

# AGENDA

## CITY OF HOUSTON ■ CITY COUNCIL

August 22 - 23, 2023

**MAYOR**  
SYLVESTER TURNER

**CONTROLLER**  
CHRIS B. BROWN

### DISTRICT COUNCIL MEMBERS

Amy Peck  
District A

Tiffany D. Thomas  
District F

Tarsha Jackson  
District B

Mary Nan Huffman  
District G

Abbie Kamin  
District C

Karla Cisneros  
District H

Carolyn Evans-Shabazz  
District D

Robert Gallegos  
District I

Dave Martin  
District E

Edward Pollard  
District J

Martha Castex-Tatum  
District K

### AT-LARGE COUNCIL MEMBERS

Mike Knox  
Position 1

Michael Kubosh  
Position 3

David W. Robinson  
Position 2

Letitia Plummer  
Position 4

Sallie Alcorn  
Position 5

Marta Crinejo, Agenda Director

Pat Jefferson Daniel, City Secretary

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To reserve time to appear before Council call 832-393-1100, or email us at [speakers@houstontx.gov](mailto:speakers@houstontx.gov) or weather permitting you may come to the Office of the City Secretary, City Hall Annex, Public Level **by 3:00 pm the Monday before Public Session.**

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

**AGENDA - COUNCIL MEETING Tuesday, August 22, 2023 - 1:30 PM**  
**City Hall - In Person Meeting**

**PRESENTATIONS**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE - Council Member Martin**

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

**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

**SP08-22-2023**

**RECESS**

**RECONVENE**

**WEDNESDAY - August 23, 2023 - 9:00 A. M.**

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

**HEARINGS**

1. **PUBLIC HEARING** regarding the re-adoption of Article XII **CHAPTER 32, CODE OF ORDINANCES, CITY OF HOUSTON**, regarding Standards of Care for the Houston Parks & Recreation Department Youth Recreation Programs
2. **ORDINANCE** readopting the Houston Youth Recreation Program's Standards of Care as Codified at Article XII of Chapter 32 of the Code of Ordinances, Houston, Texas; containing findings and other provisions related to the subject; providing an effective date; providing for severability

**MAYOR'S REPORT**

**CONSENT AGENDA NUMBERS 3 through 68**

**MISCELLANEOUS - NUMBERS 3 through 12**

3. **REQUEST** from Mayor for confirmation of the appointment or reappointment of the following individuals to the **EAST DOWNTOWN MANAGEMENT**

**DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2027:

Position One - **BRYAN S. HUCKE**, reappointment  
Position Two - **KEVIN HANRATTY**, reappointment  
Position Three - **MICHAEL SPERANDIO**, appointment  
Position Five - **RANDOLPH LOREN WILE**, appointment  
Position Six - **ANDRE BIJAN AZIZI**, reappointment  
Position Seven - **R. DAVID DENENBURG**, reappointment  
Position Eight - **STEPHANIE A. MACEY**, reappointment  
Position Nine - **SHAHIN O. NAGHAVI**, reappointment

4. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION OF THE CITY OF HOUSTON**, for a term to expire March 1, 2025:

Position One - **ASHLEY ELIZABETH JONES**, reappointment  
Position Three - **SHANTEL BLAKELY**, appointment  
Position Five - **DAVID BUCEK**, reappointment  
Position Seven - **JOHN COSGROVE**, reappointment  
Position Nine - **STEVEN F. CURRY**, reappointment

5. REQUEST from Mayor for confirmation of the reappointment of the following individuals to the **MEMORIAL CITY MANAGEMENT DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2027:

Position One - **STEVEN W. GOSS**  
Position Two - **C. BEAU HARRISON**  
Position Three - **DAN MOODY, III**  
Position Four - **WILLIAM M. MOSLEY, JR.**  
Position Five - **ALAN STEINBERG**  
Position Six - **PERRY HICKS**

6. REQUEST from Mayor for confirmation of the appointment of **MARY SIAS** to Position Nine of the **HOUSTON COMMISSION ON DISABILITIES**, for a term to expire July 2, 2025

7. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON ZOO, INC BOARD OF DIRECTORS**, for a term to expire June 30, 2026:

Position One - **MICHAEL DISBERGER**, reappointment  
Position Two - **SANJAY KALAVAR**, reappointment  
Position Three - **KERRY GALVIN**, reappointment  
Position Four - **NANCY PUSTKA**, appointment

8. REQUEST from Mayor for confirmation of the reappointment of the following individuals to the **GREATER SOUTHEAST MANAGEMENT DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2027:

Position Nine - **ALTON HUDSON**  
Position Ten - **CYDONII FAIRFAX MILES**  
Position Eleven - **KAREN CARTER RICHARDS**  
Position Twelve - **CHRIS HAGENEY**  
Position Thirteen - **TEDDY A. MCDAVID**  
Position Fourteen - **BRIAN G. SMITH**  
Position Fifteen - **ABDUL HALEEM MUHAMMAD (aka ROBERT S. MUHAMMAD)**

9. REQUEST from Mayor for confirmation of the appointment of **DEANEA LEFLORE**, to Position Seven of **REINVESTMENT ZONE NUMBER TWO (also known as the MIDTOWN ZONE) BOARD OF DIRECTORS**, for a term to expire December 31, 2023
10. REQUEST from Mayor for confirmation of the appointment of **DEANEA LEFLORE**, to Position Seven of the **MIDTOWN REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**, for a term to expire December 31, 2023
11. REQUEST from Mayor for confirmation of the appointment of the following individuals to the **HOUSTON PUBLIC LIBRARY FOUNDATION BOARD OF DIRECTORS**, for a term to expire March 1, 2025:
  - Position Four - **JESSICA KEMP ST. ROSE**
  - Position Eight - **MICHELE LE**
  - Position Ten - **JOHN MANGUM**
  - Position Twelve - **DIMITRI MILLAS**
12. RECOMMENDATION from the Director Finance that the City Council approve a motion submitting the no-new revenue and voter-approval tax rates based on estimated tax roll information

