construction projects.		
<b>DESCRIPTION/SCOPE:</b> This Contract provides for Construction Management and Inspection Services for the Construction Branch of the Department of Public Works and Engineering in connection with Paving and Drainage Construction projects.		
<b>LOCATION:</b> The projects are located throughout the City of Houston.		
<b>SCOPE OF CONTRACT AND FEE:</b> This contract provides prompt and efficient professional services in relation to the design and management of the Project. The Director will issue one or more work orders to a specific contract with a define scope of services, time of performance and agreed lump sum to the construction project manager as described in the contract.		
A request to the construction project manager by the Director will provide a written work plan describing the task to be performed in connection with Paving and Drainage Construction Projects.		
<b>PAY OR PLAY PROGRAM:</b> The proposed contract requires compliance with the City's "Pay or Play" ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.		
Project funding for construction management services will be appropriated with the contract award. The requested appropriation of \$40,000 will provide for limited pre-construction review and preparation as required.		
<b>LTS#15154</b> <b>REQUIRED AUTHORIZATION</b> <b>CUID#</b> 20PJ33A		
<b>Finance Department:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>  Carol Ellinger Haddock, P.E. Deputy Director Engineering and Construction Division

<b>Date</b>	<b>SUBJECT:</b> Professional Construction Management and Inspection Services Contract between the City of Houston and IDCUS Inc., for Paving and Drainage Construction Project; WBS No. N-320668-0034-4 and M-430220-0030-4.	<b>Originator's Initials</b> HNP	<b>Page</b> 2 of 2
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**M/WBE PARTICIPATION:** IDCUS Inc. has proposed the following firms to achieve the 24% goal for this project.

	<u>NAME OF FIRM</u>	<u>WORK DESCRIPTION</u>	<u>PERCENTAGE</u>
1.	Entech Civil Engineers, Inc.	Inspection/Administrative Services	12%
2.	Lloyd, Smitha and Associates	Inspection/Administrative Services	12%

**ESTIMATED FISCAL OPERATING IMPACT:**

<u>PROJECT WBS#</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY17-FY21 Total</u>
N-320668-0034-4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M-430220-0030-4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

No significant Fiscal Operating impact is anticipated as a result of this project.

*Calvin HNP*  
DAR:CEH:JTM:HNP:pj

H:\E&C Construction\SSC\ProjectFolderR>List of Construction Management Projects\N-320668-0034-4 & M-430220-0030-4\N-320668-0034-4 & M-430220-0030-4.doc



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 7/29/2016

HCD16-75 Action Plan for Disaster Recovery - 2015

Agenda Item#: 34.

### **Summary:**

ORDINANCE approving and authorizing submission of the Action Plan for Disaster Recovery - 2015 Flood Events to the United States Department of Housing and Urban Development, including the application for Community Development Block Grant Disaster Recovery Funds associated with 2015 Flood Events, in the amount of \$66,560,000; acceptance of the aforementioned grant, if awarded

**TAGGED BY COUNCIL MEMBERS STARDIG, LASTER and DAVIS**

This was Item 9 on Agenda of September 7, 2016

### **Background:**

Major disasters due to severe storms, tornadoes, straight-line winds, and flooding were declared on May 29, 2015 and on November 25, 2015 for the City of Houston. The Housing and Community Development Department (HCDD) is requesting approval to submit an Action Plan for Disaster Recovery–2015 Flood Events to HUD. This Action Plan serves as an application for an estimated \$66,560,000 in CDBG-DR15 funds. These funds may be used for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and/or economic revitalization related to the major disasters declared in 2015. All budgeted amounts are subject to change by HUD.

HCDD recommends that the City's estimated allocation of \$66,560,000 in CDBG-DR15 funds be distributed among the following categories:

<b>Community Development Block Grant Disaster Recovery 2015</b>	
Public Facilities and Improvements (Infrastructure)	\$51,232,000
Acquisition	\$10,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>TOTAL</b>	<b>\$66,560,000</b>

Additionally, the ordinance adopts the Citizen Participation Plan for Disaster Recovery–2015 Flood Events. The Citizen Participation Plan describes the framework through which citizens can have input in the planning, implementation, coordination, and assessment of CDBG-DR15 projects and activities. The Citizen Participation Plan will be included in the finalized Action Plan.

As stipulated by federal regulations, residents must have 14 days to comment on the Draft Action Plan for Disaster Recovery–2015 Flood Events, prior to obtaining City Council approval. The 14-day public comment period extended from August 9, 2016 through August 23, 2016. The public notice for the public hearing was published in the *Houston Chronicle* on August 3, 2016, and

summary of the Action Plan was published in the *Houston Chronicle* on August 9, 2016. HCDD solicited public input about the Action Plan through the public comment period and the public hearing (held on August 18, 2016). HCDD will also solicit feedback on the finalized Action Plan through a community meeting to be held on September 8, 2016.

**Amount of Funding:**

\$66,560,000 (to be received from HUD) - CDBG-DR Grant

**Contact Information:**

Roxanne Lawson, HCD

**Phone:** (832) 394-6307

**ATTACHMENTS:**

**Description**

Coversheet (revised)

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/7/2016

ALL

Item Creation Date: 7/29/2016

### HCD16-75 Action Plan for Disaster Recovery - 2015

Agenda Item#:

#### **Background:**

Major disasters due to severe storms, tornadoes, straight-line winds, and flooding were declared on May 29, 2015 and on November 25, 2015 for the City of Houston. The Housing and Community Development Department (HCDD) is requesting approval to submit an Action Plan for Disaster Recovery–2015 Flood Events to HUD. This Action Plan serves as an application for an estimated \$66,560,000 in CDBG-DR15 funds. These funds may be used for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and/or economic revitalization related to the major disasters declared in 2015. All budgeted amounts are subject to change by HUD.