#### **ACCEPT WORK - NUMBERS 13 through 15**

13. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,117,726.57 and acceptance of work on contract with **REYTEC CONSTRUCTION RESOURCES, INC** for FY17 Local Drainage Project Work Order Construction Contract #2 - 3.92% over the original contract amount and under the 5% contingency amount - **DISTRICTS A - PECK; B - JACKSON; D - EVANS-SHABAZZ; F - THOMAS; G - HUFFMAN and K - CASTEX-TATUM**
14. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$1,001,074.42 and acceptance of work on contract with **RELIANCE CONSTRUCTION SERVICES, L.P.**, for New Front Easement Reconnections - 1.41% over the original contract amount and under the 5% contingency amount - **DISTRICTS C - KAMIN; D - EVANS-SHABAZZ; G - HUFFMAN; H - CISNEROS and I - GALLEGOS**
15. RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,538,795.42 and acceptance of work on contract with **BLASTCO TEXAS, INC** for Rehabilitation of Water Storage Tanks - Package 12 - 3.65% under the original contract amount - **DISTRICTS F - THOMAS; G - HUFFMAN; J - POLLARD and K - CASTEX-TATUM**

#### **PURCHASING AND TABULATION OF BIDS - NUMBERS 16 through 28**

16. **KYRISH TRUCK CENTER** for Purchase of Nineteen (19) 33-Yard Automated Side-loading Refuse Trucks through the BuyBoard Purchasing Cooperative Agreement for the Fleet Management Department on behalf of the Solid Waste Management Department - \$7,636,613.00 - Equipment Acquisition Consolidated Fund

17. **SILSBEE FORD** for Fifty-two (52) Hybrid Electric Ford F-150 Pick-up Trucks through the Texas Interlocal Purchasing System Cooperative Purchasing Agreement for the Fleet Management Department on behalf of Various Departments - \$2,158,182.00 - Equipment Acquisition and Grant Funds
18. **SILSBEE FORD** for Seventeen (17) Hybrid Electric Ford F-150 Pick-up Trucks through the Texas Interlocal Purchasing System Cooperative Purchasing Agreement for the Fleet Management Department on behalf of Various Departments - \$705,559.50 - Enterprise, Grant and Other Funds
19. APPROVE spending authority in the amount not to exceed \$215,356.00 for Purchase of Modular Building Replacements for Fire Station 101 through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the General Services Department, awarded to **ARIES BUILDING SYSTEMS, LLC**
20. APPROVAL of Purchase of an IMOC (Interagency Marine Operations Center) Phase II Boat House and associated equipment through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the General Services Department on behalf of the Houston Police Department, awarded to **BROWN & ROOT INDUSTRIAL SERVICES, LLC** - \$154,931.00 - Grant Fund
21. **\*\*PULLED – This item will not be considered on August 23, 2023**  
APPROVE spending authority in an amount not to exceed \$138,566.40 for Emergency Purchase Orders for Influenza (Flu) Vaccines for seniors ages 65 years and older and youth six months and older citizens for Harris County Area Agency for the Houston Health Department, awarded to **SANOVI PASTEUR, INC** through April 6, 2024
22. **UR INTERNATIONAL, INC** for Purchase of Towed Vehicle Reporting Management System for the Annual Renewal of Application License, Maintenance and Upgrade Service for the Houston Police Department - \$63,600.00 - Auto Dealers Fund
23. **FARRWEST ENVIRONMENTAL SUPPLY, INC** for Purchase and Outfitting of one (1) GMC 2500HD Truck through the Houston-Galveston Purchasing Cooperative for Public Safety and Homeland Security on behalf of the Houston Fire Department - \$104,992.92 - Grant Fund
24. **AMEND MOTION #2021-269, 5/26/2021, TO INCREASE** spending authority from \$940,807.36 to \$2,340,807.36 for Purchase of Aqua Ammonia for Houston Public Works, awarded to **SOUTHERN IONICS**
25. **MOTION INDUSTRIES** for Purchase of Sludge Dryer Divider Components through the Interlocal Agreement for Cooperative Purchasing with Sourcewell for Houston Public Works - \$87,941.71 - Enterprise Fund
26. APPROVE spending authority in an amount not to exceed \$777,510.00 for Emergency Repairs to Traffic Signals for Houston Public Works, awarded to **TRAFFIC SYSTEMS CONSTRUCTION, INC** - Special Revenue Fund
27. APPROVE spending authority in the total amount of \$124,704.09 for Purchase of SmartView Cameras and equipment through the Cooperative Purchasing Agreement with Buyboard for Houston Public Works, awarded to

**AM SIGNAL, LLC**

28. **MUSTANG COMPOSITE SERVICES LLC** for Purchase of Fabricated Fiberglass with Installation Services for Houston Public Works - \$320,097.25 - Enterprise Fund

**ORDINANCES - NUMBERS 29 through 68**

29. ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **SEARCH HOMELESS SERVICES** to provide Housing Opportunities for Persons With AIDS Funds for the administration and operation of a Childcare Services Program with Supportive Services for families living with AIDS/HIV - 1 Year - \$140,272.84 - Grant Fund
30. ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **EDUCATIONAL PROGRAMS INSPIRING COMMUNITIES, INC (d/b/a THE HEART PROGRAM)** to provide Community Development Block Grant Funds for the administration and operation of the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) Program, a Job Training Program for developmentally disabled low- and moderate-income adults - 1 Year - \$250,000.00 - Grant Fund
31. ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **HEALTHCARE FOR THE HOMELESS-HOUSTON** providing Community Development Block Grant Funds for the administration and operation of Project Access, a Homeless Transportation Program to provide homeless persons with access to essential health and social resources - 1 Year - \$250,000.00 - Grant Fund
32. ORDINANCE denying the application of **SIENERGY, LP** for authority to change rates; maintaining current rates - **DISTRICT D - EVANS-SHABAZZ**
33. ORDINANCE to increase the maximum contract amount to Professional Services Agreement between City of Houston and **ADAMS AND REESE, LLP** for Legal Services in connection with utility rate matters - \$2,000,000.00 - General Fund
34. ORDINANCE amending Ordinance 2017-0612, as amended by Ordinance 2018-1033, as amended by Ordinance 2021-0325 to increase the maximum contract amount for agreement for Legal Services between City of Houston and **DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.** for Legal Representation of the City of Houston in Houston Professional Fire Fighters' Association, Local 341, Plaintiff vs. City of Houston, Texas, Defendant, pending in Cause No. 2017-42885 in the 234th Judicial District Court of Harris County, Texas - \$468,500.00 - Property and Casualty Fund
35. ORDINANCE appropriating \$654,163.00 out of Public Library Consolidated Construction Fund; approving and authorizing Purchase and Sale Agreement between **CLELIA EGAS CASTRO**, Seller, and City of Houston, Texas, Purchaser, for acquisition of approximately 40,250 square feet of land, being Lots 3-16 of Block 36, 34,500 square feet of land, being Lots 21-32 of Block 36, and 2,875 square feet of land, being Lot 17 of Block 36, out of Washington Heights Subdivision, located in City of Houston, Harris County, Texas 77088, for use by the Houston Public Library - **DISTRICT A - PECK**