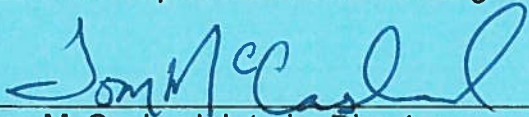
HCDD recommends that the City's estimated allocation of \$66,560,000 in CDBG-DR15 funds be distributed among the following categories:

<b>Community Development Block Grant Disaster Recovery 2015</b>	
Public Facilities and Improvements (Infrastructure)	\$29,232,000
Housing (Single Family Home Repair)	\$12,000,000
Housing Buyout	\$20,000,000
Planning	\$2,000,000
Administration	\$3,328,000
<b>TOTAL</b>	<b>\$66,560,000</b>

Additionally, the ordinance adopts the Citizen Participation Plan for Disaster Recovery–2015 Flood Events. The Citizen Participation Plan describes the framework through which citizens can have input in the planning, implementation, coordination, and assessment of CDBG-DR15 projects and activities. The Citizen Participation Plan will be included in the finalized Action Plan.

As stipulated by federal regulations, residents must have 14 days to comment on the Draft Action Plan for Disaster Recovery–2015 Flood Events, prior to obtaining City Council approval. The 14-day public comment period extended from August 9, 2016 through August 23, 2016. The public notice for the public hearing was published in the *Houston Chronicle* on August 3, 2016, and summary of the Action Plan was published in the *Houston Chronicle* on August 9, 2016. HCDD solicited public input about the Action Plan through the public comment period and the public hearing (held on August 18, 2016). HCDD will also solicit feedback on the finalized Action Plan through a community meeting to be held on September 8, 2016.

This item was presented to the Housing and Community Affairs Committee on August 23, 2016.

A handwritten signature in blue ink, appearing to read "Tom McCasland", written over a horizontal line.

Tom McCasland, Interim Director

**Amount of Funding:**

\$66,560,000.00 (to be received from HUD) - CDBG-DR Grant

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date:

TNT 2016 #2R (2)

Agenda Item#: 35.

### **Summary:**

RECOMMENDATION from the Director of the Finance Department to place the proposed 2016 tax rate of \$0.586420 /\$100 of value on the September 21, 2016 Council Agenda or such other date that meets the requirements of the Texas Property Tax Code, and provide for the publication of the notice of related information

### **Background:**

State law sets forth detailed requirements for the process of setting ad valorem tax rates, including public hearings, newspaper publications, and actions of the governing body. These requirements include minimum and maximum time periods for each step in the process.

### **Effective Tax Rate and Rollback Tax Rate**

Section 26.04 (e) of the Tax Code requires that the Effective Tax Rate and the Rollback Tax Rate be reported to the governing body of each taxing unit. The Effective Tax Rate for Tax Year 2016 is \$0.596507 on each \$100 of taxable value and the Rollback Tax Rate is \$0.605867 on each \$100 of taxable value.

### **No Public Hearings**

Section 26.05(d) of the Tax Code requires the City of Houston to hold two public hearings before adopting a tax rate that exceeds the rollback rate or the effective tax rate, whichever rate is lower. Since the City of Houston proposed a tax rate that does not exceed the rollback rate or the effective rate, the public hearings are not required.

### **Publications**

Section 140.010 of the Local Government code requires the City of Houston to publish the effective and rollback tax rates before adopting a tax rate. Publication is required in a newspaper and Internet website of the municipality.

## **Summary**

City Council must pass a motion to place a specific proposed tax rate on a future City Council Agenda. The City Council meet to vote on the proposed tax rate may occur following the publication on September 16<sup>th</sup> but may not be later than October 26<sup>th</sup>.

The proposed tax rate of \$0.586420 on each \$100 of taxable value must be apportioned between Maintenance and Operations (M&O) and Interest and Sinking Fund (I&S). The M&O rate is \$0.454458 on each \$100 of taxable value and the I&S rate is \$0.131962 on each \$100 of taxable value which, when combined, equal the total tax rate of \$0.586420 on each \$100 of taxable value.

It is therefore recommended that City Council adopt the recommendation of the Director of the Finance Department that the Effective Tax Rate for Tax Year 2016 is \$0.596507 on each \$100 of taxable value and the Rollback Tax Rate is \$0.605867 on each \$100 of taxable value and place the proposed tax rate of \$0.586420 of each \$100 of taxable value for tax year 2016 on the Agenda of City Council for September 21st, 2016.

**Prior Council Action:**

September 9, 2015; Motion No. 2015 0620

**Amount of Funding:**

Not Applicable

**Contact Information:**

Tantri Emo, Deputy Director

**Phone:** 832-393-9076

Thy-Huyen Ruiz, Division Manager

**Phone:** 832-393-9075

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA #**

**SUBJECT:** Place the proposed tax rate of \$0.586420 on each \$100 of taxable value, which is lower than last year's tax rate, on the September 21<sup>st</sup> Agenda.

**Category #**

**Page 1 of 2**

**Agenda Item#**

**FROM: (Department or other point of origin):**

Kelly Dowe, Director  
Finance Department

**Origination Date**

September 14, 2016

**Agenda Date**

**DIRECTOR'S SIGNATURE:**



**Council Districts affected:**

All

**For additional information contact:**

Tantri Emo, Deputy Director      **Phone:** 832-393-9076  
Thy-Huyen Ruiz, Division Manager      **Phone:** 832-393-9075

**Date and identification of prior authorizing Council Action:**

September 9, 2015; Motion No. 2015 0620

**RECOMMENDATION: (Summary)** That the City Council approve a motion placing the proposed tax rate of \$0.586420 on each \$100 of taxable value on the Agenda of City Council for September 21<sup>st</sup>.

**Amount of Funding:**

Not Applicable

**Finance Budget:**

**SOURCE OF FUNDING:**

General Fund       Grant Fund       Enterprise Fund  
 Other (Specify)

**SPECIFIC EXPLANATION:**

State law sets forth detailed requirements for the process of setting ad valorem tax rates, including public hearings, newspaper publications, and actions of the governing body. These requirements include minimum and maximum time periods for each step in the process.

Effective Tax Rate and Rollback Tax Rate

Section 26.04 (e) of the Tax Code requires that the Effective Tax Rate and the Rollback Tax Rate be reported to the governing body of each taxing unit. The Effective Tax Rate for Tax Year 2016 is \$0.596507 on each \$100 of taxable value and the Rollback Tax Rate is \$0.605867 on each \$100 of taxable value.

No Public Hearings

Section 26.05(d) of the Tax Code requires the City of Houston to hold two public hearings before adopting a tax rate that exceeds the rollback rate or the effective tax rate, whichever rate is lower. Since the City of Houston proposed a tax rate that does not exceed the rollback rate or the effective rate, the public hearings are not required.

Publications

Section 140.010 of the Local Government code requires the City of Houston to publish the effective and rollback tax rates before adopting a tax rate. Publication is required in a newspaper and Internet website of the municipality.

**REQUIRED AUTHORIZATION**

**Other Authorization:**

**Other Authorization:**

**Other Authorization:**

Date:	Subject : Place the proposed tax rate of \$0.586420 on each \$100 of taxable value, which is lower than last year's tax rate, on the September 21 <sup>st</sup> Agenda.	Originator's Initials	Page 2 of 2
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Summary

City Council must pass a motion to place a specific proposed tax rate on a future City Council Agenda. The City Council meet to vote on the proposed tax rate may occur following the publication on September 16<sup>th</sup> but may not be later than October 26<sup>th</sup>.

The proposed tax rate of \$0.586420 on each \$100 of taxable value must be apportioned between Maintenance and Operations (M&O) and Interest and Sinking Fund (I&S). The M&O rate is \$0.454458 on each \$100 of taxable value and the I&S rate is \$0.131962 on each \$100 of taxable value which, when combined, equal the total tax rate of \$0.586420 on each \$100 of taxable value.

It is therefore recommended that City Council adopt the recommendation of the Director of the Finance Department that the Effective Tax Rate for Tax Year 2016 is \$0.596507 on each \$100 of taxable value and the Rollback Tax Rate is \$0.605867 on each \$100 of taxable value and place the proposed tax rate of \$0.586420 of each \$100 of taxable value for Tax Year 2016 on the Agenda of City Council for September 21<sup>st</sup>.

cc: Ronald Lewis, City Attorney  
Sameera Mahendru, Assistant City Attorney  
Marta Crinejo, Agenda Director



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/25/2016

HITS-SQL Server Cloud Enrollment Appropriation for HFD  
and MCD upgrades

Agenda Item#: 36.

### **Summary:**

ORDINANCE appropriating \$425,000.00 out of FY17 Equipment Acquisition Consolidated Fund for Purchase of Microsoft Server Cloud Enrollment (SCE) Licenses and Maintenance Upgrades for the Houston Fire Department and the Municipal Courts Department

### **Background:**

The interim Director of Houston Information Technology Services (HITS) and the Chief Procurement Officer recommend that City Council approve an Ordinance to appropriate \$425,000.00 from the FY17 Equipment Acquisition Consolidated Fund (1800) for the purchase of Server Cloud Enrollment Licenses for budgeted upgrades for Houston Fire Department and Municipal Courts Department through Texas Department of Information Resources (DIR) and that authorization be given to issue purchase orders as necessary to DIR vender, SHI Government Solutions, Inc.

### **PAY OR PLAY:**

This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

### **HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

WBS: X-120015\*  
X-160003\*

---

Lisa Kent  
Interim Chief Information Officer

### **Amount of Funding:**

\$425,000.00- Equipment Acquisition Consolidated Fund (1800)

**Contact Information:**

Somayya Scott  
832-393-0082

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/25/2016

HITS-SQL Server Cloud Enrollment Appropriation for HFD and MCD upgrades

Agenda Item#: 30.

**Background:**

The interim Director of Houston Information Technology Services (HITS) and the Chief Procurement Officer recommend that City Council approve an Ordinance to appropriate \$425,000.00 from the FY17 Equipment Acquisition Consolidated Fund (1800) for the purchase of Server Cloud Enrollment Licenses for budgeted upgrades for Houston Fire Department and Municipal Courts Department through Texas Department of Information Resources (DIR) and that authorization be given to issue purchase orders as necessary to DIR vender, SHI Government Solutions, Inc.

**PAY OR PLAY:**

This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

WBS: X-120015\*  
X-160003\*

\_\_\_\_\_  
Lisa Kent  
Interim Chief Information Officer

**Amount of Funding:**

\$425,000.00- Equipment Acquisition Consolidated Fund (1800)

**Contact Information:**

Somayya Scott  
832-393-0082

**ATTACHMENTS:**

Description	Type
Fund reservation	Financial Information
Capital funds Fiscal note	Financial Information
RCA Funding Information request	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date:

H25972 - Microsoft Server Cloud Enrollment (SCE) for Consolidated SQL Licenses and Maintenance - MOTION

Agenda Item#: 37.

### **Summary:**

**SHI GOVERNMENT SOLUTIONS, INC** for approval of spending authority in an amount not to exceed \$2,041,842.90 for Microsoft Server Cloud Enrollment Licenses and Maintenance through the Texas Department of Information Resources for the Houston Information Technology Services - 3 Years - HITS Central Services Chargeback and Equipment Acquisition Consolidation Funds

**This item should only be considered after passage of Item 36 above**

### **Background:**

**S17-H25972 - Approve the spending authority for the purchase of a Microsoft Server Cloud Enrollment for SQL licenses and maintenance in an amount not to exceed \$2,041,842.90 for Houston Information Technology Services.**

### **SPECIFIC EXPLANATION:**

The Interim Chief Information Officer and the Chief Procurement Officer recommend that City Council approve the spending authority to purchase a Microsoft Server Cloud Enrollment agreement (SCE) for Structured Query Language (SQL) licenses and maintenance for a **term of three years** in an amount not to exceed **\$2,041,842.90** through Texas Department of Information Resources (DIR) for HITS. Additionally, it is also recommended that authorization be given to issue purchase orders, as necessary, to the **DIR Go Direct vendor, SHI Government Solutions, Inc.**

The Server Cloud Enrollment includes all SQL applications, licenses and maintenance for both the Microsoft Windows Server operating system, as well as the entire suite of products included in Microsoft System Center. Microsoft System Center is a vital management component that allows proactive monitoring of system performance, maintenance of servers and permits virtualization of a large portion of the physical server environment, thereby reducing hardware and other support costs. Additionally, it is used to deploy upgrades to PCs, Laptops, Servers, and mobile devices.