36. ORDINANCE de-appropriating \$647,270.30 out of General Improvement Consolidated Construction Fund, previously appropriated to Task Order and Job Order Contracting Program (Approved by Ordinance No. 2020-119, 2020-152); and appropriating \$647,270.30 out of General Improvement Consolidated Construction Fund to the existing Citywide Contract with **TIMES CONSTRUCTION, INC**, for replacement of City Hall West Plaza Pavers - **DISTRICT I - GALLEGOS**
37. ORDINANCE appropriating \$500,000.00 out of Contributed Capital Project Fund for the Task Order and Job Order Contracting Program for Professional and Construction Services for Installation of a Solar Carport at the Kashmere Multi-Service Center for the Administration and Regulatory Affairs Department; (Approved by Ordinance Numbers 2019-0391, 2020-0090, and 2021-0681) - **DISTRICT B - JACKSON**
38. ORDINANCE de-appropriating \$963,893.70 out of General Improvement Consolidated Construction Fund, previously appropriated to the Task Order and Job Order Contracting Program (Approved by Ordinance No. 2020-0376, 2022-016 and 2023-0433); and appropriating \$963,893.70 out of General Improvement Consolidated Construction Fund for the issuance of a Purchase Order to **TIMES CONSTRUCTION, INC**, for Slab and Flooring Replacement at the City Hall Tunnel - **DISTRICT I - GALLEGOS**
39. ORDINANCE approving and authorizing Grant Contract between City and **TEXAS DEPARTMENT OF STATE HEALTH SERVICES** under the Texas Epidemiology Capacity Expansion Grant Program; approving the acceptance and disbursement of Grant Funds thereunder
40. ORDINANCE authorizing and awarding contract between City of Houston and **TEXAS STATE LIBRARY AND ARCHIVES COMMISSION** for Records Storage and Imaging Services for the Administration and Regulatory Affairs Department; providing a maximum contract amount - 3 Years with 2 one-year options - \$262,396.44 - General Fund
41. ORDINANCE approving and authorizing first amendment to agreement between City of Houston and **Q ENVIRONMENTAL, INC** for Used Oil, Oily Water, Oil Filters, Absorbents and Antifreeze Disposal Services for the Fleet Department - 1 Year
42. ORDINANCE appropriating \$969,351.17 out of HAS Renewal and Replacement Fund and awarding contract to **LAYER 3 COMMUNICATIONS, LLC** for Public WIFI and Data Network Maintenance and Support Services for the Houston Airport System; providing a maximum contract amount - 3 Years with 2 one-year options - \$3,073,955.33 - Enterprise Fund - **DISTRICTS B - JACKSON and I - GALLEGOS**
43. ORDINANCE approving and authorizing first amendment to extend contract term between City of Houston and **QUESTMARK INFORMATION MANAGEMENT, INC** for Jury Management System Services for the Houston Municipal Courts Department
44. ORDINANCE appropriating \$26,832,195.98 out of Tax Increment Funds for **REINVESTMENT ZONE NUMBERS ONE (LAMAR TERRACE ZONE), TWO (MIDTOWN ZONE), THREE (MAIN STREET/MARKET SQUARE ZONE), FIVE (MEMORIAL HEIGHTS ZONE), SIX (EASTSIDE ZONE),**

SEVEN (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE), EIGHT (GULFGATE ZONE), NINE (SOUTH POST OAK ZONE), TEN (LAKE HOUSTON ZONE), ELEVEN (GREATER GREENSPPOINT ZONE), TWELVE (CITY PARK ZONE), THIRTEEN (OLD SIXTH WARD ZONE), FOURTEEN (FOURTH WARD ZONE), FIFTEEN (EAST DOWNTOWN ZONE), SIXTEEN (UPTOWN ZONE), SEVENTEEN (MEMORIAL CITY ZONE), EIGHTEEN (FIFTH WARD ZONE), NINETEEN (UPPER KIRBY ZONE), TWENTY (SOUTHWEST HOUSTON ZONE), TWENTY-ONE (HARDY/NEAR NORTHSIDE ZONE), TWENTY-TWO (LELAND WOODS ZONE), TWENTY-THREE (HARRISBURG ZONE), TWENTY-FIVE (HIRAM CLARKE/FORT BEND ZONE), TWENTY SIX (SUNNYSIDE ZONE), and TWENTY-SEVEN (MONTROSE ZONE) for payment of administrative expenses, payment to **HARRIS COUNTY**, and payments to certain redevelopment authorities as provided herein