SQL is used to communicate with a database. According to ANSI (American National Standards Institute), it is the standard language for relational database management systems.

The SCE will consolidate different agreements, which will simplify licensing management through standardization, making it easier to plan, administer, and adapt. By consolidating to one agreement, some of the smaller initial license purchases will benefit from increased or "stepped-up" services. Additionally, HITS will "true up" or ensure license compliance with this agreement to include Azure.

Azure is a computing platform and infrastructure created by Microsoft in a remote data center, cloud

hosting; providing data center space diminishing on premise hardware cost for storage and servers.

The SCE provides new flexible terms for Microsoft Azure, better Azure pricing, application license mobility to the cloud through Software Assurance, new System Center benefits for managing Azure resources, and new subscription options. Packaging these benefits in a single enrollment provides more options than ever for operating in a dynamic and hybrid environment.

**M/WBE Participation:**

Zero-Percent Goal Document Approved by the Office of Business Opportunity

**PAY OR PLAY:**

This procurement is exempt from the City's Pay or Play Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/Proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.

**John J. Gillespie, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

**Department Approval Authority Signature**

<b>Estimated Spending Authority</b>				
<b>DEPARTMENT</b>	<b>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>TOTAL</b>
Houston Information Technology Services	\$1,239,410.10	\$401,216.40	\$401,216.40	\$2,041,842.90

**Amount of Funding:**

\$1,616,842.90 - HITS Central Services Chargeback Fund (1002)

\$ 425,000.00 - Equipment Acquisition Consolidation Fund (1800)

**\$2,041,842.90** - Total

**Contact Information:**

<b>NAME:</b>	<b>DEPARTMENT/DIVISION</b>	<b>PHONE</b>
Somayya Scott, Deputy Assistant Director	PWE	(832) 395-0082
Martin King, Division Manager	FIN/SPD	(832) 393-8705
Murdock Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8725

**ATTACHMENTS:**

**Description** **Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

ALL

Item Creation Date: 8/25/2016

H25975 - SAP Enhancements, Professional Services,  
Consulting Services & Support- MOTION

Agenda Item#: 38.

### **Summary:**

**OBJECTWIN TECHNOLOGY, INC** for approval of spending authority in an amount not to exceed \$162,000.00 for SAP Enhancements, Professional Services, Consulting Services and Support through the Texas Department of Information Resources for the Houston Information Technology Services - Equipment Acquisition Consolidated Fund

### **Background:**

**S17-H25975 - Approve Spending Authority for the purchase of SAP Enhancements, various professional services, consulting services and support in an amount not to exceed \$162,000.00 for the Houston Information Technology Services.**

### **Specific Explanation:**

The Interim Chief Information Officer and the Chief Procurement Officer recommend that City Council approve spending authority to purchase various professional services, consulting services and support in an amount not to exceed **\$162,000.00** through the Texas Department of Information Resources (DIR) for the Houston Information Technology Services. Additionally, it's also recommended that authorization be given to issue purchase orders, as necessary, to the **DIR Go Direct vendor, Objectwin Technology, Inc.**

The funds will be used towards professional services, products and consulting services to conduct additional testing, develop, train and support the implementation of the SAP Cost Allocation Model. This project is expected to be implemented by the end of the calendar year, December 31, 2016, to be in compliance with federal regulations and is anticipated to take 6 months to complete.

In March 2013, the SAP First Program Charter was approved by the Directors of Finance, Human Resources, Administration and Regulatory Affairs and Houston Information Technology Services to successfully implement New SAP business functionalities and to promote the review and use of current SAP modules owned by the City. The enhancements and services will create operational efficiencies and allow the City to utilize a system that it already owns.

**Automation of City Allocation Plan (SAP)** – Funding will be utilized to configure SAP to prepare cost allocation plans needed to fulfil federal OMB requirements established in 2 CFR 200 of the Federal Code. The City of Houston Finance Department has been contracting with outside consultants for a number of years to assist in pulling data from the financial system and department data systems to

generate the City's Cost Allocation Plans in compliance with federal regulations. As the City moves into a more cost effective time, the SAP Cost Allocation Model will allow the Finance Department to





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016

District A

Item Creation Date: 9/1/2016

25CF27 Lot 11 for HPARD

Agenda Item#: 39.

### **Summary:**

ORDINANCE appropriating \$23,600.00 out of Parks and Recreation Dedication Fund (4035); approving the purchase of Lot 11, Block 10, Highland Acre Homes Annex 3, known as 0 Lucky Street, Houston, Harris County, Texas (Parcel BY17-051) at a Harris County Tax Sale for the Houston Parks and Recreation Department - **DISTRICT A - STARDIG**

### **Background:**

**SPECIFIC EXPLANATION:** The General Services Department recommends approval to acquire Lot 11, Block 10, Highland Acre Homes Annex 3, known as 0 Lucky Street, through a Harris County Tax Sale for the Houston Parks and Recreation Department (HPARD). HPARD desires to purchase the vacant property to enlarge the east boundary of Sylvester Turner Park.