45. ORDINANCE approving and authorizing first amendment to Interlocal Agreement with **HOUSTON FIRST CORPORATION** for improvements at Jones Hall; amending Ordinance 2022-0847 to increase the maximum contract amount - \$2,700,000.00 - General Fund - **DISTRICT I - GALLEGOS**
46. ORDINANCE appropriating \$72,500.00 out of Tourism Promotion Fund; approving and authorizing Interlocal Agreement between City of Houston, Texas and **HOUSTON DOWNTOWN MANAGEMENT DISTRICT** for Management and Installation of Artwork on public buildings - **DISTRICT I - GALLEGOS**
47. ORDINANCE approving and authorizing Interlocal Agreement between City of Houston and the **HOUSTON-GALVESTON AREA COUNCIL ("HGAC")** for the Tow and Go Program - \$3,905,000.00 - Grant Fund
48. ORDINANCE designating the property municipally known as 3615 N Braeswood Blvd and also known as "The Salzman House" being located within the City of Houston, Texas, as a protected Landmark - **DISTRICT C - KAMIN**
49. ORDINANCE designating the property municipally known as 2101 South Street and also known as "Leonel J. Castillo Community Center" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT H - CISNEROS**
50. ORDINANCE designating the property municipally known as 15 Altic Street and also known as "The Reiler-Fraga House" being located within the City of Houston, Texas, as a Landmark - **DISTRICT H - CISNEROS**
51. ORDINANCE designating the property municipally known as 2153 Pelham Drive and also known as "Mr. & Mrs. Ronald Ellsworth Lee House" being located within the City of Houston, Texas, as a Landmark - **DISTRICT G - HUFFMAN**
52. ORDINANCE designating the property municipally known as 1134 E. 14th Street, Houston, TX 77009 and also known as "The House at 1134 E. 14th Street" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT H - CISNEROS**
53. ORDINANCE designating the property municipally known as 428 Hawthorne Street-Westmoreland Historic District and also known as "John C. Penn

House” being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT C - KAMIN**

54. ORDINANCE designating the property municipally known as 4602 Eli Street and also known as “Saint Mary’s Missionary Baptist Church” being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT C - KAMIN**
55. ORDINANCE designating the property municipally known as 3432 Rosalie Street, Houston, TX 77004 and also known as "Christian Home Missionary Baptist Church" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT D - EVANS-SHABAZZ**
56. ORDINANCE finding and determining that public convenience and necessity for the acquisition of real property interests in connection with the public improvement project known as the Waterline Replacement along East 38th Street Project; authorizing the acquisition of fee simple or easement interest to one parcel of land required for the project and situated in the O. P. Kelton Survey, Abstract Number 493, said parcel in Harris County, Texas, by gift, dedication, purchase and the use of eminent domain and further authorizing payment of the costs of such purchases and/or eminent domain proceedings and associated costs for Relocation Assistance, Appraisal Fees, Title Policies/Services, Recording Fees, Court Costs, and Expert Witness Fees in connection with the acquisition of fee simple or easement interest to the one parcel of land required for the project - **DISTRICT H - CISNEROS**
57. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a ±41,614 square-foot portion of Milner Road; abandoning the easement to **PROLOGIS AND PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P.**, the abutting property owners, in exchange for a cash payment of \$3,050.00. and conveyance to the City of a 60-foot-wide proposed Milner Road right-of-way easement along the eastern property line being a portion of Lots 4 & 5, Block 3 of Hartland Acres, both easements being situated in the W.C.R.R. CO. Survey, Abstract No. 935, Harris County, Texas, and other good and valuable consideration - **DISTRICT B - JACKSON**
58. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a 30 foot-wide Unnamed Road, from Carter Road north ±774.90 feet, being adjacent to Lot 280 of the Minnetex Place Addition, situated in the Joseph C Megginson Survey, Abstract No. 563, Harris County, Texas; abandoning said easement to **USICVI BELTWAY 66, INC**, the underlying fee owner, in consideration of its cash payment to the City in the amount of \$138,093.00, and other good and valuable consideration - **DISTRICT D - EVANS-SHABAZZ**
59. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of Bennington Road, from Kirkpatrick Boulevard west ±1,297 feet, lying in the Harris and Wilson Two League Grant, Abstract No. 32; abandoning said easement to **HOUSTON BELT & TERMINAL RAILWAY COMPANY**, the underlying fee owner, in consideration of its cash payment to the City in the amount of \$390,000.00, and other good and valuable consideration - **DISTRICT B - JACKSON**

60. MUNICIPAL Setting Designation Ordinance prohibiting the use of designated groundwater beneath a tract of land containing 0.7936 acres commonly known as 5129, 5133, and 0 Lawndale, Houston, Harris County, Texas; supporting issuance of a Municipal Setting Designation by the **Texas Commission on Environmental Quality** at the request of **5129 LAWDALE LLC - DISTRICT J - GALLEGOS**
61. ORDINANCE appropriating \$550,000.00 out of Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax; approving and authorizing Professional Engineering Services Contract between City of Houston and **SES HORIZON CONSULTING ENGINEERS, INC** for FY23 Street Rehabilitation Projects Contract #5; providing funding for CIP Cost Recovery financed by the Dedicated Drainage and Street Renewal Capital Fund – Ad Valorem Tax
62. ORDINANCE appropriating \$1,050,000.00 out of Metro Projects Construction - DDSRF and approving and authorizing Professional Engineering Services Contract between City of Houston and **GRADIENT GROUP, LLC** for Street Rehabilitation Projects Contract #6; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Metro Projects Construction - DDSRF
63. ORDINANCE appropriating \$3,150,000.00 out of Water & Sewer System Consolidated Construction Fund and approving and authorizing a Professional Engineering Services Contract between the City of Houston and **OTHON, INC** for Wastewater Substitute Services Project Work Order; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund
64. ORDINANCE appropriating \$1,162,399.10 out of Dedicated Drainage and Street Renewal Capital Fund, \$291,900.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **GRAVA, LLC** for Drainage and Paving Improvements for Cottage Grove East Phase I; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund and Water & Sewer System Consolidated Construction Fund, contingency and testing services - **DISTRICT C - KAMIN**
65. ORDINANCE appropriating \$34,448,330.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **HARPER BROTHERS CONSTRUCTION, LLC** for Facility Consolidation Flow Diversion from Tidwell Timbers Wastewater Treatment Plant (WWTP); setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for CIP Cost Recovery, contingency, and testing services relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT B - JACKSON**
66. ORDINANCE appropriating \$8,800,000.00 out of Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge, awarding contract to **DL GLOVER UTILITIES, LLC** for FY2023 Drainage Rehabilitation Storm

Water Action Team (SWAT) Work Orders No. 4; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering and testing services and CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge

67. ORDINANCE appropriating \$5,750,000.00 out of Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge, awarding contract to **DL GLOVER UTILITIES, LLC** for FY2024 Local Drainage Program (LDP) Contract #1; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, contingency, and CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge
68. ORDINANCE approving and authorizing the submission of an application to **HARRIS COUNTY** for consideration of funding for the Spring Shadows Area A, Kashmere Area B, Sunnyside-Martin Luther King Blvd, Freeway Manor/Gulfway Terrace, and Alief Forest South Drainage Projects through Community Development Block Grant - Mitigation Funds - **DISTRICTS A - PECK; B - JACKSON; D - EVANS-SHABAZZ; E - MARTIN and F - THOMAS**

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

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

#### **NON CONSENT - NUMBER 69**

#### **NON-CONSENT - MISCELLANEOUS**

69. **SET A PUBLIC HEARING DATE** for an amendment to Chapter 33 to provide an exemption to the City of Houston Sign Code to allow rooftop signs on protected landmark buildings and to establish standards  
**SUGGESTED HEARING DATE - 9:00 A.M. - WEDNESDAY - SEPTEMBER 13, 2023**

#### **MATTERS HELD - NUMBERS 70 through 72**

70. MOTION by Council Member Castex-Tatum/Seconded by Council Member Thomas to adopt recommendation from the City Attorney to deposit the amount of the Award of the Special Commissioners of \$55,203.00 into the registry of the court and pay all costs, in connection with eminent domain proceedings styled City of Houston v. Mag 3 Investments, LLC, et al.; Cause No. 1201666, for the acquisition of Parcel AY20-051 for the **ANTOINE DRIVE PAVING & DRAINAGE PROJECT- DISTRICT A - PECK**  
**TAGGED BY COUNCIL MEMBER PECK**  
This was Item 15 on Agenda of August 9, 2023

71. WRITTEN Motion by Council Member Alcorn to amend Item 72 below as follows:

**NOTE: The following Item may be moot contingent upon passage of Item 72 below**

**N. Tax Increment Reinvestment Zone (TIRZ) Policies**

The Mayor's Office of Economic Development (MOED) will manage, administer and govern the City of Houston's Tax Increment Reinvestment Zone (TIRZ) Program in accordance with the guidelines defined in the TIRZ Administrative Procedures developed in 2023 and in alignment with the TIRZ Policies reflected in this section. The MOED will be required to present the compliance of items #1-#5 below to the Economic Development Committee on an annual basis if any actions were approved by council in the prior year. For any council-approved action that is noncompliant, the MOED must provide the rationale for noncompliance.

1. Creation: Tax Increment Reinvestment Zones will be considered only when the area proposed clearly demonstrates a nexus between the proposed eligible TIRZ projects and economic growth spurred by new investment within the proposed geographic boundary. Evidence must demonstrate:

- a. at least 50% projected increase in the Assessed Value from development during the initial TIRZ term life (30 years or as defined in the TIRZ creation document);
- b. clearly defined goals, defined projects and a plan for attracting private investment;
- c. immediate or near term "committed or known" private investment within year one and;
- d. ability to meet stated development and revenue goals reflected in an Economic Impact Study.

2. Life Extensions: The life extension of an existing TIRZ will be evaluated and considered for any of the following scenarios:

- a. is required to secure financing for an approved project to expedite construction;
- b. will provide for additional time to complete an approved project;
- c. will generate revenue for projects reflected in a project plan if supported by a planned new investment or;
- d. is needed to leverage new local, state, federal or philanthropic funding.

3. Termination: Termination will be recommended if:

- a. a TIRZ has either met the objectives defined in the zone's project plan, or
- b. a TIRZ has "underperformed" and has been unsuccessful at meeting the objectives defined in the Zone's project plan after 15 years from its creation.

4. Boundary Adjustments:

- a. Annexations into existing Zones will be evaluated and considered for any of the following scenarios:
  - i. further the objectives of the TIRZ's project plan;

ii.will attract private investment in the proposed area;

iii.support an application to the state or federal housing agency for the development and construction of low-income housing or;

iv.support an application for state, federal, or philanthropic funding for transportation, park or other infrastructure.

b. De-annexations will be evaluated and considered if the reduction in the boundary will either:

i.increase the revenue generated in the area remaining after the reduction, or;

ii.increase the City's capacity to designate other areas for Tax Increment Financing considering the 25% statutory limitation.

5. Non-Contiguous TIRZ: Non-Contiguous TIRZs will be evaluated and considered on a case-by-case basis where the criteria in Chapter 311 are met. Additional considerations must include an alignment between the area proposed for annexation with the existing TIRZ and the existing TIRZ's capacity to generate revenue sufficient to meet its project plan objectives and to fund public capital infrastructure in the proposed area that is likely to encourage private investment or spur economic development.

6. TIRZ Performance: Mayor's Office of Economic Development Division will engage regularly with each TIRZ Board to assess and evaluate the TIRZ's performance relative to the goals, revenue generation, and timeline for the delivery of capital projects stated in the project plan.

TIRZs that are either not performing or underperforming to the project plan will be required to provide an action plan that will encourage and attract private investment ultimately increasing the revenue generated within the Zone to construct projects as defined in the project plan.

7. TIRZ Budgets and Capital Improvement Plans: The Annual Budget and CIP will be presented to City Council for approval only after the operating budget and capital projects have been reviewed and approved by the Mayor or designee, Finance, Houston Public Works, and the TIRZ/Redevelopment Authority Boards.

The budget will only reflect projects with identified funding sources (including existing funding sources or approved future funding sources) and contain a minimal capital reserve as established by the Finance Department.

8. Debt Authorization and Issuance: The City's Finance Department and the TIRZ Bond Team will work cooperatively on all bond related matters including "pre-issuance" meetings, appointment of bond-related providers to ensure governance and to benefit from the

City's providers which may have lower issuance cost options.