The appraised market value of the vacant property is estimated at \$17,000.00. The Harris County Appraisal District has estimated the market value at \$12,478.00. The minimum bid at the tax sale will be \$12,478.00 and the maximum bid will be \$20,000.00. Pursuant to Texas Tax Code, Chapter 34, Tax Sales and Redemption, a tax sale of the property is subject to the former owner's right to redeem the property. If the former owner used the property as the residential homestead, pursuant to §34.21(a), the former owner may redeem the property on or before the second anniversary of the date on which the purchaser's deed is filed for record. If the former owner used the property for a purpose other than as the residential homestead, pursuant to §34.21(e), the former owner may redeem the property during the six month period following the date on which the purchaser's deed is filed for record. There is no way to establish the applicable redemption period because the location of the owners or their lawful heirs or successors is unknown. Therefore, if the City is successful with its bid to purchase the property for \$20,000 or less, it is appropriate to apply the longer redemption period that could be applicable before HPARD expends any funds on improvements. The tax sale is scheduled for October 3, 2016.

The following is a breakdown of expected costs:

\$20,000.00	Maximum tax sale price
1,200.00	Post-judgment taxes for 2015 and 2016
1,000.00	Title policy to be purchased after redemption period
<u>1,400.00</u>	Contingency for filing and/or other fees
<b>\$23,600.00</b>	<b>Estimated Total</b>

**OPERATING BUDGET FISCAL NOTE:** Funding for this item is included in HPARD's FY 2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance No. 2014-1078.

### **Amount of Funding:**

**\$23,600.00** - Parks & Recreation Dedication Fund (4035)

**Contact Information:**

Jacquelyn L. Nisby

**Phone: 832-393-8023**

**ATTACHMENTS:**

**Description**

RCA Final 9-6-16

**Type**

Signed Cover sheet

**TO: Mayor via City Secretary      REQUEST FOR COUNCIL ACTION**

<b>SUBJECT:</b> Ordinance authorizing the purchase of real property at a Harris County Tax Sale for the Houston Parks and Recreation Department. F-000513-0025-2	<b>Page</b> 1 of 1	<b>Agenda Item</b>
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<b>FROM (Department or other point of origin):</b> General Services Department	<b>Origination Date</b>	<b>Agenda Date</b>
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<b>DIRECTOR'S SIGNATURE:</b> Scott Minnix <i>8/28/16</i> <i>Scott Minnix</i>	<b>Council District affected:</b> A
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<b>For additional information contact:</b> Jacquelyn L. Nisby Phone: 832-393-8023	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION:** Approve and authorize the purchase of Lot 11, Block 10, Highland Acre Homes Annex 3, known as 0 Lucky Street, Houston, Harris County, Texas (Parcel BY17-051) at a Harris County Tax Sale for the Houston Parks and Recreation Department, and appropriate funds.

<b>Amount and Source Of Funding:</b> \$23,600.00 Parks & Recreation Dedication Fund (4035)	<b>Finance Budget:</b>
---	------------------------

**SPECIFIC EXPLANATION:** The General Services Department recommends approval to acquire Lot 11, Block 10, Highland Acre Homes Annex 3, known as 0 Lucky Street, through a Harris County Tax Sale for the Houston Parks and Recreation Department (HPARD). HPARD desires to purchase the vacant property to enlarge the east boundary of Sylvester Turner Park.

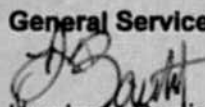
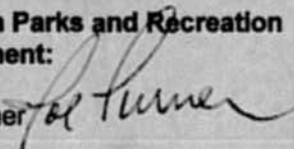
The appraised market value of the vacant property is estimated at \$17,000.00. The Harris County Appraisal District has estimated the market value at \$12,478.00. The minimum bid at the tax sale will be \$12,478.00 and the maximum bid will be \$20,000.00. Pursuant to Texas Tax Code, Chapter 34, Tax Sales and Redemption, a tax sale of the property is subject to the former owner's right to redeem the property. If the former owner used the property as the residential homestead, pursuant to §34.21(a), the former owner may redeem the property on or before the second anniversary of the date on which the purchaser's deed is filed for record. If the former owner used the property for a purpose other than as the residential homestead, pursuant to §34.21(e), the former owner may redeem the property during the six month period following the date on which the purchaser's deed is filed for record. There is no way to establish the applicable redemption period because the location of the owners or their lawful heirs or successors is unknown. Therefore, if the City is successful with its bid to purchase the property for \$20,000 or less, it is appropriate to apply the longer redemption period that could be applicable before HPARD expends any funds on improvements. The tax sale is scheduled for October 3, 2016.

The following is a breakdown of expected costs:

\$20,000.00	Maximum tax sale price
1,200.00	Post-judgment taxes for 2015 and 2016
1,000.00	Title policy to be purchased after redemption period
<u>1,400.00</u>	Contingency for filing and/or other fees
<b>\$23,600.00</b>	<b>Estimated Total</b>

**OPERATING BUDGET FISCAL NOTE:** Funding for this item is included in HPARD's FY 2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance No. 2014-1078.

SM:HB:JLN:CF:cf  
xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby, and Joe Turner

REQUIRED AUTHORIZATION		CUIC ID# 25 CF27
<b>General Services Department:</b>   Humberto Bautista, P.E. Assistant Director		<b>Houston Parks and Recreation Department:</b>   Joe Turner Director



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016  
District B, District E, District I  
Item Creation Date: 2/22/2016

HAS - Additional Appropriation for On-Call Services with RS&H,  
Jacobs, & PGAL

Agenda Item#: 40.

### **Summary:**

**NOTE: CORRECTED ITEM 27 PREVIOUSLY POSTED ON AGENDA OF SEPT. 13 & 14, 2016**

ORDINANCE appropriating \$13,000,000.00 out of Airports Improvement Fund as an additional appropriation for Three On-Call Professional Design Services Contracts between the City of Houston and **RS&H, INC, JACOBS ENGINEERING GROUP, INC** and **PIERCE GOODWIN ALEXANDER & LINVILLE, INC** for the Houston Airport System (Project Nos. 715A, 715B and 715C); amending Ordinance No. 2012-839 to increase the maximum contract amount - **DISTRICTS B - DAVIS; E - MARTIN and I - GALLEGOS**

### **Background:**

Authorize an additional appropriation to the On-Call Professional Design Services contracts with RS&H, Inc., Jacobs Engineering Group, Inc., and Pierce Goodwin Alexander & Linville, Inc. and amendment to Ordinance No-2012-839 to increase the maximum contract amount.