**DELAYED BY MOTION #2023-539, 8/9/2023**

- 72.** ORDINANCE amending Ordinance No. 2020-999 to revise and update the amended and restated City of Houston's Financial Policies adopted thereunder

**DELAYED BY MOTION #2023-539, 8/9/2023**

This was Item 44 on Agenda of August 9, 2023

**MATTERS TO BE PRESENTED BY COUNCIL - Council Member Jackson 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: 8/22/2023

Item Creation Date:

SP08-22-2023

Agenda Item#:

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
SP08-22-2023	Signed Cover sheet

**CITY COUNCIL CHAMBER – CITY HALL 2<sup>nd</sup> FLOOR - TUESDAY  
AUGUST 22, 2023 – 2:00 PM**

**AGENDA**

3 MIN

3 MIN

3 MIN

**NON-AGENDA**

2 MIN

2 MIN

2 MIN

JOSE SANCHEZ – 10901 Grand Stone Dr. – 77064 – 832-528-7857 – Sewer holes missing caps/potholes

BARBARA REA – 910 Silber Rd., Apt. D3 – 77023 – 832-450-8694 – Neighborhood Crosswalk/Poor garbage pickup

3 MIN

3 MIN

3 MIN

BRODRICK HEARNE – No Address – No Phone – Police brutality

SARA BELL-EDWARDS – 14810 Crosswinds Dr., Apt. 401 – 77032 - 832-455-9838 – Constitution, Citizen, Human, Medical, Birth and CPS Rights

LEAH ANGLE – 5111 Dickens Rd. – 77021 – 346-533-7559 – Homelessness/Criminal Background

NIA COLBERT – No Address – 346-339-7122 – Mayor Turner’s role in homelessness/Support of Food not Bombs

SYLVIA MITCHELL – 739 Remington Walk Ct. – 77073 – 713-377-3375 – Houston Taxi Service

GALDINO SEBIT – 11834 Alex Ln. – 77071 – 832-885-2112 - Houston Taxi Service

DEBORAH E. ALLEN – 8625 Winkler Dr. – 77017 – 346-303-4084 – Xfinity/AT&T

JACK O’CONNOR – 1217 St. Johns Woods – 77077 – 832-771-7007 – Traffic on city streets

JAQEY JOHNSTON – 14207 Memorial Dr., Apt. 146 – 77009 – 832-775-8558 – Dog babysitting services

KERRY RICE – 12500 Dunlap St., Apt. 666 – 77035 – 832-245-7478 – Discrimination from HPD/Terrorism

WILL HILL – 3215 Lyons Ave. – 77026 – 281-964-5388 – Public Affairs

MANUELA LANE – 2622 De Soto St. – 77091 – 713-213-9473 – Flooding concerns

LORRINE ADAMORE – 1401 Redford St. – 77034 – No Phone – Local Government and public entities corruption

HENRY TYLER – 4827 Prairie Ridge Rd. – 77053 – 832-275-8408 – Water bill

JARVIS TILLMAN – 4835 Jarmese St., Apt. 11 – 77033 – 281-948-3581 – Housing/Breed dogs

RENALD MOORE – 2104 Canal St. – 77003 – 713-261-4696 – Mental Health

DANIEL BOX – No Address – No Phone – HOPE123 Elections

THEA MCGEE-JACKSON – 330 Alabama St. – 77004 – 872-233-7962 – Displacement of Cuney Homes/New training for residents

MARNITA HINTON – 10907 Segrest Dr. – 77047 – 832-686-7310 – My son was murdered November 14, 2020

LEON THOMAS – 204 Sage Dr. – Galena Park, TX - 77547 – 832-477-0595 – Presenting a Portrait to Mayor Turner

MICAH ERFAN – 2351 Dunstan Rd. – 77005 – 832-792-0071 – Chapter 42/Amendment

*Speakers List*  
*August 22, 2023*  
*Continued - Page 2*

3 MIN	3 MIN	3 MIN
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AJMAL ANOOSH – 1139 Blue Leaf Dr. – Richmond, TX – 77469 – 510-461-3693 – Houston Permitting Center/Limo Permit

PREVIOUS

1 MIN	1 MIN	1 MIN
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BARBARA AKSAMIT – 1130 Banks – 713-398-7896 – Short Term Rentals/Drain on HPD and Harris County Pct. 1

JARED SCOTTY JOSEPH – No Address – 646-270-6498 – HPD Budget

GAYE HART – 4937 1<sup>ST</sup> St. – Pasadena, TX – 77504 – 713-998-2892 – Righteousness over wickedness

RANDALL KALLINEN – 511 Broadway St. – 77012 – 713-320-3785 – Repeated missed garbage collections



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/18/2023

PRD - Public Hearing on Standards of Care

Agenda Item#: 1.

### **Summary:**

**PUBLIC HEARING** regarding the re-adoption of Article XII **CHAPTER 32, CODE OF ORDINANCES, CITY OF HOUSTON**, regarding Standards of Care for the Houston Parks & Recreation Department Youth Recreation Programs

### **Background:**

In order to comply with 42.041 (b) (14) of the Texas Resources Code, the Houston Parks and Recreation Department (HPARD) requests City Council hold a public hearing regarding the Houston Youth Recreation Program Standards of Care codified in Article XII of Chapter 32 on the City of Houston Code of Ordinances. The Standards of Care are intended to be the minimum standards HPARD will use to operate the After-School Enrichment Program. The program offers a wide range of recreational activities, including arts and crafts, sports, games, field trips, and cultural and special events.

HPARD's After-School Enrichment Program is subject to regulation. However, the Texas human Resources Code 42.041 (b) (14) provides an exemption for a recreation program for elementary age children (ages 5 - 13) with the following criteria:

- A municipality operates the program.
- The governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs.
- The program provides these standards of care to the parents of each program participant.
- The ordinance includes child/caregiver ratios, minimum employee qualifications, minimum building, health and safety standards, and mechanisms for monitoring and enforcing the adopted local standards.
- The program informs the parents that the state does not license the program, the program does not advertise itself as a child-care operation.

The HPARD After-School Enrichment Program meets all of the above criteria for exemption. HPARD is not recommending any changes to the Ordinance.

The suggested public hearing is August 23, 2023.

**Director's Signature:**

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Kenneth Allen, Director  
Houston Parks and Recreation Department

**Prior Council Action:**

August 11, 2021 (Ordinance No. 2021-689)  
August 24, 2022 (Ordinance No. 2022-633)

**Amount and Source of Funding:**

N/A

**Contact Information:**

Martha Escalante  
Ph. 832-395-7069  
Houston Parks and Recreation Department

**ATTACHMENTS:**

Description	Type
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## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/17/2023

PRD - Standards of Care

Agenda Item#: 2.

### **Summary:**

ORDINANCE readopting the Houston Youth Recreation Program's Standards of Care as Codified at Article XII of Chapter 32 of the Code of Ordinances, Houston, Texas; containing findings and other provisions related to the subject; providing an effective date; providing for severability

### **Background:**

The Houston Parks and Recreation Department requests City Council approve an ordinance to readopt the Houston Youth Program Standards of Care.

The Standards of Care are intended to be the minimum standards HPARD will use to operate the After-School Enrichment Program. The program offers a wide range of recreational activities including arts and crafts, sports, games, field trips, and cultural and special events. HPARD's After School Enrichment Program is subject to regulation. However, the Texas Human Resources Code 42.041 (b) (14) provides an exemption for recreation program for elementary children (ages 5 - 13) with the following criteria:

- A municipality operates the program.
- The governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs.
- The program provides these standards of care to the parents of each program participant.
- The ordinance includes child/caregiver ratios, minimum employee qualifications, minimum building, health and safety standards, and mechanisms for monitoring and enforcing the adopted local standards.
- The program informs the parents that the state does not license the program, the program does not advertise itself as a child-care operation.

The HPARD After-School Enrichment Program meets all of the above criteria for exemption. HPARD is not recommending any changes to the Ordinance.

**Director's Signature:**

---

Kenneth Allen, Director  
Houston Parks and Recreation Department

**Prior Council Action:**

August 11, 2021 (Ordinance No. 2021-689)  
August 24, 2022 (Ordinance No. 2022-633)

**Amount and Source of Funding:**

N/A

**Contact Information:**

Martha Escalante  
Ph. 832-395-7069  
Houston Parks and Recreation Department

**ATTACHMENTS:**

Description	Type
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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/17/2023

MYR ~ 2023 East Downtown Management District ReAppts. ltr.  
7-17-2023

Agenda Item#: 3.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **EAST DOWNTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2027:

Position One -	<b>BRYAN S. HUCKE</b> , reappointment
Position Two -	<b>KEVIN HANRATTY</b> , reappointment
Position Three -	<b>MICHAEL SPERANDIO</b> , appointment
Position Five -	<b>RANDOLPH LOREN WILE</b> , appointment
Position Six -	<b>ANDRE BIJAN AZIZI</b> , reappointment
Position Seven -	<b>R. DAVID DENENBURG</b> , reappointment
Position Eight -	<b>STEPHANIE A. MACEY</b> , reappointment
Position Nine -	<b>SHAHIN O. NAGHAVI</b> , reappointment

### **Background:**

July 14, 2023

The Honorable City Council  
Houston, Texas

Dear Council Members:

Pursuant to Chapter 3808, Texas Special District Local Laws Code and City of Houston, Texas Resolution No. 2000-20 and upon the recommendation of the District's Board of Directors, I am nominating the following individuals for appointment or reappointment to the East Downtown Management District Board of Directors, subject to City Council confirmation:

Bryan S. Hucke, reappointment to Position One, for a term to expire June 1, 2027;  
Kevin Hanratty, reappointment to Position Two, for a term to expire June 1, 2027;  
Michael Sperandio, appointment to Position Three, for a term to expire June 1, 2027;  
Randolph Loren Wile, appointment to Position Five, for a term to expire June 1, 2027;  
Andre Bijan Azizi, reappointment to Position Six, for a term to expire June 1, 2027;  
R. David Denenburg, reappointment to Position Seven, for a term to expire June 1, 2027;  
Stephanie A. Macey, reappointment to Position Eight, for a term to expire June 1, 2027; and  
Shahin O. Naghavi, reappointment to Position Nine, for a term to expire June 1, 2027.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner  
Mayor

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/19/2023

MYR ~ 2023 Houston Archaeological and Historical  
Commission ReAppts. 7-19-2023

Agenda Item#: 4.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION OF THE CITY OF HOUSTON**, for a term to expire March 1, 2025:

Position One -	<b>ASHLEY ELIZABETH JONES</b> , reappointment
Position Three -	<b>SHANTEL BLAKELY</b> , appointment
Position Five -	<b>DAVID BUCEK</b> , reappointment
Position Seven -	<b>JOHN COSGROVE</b> , reappointment
Position Nine -	<b>STEVEN F. CURRY</b> , reappointment

### **Background:**

July 19, 2023

The Honorable City Council  
Houston, Texas

Dear Council Members:

Pursuant to Section 33-211 of the Code of Ordinances, City of Houston, Texas, I am appointing or reappointing the following individuals to the Houston Archaeological and Historical Commission of the City of Houston, subject to Council confirmation:

Ashley Elizabeth Jones, reappointment to Position One, for a term to expire March 1, 2025;  
Shantel Blakely, appointment to Position Three, for a term to expire March 1, 2025;  
David Bucek, reappointment to Position Five, for a term to expire March 1, 2025;  
John Cosgrove, reappointment to Position Seven, for a term to expire March 1, 2025; and  
Steven F. Curry, reappointment to Position Nine, for a term to expire March 1, 2025.

The résumés of the nominees are attached for your review.

Sincerely,

### **ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/17/2023

MYR ~ 2023 HCID No. 1/Memorial City Management  
District ReAppts. ltr. 7-17-2023

Agenda Item#: 5.