### **SPECIFIC EXPLANATION:**

On September 19, 2012, City Council passed and adopted an Ordinance 2012-839 authorizing a contract for a period of five years with RS&H, Inc., Jacobs Engineering Group, Inc., and Pierce Goodwin Alexander & Linville, Inc. to provide on-call professional design services, and appropriated an original sum of \$6,000,000.00.

On December 18, 2013, City Council passed and adopted an additional appropriation of \$6,600,000.00 and amendment of Ordinance 2012-839 to increase the maximum contract amount not to exceed \$12,600,000.00.

On December 17, 2014, City Council passed and adopted an additional appropriation of \$18,000,000.00 and amended Ordinance 2012-839 to increase the maximum contract amount to \$30,600,000.00.

It is now requested that City Council **approve an additional appropriation of \$13,000,000.00** to the contracts for anticipated professional design services for the Houston Airport System and amend Ordinance 2012-839 to increase the maximum contract amount to \$44,600,000.00.

Services provided to date have supported the following projects:

- HOU Central Utility Plant
- IAHA380 Gate
- IAH Signage
- Baggage System Upgrades
  
- IAH Cell Phone Lot

- IAH Vehicle Maintenance Facility
- ITRP Schematic & Design Development
- IAH EcoPark 2
- Misc. Infrastructure Upgrades and Improvements

Letters of Authorization (LOAs) will be assigned to a specific project(s) based on the firm's qualifications and team specializations.

Anticipated projects include:

- Airport Boulevard Intersection & Eco Park Access Road - 4 Intersect
- APM Guide Way Structural Enhancements
- Hobby Drainage - Roadway Flooding
- IAH Short Term Domestic Water Improvements (ITRP)
- New Ground Transportation Staging Area
- Parking Garage Rehabilitation - Terminals C/D/E
- Spaceport Incubator Building Bridging Documents
- Spaceport Phase 1 Utilities - Geo Technical Services
- Public Parking Garage Improvements - Term A & B
- Terminal A North & South Restroom Remodeling
- Terminal C West Parking Garage Bridging Documents (ITRP)
- Upgrade & Relocate APM Control Room Facilities
- IAH Roadway Improvements
- HOU Airfield Pavement Repairs
- Drainage Master Plan at EFD
- IAH Water Pressure Study
- Terminal C Expansion Joints and; Stair Enclosures
- Terminal A Electrical Vault Replacement
- Terminals D/E Garage Repairs
- Ditch F Repairs
- Terminal Area Water Infiltration

**Director's Signature:**

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Mario C. Diaz  
Houston Airport System

**Chief Economic Development Officer's Signature:**

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Andy Icken  
Office of the Mayor

**PAY OR PLAY:** The existing Agreement requires compliance with the City’s ‘Pay or Play’ ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**HIRE HOUSTON FIRST:** The contracts require compliance with the City’s ‘Hire Houston First’ ordinance that promotes economic opportunity for Houston businesses and supports job creation. These contractors meet the requirements of Hire Houston First.

**MWBE PARTICIPATION:** The Minority Women Business Enterprise Goal (MWBE) for this agreement is 30%. RS&H is currently achieving 40.64%. Jacobs is currently achieving 19.35%. PGAL is currently achieving 36.71%. Based on the executed Letters of Authorization it is expected that the final MWBE participation will surpass the 30% goal and will be met by the following firms:

**Project 715A (Reynolds Smith & Hills, Inc.)**

Firms	Type of Work
USA Shelco Incorporated (MBE)	Professional Engineering Services
eStudio PC (MBE)	Architectural Services
AIA Engineers, Ltd. (MBE/SBE)	Civil & Structural Engineering
Ferguson Consulting, Inc. (WBE)	Electrical – Airfield, IT/Communications
Henderson + Rogers, Inc. (WBE)	Structural Engineering
Landtech Consultants, Inc. (MBE)	Land Surveying
VoltAir Consulting Engineers, LLC. (MBE) MEP	Communications, Fire Protection
HVJ Associates, Inc. (MBE)	Geotechnical Services
RODS Subsurface Utility Engineering, Inc.(MBE)	Civil Engineering Services

**Project 715B (Jacobs Engineering Group, Inc.)**

Firms	Type of Work
Henderson + Rogers, Inc. (MBE)	Structural Engineering
Landtech Consultants, Inc. (MBE)	Land Surveying
HVJ Associates, Inc. (MBE)	Geotechnical Services
Bennett Design Group (WBE)	Interior Design
English & Associates Architects, Inc. (WBE)	Architectural Design
4b Technology Group, LLC (WBE)	Telecommunications Consultant
Jones, Engineering, LP (MBE)	MEP Engineering and Design
Pennington & Associates Commissioning, LLC (MBE)	Building Commissioning Services
PGA Engineers, Inc. (MBE/WBE)	Information Technology, Communications, Security
Isani Consultants (MBE/SBE)	Construction Services
Labozan Associates, Inc.	Signage
Gurrola Reprographics, Inc.(MBE)	Reprographic Services

**Project 715C (Pierce, Goodwin, Alexander & Linville, Inc.)**

Firms	Type of Work
Henderson + Rogers, Inc. (WBE)	Structural Engineering
Landtech Consultants, Inc. (MBE)	Land Surveying
HVJ Associates, Inc. (MBE)	Geotechnical Services
VoltAir Consulting Engineers, LLC (MBE)	MEP, Communications, Fire Protection Engineering
eStudio PC (MBE)	Architectural Services
Marshall Engineering Corp (MBE)	MEP Engineering
Shah Smith & Associates, Inc. (MBE/SBE)	Construction Management and Engineering Services
Windrose Land Services, Inc. (SBE/WBE)	Land Use Planning Services
Garza + McLain Structural Engineers, Inc. (MBE)	Structural Engineering
Halford Busby, LLC (SBE/WBE)	Construction Cost Estimating
UrbanCore Collaborative, Inc. (MBE)	Urban Planning Consultants
Absolute Integrity Testing, LLC (MBE)	Geotechnical testing
Isani Consultants, LP (MBE/SBE)	Construction Services
Jones Engineers, LP (MBE)	HVAC/Electrical/Plumbing/Fire Protection Engineering
Pennington & Associates Commissioning, LLC (MBE)	Building Commissioning Services
PGA Engineers, Inc. (MBE/WBE)	Engineering Consulting Design for Telecommunications, Information Technology, and Security Systems
HT&J, LLC (MBE)	Engineering Services

**FISCAL NOTE:**

This item is considered to be a capital expense. See attached Form A for funding information. The contract was originally executed during 2012 with the purpose of providing on-call professional design services for the Houston Airport System (HAS). It has been and will continue to be utilized for the design of multiple, separate and distinct construction projects. At the time of the construction procurement for a future given project designed under this contract, an operational expense impact analysis will be provided. At this time, it is not possible to provide such an estimate before design has been completed.

**Prior Council Action:**

Ordinance No. 2012-0839; September 19, 2012  
 Ordinance No. 2013-1208; December 18, 2013  
 Ordinance No. 2014-1190; December 17, 2014

**Prior Appropriations:**

Date	Funding Source	Amount
9/19/2012	Airport Improvement Fund (8001)	\$ 6,000,000.00
12/18/2013	Airport Improvement Fund (8001)	\$ 6,600,000.00
12/17/2014	Airport Improvement Fund (8001)	\$ 18,000,000.00
	Total	\$ 30,600,000.00

**Amount of Funding:**

\$13,000,000.00	HAS-Arpt. Improvement Fund (8011)
\$ 1,000,000.00	HAS-Revenue out Years (8001)
\$ 14,000,000.00	TOTAL

**Contact Information:**

Rhonda Arnold	281/233-1618
Robert Barker	281/233-1953

**ATTACHMENTS:**

**Description**

Signed Cover sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/13/2016  
District B, District E, District I  
Item Creation Date: 2/22/2016

HAS - Additional Appropriation for On-Call Services with RS&H, Jacobs, & PGAL

Agenda Item#: 28.

### Summary:

ORDINANCE appropriating the sum of \$13,000,000.00 out of the Airports Improvement Fund as an additional appropriation for three on-call professional design services contracts between the City of Houston and RS&H, INC., JACOBS ENGINEERING GROUP, INC. and PIERCE GOODWIN ALEXANDER & LINVILLE, INC. for the Houston Airport System (Project Nos. 715A, 715B and 715C); amending Ordinance No. 2012-839 to increase the maximum contract amount; containing provisions relating to the subject; and declaring an emergency.

### Background:

Authorize an additional appropriation to the On-Call Professional Design Services contracts with RS&H, Inc., Jacobs Engineering Group, Inc., and Pierce Goodwin Alexander & Linville, Inc. and amendment to Ordinance No-2012-839 to increase the maximum contract amount.

### SPECIFIC EXPLANATION:

On September 19, 2012, City Council passed and adopted an Ordinance 2012-839 authorizing a contract for a period of five years with RS&H, Inc., Jacobs Engineering Group, Inc., and Pierce Goodwin Alexander & Linville, Inc. to provide on-call professional design services, and appropriated an original sum of \$6,000,000.00.

On December 18, 2013, City Council passed and adopted an additional appropriation of \$6,600,000.00 and amendment of Ordinance 2012-839 to increase the maximum contract amount not to exceed \$12,600,000.00.

On December 17, 2014, City Council passed and adopted an additional appropriation of \$18,000,000.00 and amended Ordinance 2012-839 to increase the maximum contract amount to \$30,600,000.00.

It is now requested that City Council approve an additional appropriation of \$13,000,000.00 to the contracts for anticipated professional design services for the Houston Airport System and amend Ordinance 2012-839 to increase the maximum contract amount to \$44,600,000.00.

Services provided to date have supported the following projects:

- HOU Central Utility Plant
- IAH A380 Gate
- IAH Signage
- Baggage System Upgrades
- IAH Cell Phone Lot
- IAH Vehicle Maintenance Facility
- ITRP Schematic & Design Development
- IAH EcoPark 2
- Misc. Infrastructure Upgrades and Improvements

Letters of Authorization (LOAs) will be assigned to a specific project(s) based on the firm's qualifications and team specializations.

Anticipated projects include:

- Airport Boulevard Intersection & Eco Park Access Road - 4 Intersect
- APM Guide Way Structural Enhancements
- Hobby Drainage - Roadway Flooding
- IAH Short Term Domestic Water Improvements (ITRP)
- New Ground Transportation Staging Area
- Parking Garage Rehabilitation - Terminals C/D/E
- Spaceport Incubator Building Bridging Documents

- Spaceport Phase 1 Utilities - Geo Technical Services
- Public Parking Garage Improvements - Term A & B
- Terminal A North & South Restroom Remodeling
- Terminal C West Parking Garage Bridging Documents (ITRP)
- Upgrade & Relocate APM Control Room Facilities
- IAH Roadway Improvements
- HOU Airfield Pavement Repairs
- Drainage Master Plan at EFD
- IAH Water Pressure Study
- Terminal C Expansion Joints and; Stair Enclosures
- Terminal A Electrical Vault Replacement
- Terminals D/E Garage Repairs
- Ditch F Repairs
- Terminal Area Water Infiltration

**Director's Signature:**



Mario C. Diaz  
Houston Airport System

**Chief Economic Development Officer's Signature:**



Andy Icken  
Office of the Mayor

**PAY OR PLAY:** The existing Agreement requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**HIRE HOUSTON FIRST:** The contracts require compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. These contractors meet the requirements of Hire Houston First.

**MWBE PARTICIPATION:** The Minority Women Business Enterprise Goal (MWBE) for this agreement is 30%. RS&H is currently achieving 40.64%. Jacobs is currently achieving 19.35%. PGAL is currently achieving 36.71%. Based on the executed Letters of Authorization it is expected that the final MWBE participation will surpass the 30% goal and will be met by the following firms:

**Project 715A (Reynolds Smith & Hills, Inc.)**

Firms	Type of Work
USA Sheico Incorporated (MBE)	Professional Engineering Services
eStudio PC (MBE)	Architectural Services
AIA Engineers, Ltd. (MBE/SBE)	Civil & Structural Engineering
Ferguson Consulting, Inc. (WBE)	Electrical - Airfield, IT/Communications
Henderson + Rogers, Inc. (WBE)	Structural Engineering
Landtch Consultants, Inc. (MBE)	Land Surveying
VoltAir Consulting Engineers, LLC. (MBE) MEP	Communications, Fire Protection
HVJ Associates, Inc. (MBE)	Geotechnical Services
RODS Subsurface Utility Engineering, Inc.(MBE)	Civil Engineering Services

**Project 715B (Jacobs Engineering Group, Inc.)**

Firms	Type of Work
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Henderson + Rogers, Inc. (MBE)	Structural Engineering
Landtech Consultants, Inc. (MBE)	Land Surveying
HVJ Associates, Inc. (MBE)	Geotechnical Services
Bennett Design Group (WBE)	Interior Design
English & Associates Architects, Inc. (WBE)	Architectural Design
4b Technology Group, LLC (WBE)	Telecommunications Consultant
Jones, Engineering, LP (MBE)	MEP Engineering and Design
Pennington & Associates Commissioning, LLC (MBE)	Building Commissioning Services
PGA Engineers, Inc. (MBE/WBE)	Information Technology, Communications, Security
Isari Consultants (MBE/SBE)	Construction Services
Labozan Associates, Inc.	Signage
Gurola Reprographics, Inc. (MBE)	Reprographic Services

**Project 715C (Pierce, Goodwin, Alexander & Linville, Inc.)**

Firms	Type of Work
Henderson + Rogers, Inc. (WBE)	Structural Engineering
Landtech Consultants, Inc. (MBE)	Land Surveying
HVJ Associates, Inc. (MBE)	Geotechnical Services
VoltAir Consulting Engineers, LLC (MBE)	MEP, Communications, Fire Protection Engineering
eStudio PC (MBE)	Architectural Services
Marshall Engineering Corp (MBE)	MEP Engineering
Shah Smith & Associates, Inc. (MBE/SBE)	Construction Management and Engineering Services
Windrose Land Services, Inc. (SBE/WBE)	Land Use Planning Services
Garza + McLain Structural Engineers, Inc. (MBE)	Structural Engineering
Halford Busby, LLC (SBE/WBE)	Construction Cost Estimating
UrbanCore Collaborative, Inc. (MBE)	Urban Planning Consultants
Absolute Integrity Testing, LLC (MBE)	Geotechnical testing
Isari Consultants, LP (MBE/SBE)	Construction Services
Jones Engineers, LP (MBE)	HVAC/Electrical/Plumbing/Fire Protection Engineering
Pennington & Associates Commissioning, LLC (MBE)	Building Commissioning Services
PGA Engineers, Inc. (MBE/WBE)	Engineering Consulting Design for Telecommunications, Information Technology, and Security Systems
HT&J, LLC (MBE)	Engineering Services

**FISCAL NOTE:**

This item is considered to be a capital expense. See attached Form A for funding information. The contract was originally executed during 2012 with the purpose of providing on-call professional design services for the Houston Airport System (HAS). It has been and will continue to be utilized for the design of multiple, separate and distinct construction projects. At the time of the construction procurement for a future given project designed under this contract, an operational expense impact analysis will be provided. At this time, it is not possible to provide such an estimate before design has been completed.

**Prior Council Action:**

Ordinance No. 2012-0839; September 19, 2012  
 Ordinance No. 2013-1208; December 18, 2013  
 Ordinance No. 2014-1190; December 17, 2014

**Prior Appropriations:**

Date	Funding Source	Amount
9/19/2012	Airport Improvement Fund (8001)	\$ 6,000,000.00
12/18/2013	Airport Improvement Fund (8001)	\$ 6,600,000.00
12/17/2014	Airport Improvement Fund (8001)	\$ 16,000,000.00
	Total	\$ 30,600,000.00

**Amount of Funding:**

\$13,000,000.00 HAS-Arpt. Improvement Fund (8011)  
\$ 1,000,000.00 HAS-Revenue out Years (8001)  
\$ 14,000,000.00 TOTAL

**Contact Information:**

Rhonda Arnold 281/233-1818  
Robert Barker 281/233-1953

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Additional Appropriation for On-Call Services - ORDINANCE	Ordinance/Resolution/Motion
Jacobs TX SOS	Backup Material
PGAL TX SOS	Backup Material
Jacobs Affidavit of Ownership	Backup Material
PGAL Affidavit of Ownership	Backup Material
RSH Tax Report	Backup Material
Jacobs Tax Report	Backup Material
PGAL Tax Report	Backup Material
RSH TX SOS	Backup Material
RSH State Comptroller	Backup Material
Jacobs State Comptroller	Backup Material
PGAL State Comptroller	Backup Material
RSH Affidavit of Ownership	Backup Material
RSH POP	Backup Material
Jacobs POP	Backup Material
PGAL POP	Backup Material
RSH Fair Campaign	Backup Material
Jacobs Fair Campaign	Backup Material
PGAL Fair Campaign	Backup Material
Previous RCA 9.9.12	Backup Material
Previous RCA 12.18.13	Backup Material
Previous RCA 12.17.14	Backup Material
Previous ORD 9.9.12	Backup Material
Previous ORD 12.18.13	Backup Material
Previous ORD 12.17.14	Backup Material
PGAL LOI - OBO	Backup Material
Jacobs LOI - OBO	Backup Material
RSH LOI - OBO	Backup Material
RSH Insurance	Backup Material
Jacobs Insurance	Backup Material
PGAL Insurance	Backup Material
Fiscal Information	Financial Information