### **Summary:**

REQUEST from Mayor for confirmation of the reappointment of the following individuals to the **MEMORIAL CITY MANAGEMENT DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2027:

Position One -	<b>STEVEN W. GOSS</b>
Position Two -	<b>C. BEAU HARRISON</b>
Position Three -	<b>DAN MOODY, III</b>
Position Four -	<b>WILLIAM M. MOSLEY, JR.</b>
Position Five -	<b>ALAN STEINBERG</b>
Position Six -	<b>PERRY HICKS</b>

### **Background:**

July 14, 2023

The Honorable City Council  
City of Houston, Texas

Dear Council Members:

Pursuant to Chapter 3810, Texas Special District Local Laws Code and City of Houston, Texas Resolution No. 1999-20, and Ordinance No. 2006-1278, and upon the recommendation of the Harris County Municipal Management District No. 1 (Memorial City Management District) ("District") Board of Directors, I am nominating the following individuals for reappointment to the District's Board of Directors, subject to City Council confirmation:

Steven W. Goss, reappointment to Position One, for a term to expire June 1, 2027;  
C. Beau Harrison, reappointment to Position Two, for a term to expire June 1, 2027;  
Dan Moody, III, reappointment to Position Three, for a term to expire June 1, 2027;  
William M. Mosley, Jr. reappointment to Position Four, for a term to expire June 1, 2027;  
Alan Steinberg, reappointment to Position Five, for a term to expire June 1, 2027; and  
Perry Hicks, reappointment to Position Six, for a term to expire June 1, 2027.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner  
Mayor

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/19/2023

MYR ~ 2023 Houston Commission on Disabilities Appt. ltr.  
7-19-2023

Agenda Item#: 6.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment of **MARY SIAS** to Position Nine of the **HOUSTON COMMISSION ON DISABILITIES**, for a term to expire July 2, 2025

### **Background:**

July 19, 2023

The Honorable City Council  
Houston, Texas

Dear Council Members:

Pursuant to Sections 2-381 and 2-382 of the City of Houston Code of Ordinances, I am the following individual to the Houston Commission on Disabilities, subject to confirmation by City Council:

Mary Sias, appointment to Position Nine for a term to expire July 26, 2025;

The résumé of the nominee is attached for your review.

Sincerely,

### **ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/19/2023

MYR ~ 2023 Houston Zoo, Inc. ReAppts. ltr. 7-19-2023

Agenda Item#: 7.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON ZOO, INC BOARD OF DIRECTORS**, for a term to expire June 30, 2026:

Position One -	<b>MICHAEL DISBERGER</b> , reappointment
Position Two -	<b>SANJAY KALAVAR</b> , reappointment
Position Three -	<b>KERRY GALVIN</b> , reappointment
Position Four -	<b>NANCY PUSTKA</b> , appointment

### **Background:**

July 19, 2023

The Honorable City Council  
Houston, Texas

Dear Council Members:

Pursuant to the Articles of Incorporation and Bylaws of Houston Zoo, Inc., I am nominating for appointment or reappointment the following individuals to the Houston Zoo, Inc. Board of Directors, subject to Council confirmation:

Michael Dishberger, reappointment to Position One, for a term to expire June 30, 2026;  
Sanjay Kalavar, reappointment to Position Two, for a term to expire June 30, 2026;  
Kerry Galvin, reappointment to Position Three, for a term to expire June 30, 2026;  
and  
Nancy Pustka, appointment to Position Four, for a term to expire June 30, 2026.

The résumés of the nominees are attached for your review.

Sincerely,

### **ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/18/2023

MYR ~ 2023 Greater Southeast Management District  
ReAppts. ltr. 7-18-2023

Agenda Item#: 8.

### **Summary:**

REQUEST from Mayor for confirmation of the reappointment of the following individuals to the **GREATER SOUTHEAST MANAGEMENT DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2027:

Position Nine -	<b>ALTON HUDSON</b>
Position Ten -	<b>CYDONII FAIRFAX MILES</b>
Position Eleven -	<b>KAREN CARTER RICHARDS</b>
Position Twelve -	<b>CHRIS HAGENEY</b>
Position Thirteen -	<b>TEDDY A. MCDAVID</b>
Position Fourteen -	<b>BRIAN G. SMITH</b>
Position Fifteen -	<b>ABDUL HALEEM MUHAMMAD (aka ROBERT S. MUHAMMAD)</b>

### **Background:**

July 14, 2023

The Honorable City Council  
City of Houston, Texas

Dear Council Members:

Pursuant to Chapter 3815, Texas Special District Local Laws Code, and upon the recommendation of the District's Board, I am nominating the following individuals for reappointment to the Greater Southeast Management District Board of Directors, subject to City Council confirmation:

Alton Hudson, reappointment to Position Nine, for a term to expire June 1, 2027;  
Cydonii Fairfax Miles, reappointment to Position Ten, for a term to expire June 1, 2027;  
Karen Carter Richards, reappointment to Position Eleven, for a term to expire June 1, 2027;  
Chris Hagene, reappointment to Position Twelve, for a term to expire June 1, 2027;  
Teddy A. McDavid, reappointment to Position Thirteen, for a term to expire June 1, 2027;  
Brian G. Smith, reappointment to Position Fourteen, for a term to expire June 1, 2027; and  
Abdul Haleem Muhammad (aka Robert S. Muhammad), reappointment to Position Fifteen, for a

term to expire June 1, 2027.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner  
Mayor

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 8/8/2023

MYR ~ 2023 TIRZ # 2 Appointment Letter 8-8-2023

Agenda Item#: 9.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment of **DEANEA LEFLORE**, to Position Seven of **REINVESTMENT ZONE NUMBER TWO (also known as the MIDTOWN ZONE) BOARD OF DIRECTORS**, for a term to expire December 31, 2023

### **Background:**

July 21, 2023

The Honorable City Council  
City of Houston, Texas

Dear Council Members:

Pursuant to City of Houston, Texas Ordinance No. 94-1345, as amended, I am nominating the following individual for appointment to the Reinvestment Zone Number Two (also known as the Midtown Zone) Board of Directors, subject to City Council confirmation:

Deanea LeFlore, appointment to Position Seven, for a term to expire December 31, 2023.

Pursuant to the bylaws of the Midtown Redevelopment Authority ("Authority"), appointment of the director to the Board of Directors of this Zone will also constitute appointment of the same director to the corresponding position on the Board of Directors of the Authority for the same term.

The résumé of the nominee is attached for your review.

Sincerely,

### **ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 8/8/2023

MYR ~ 2023 Midtown Redevelopment Authority Appt. ltr. 8-8-2023

Agenda Item#: 10.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment of **DEANEA LEFLORE**, to Position Seven of the **MIDTOWN REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**, for a term to expire December 31, 2023

### **Background:**

July 21, 2023

The Honorable City Council  
City of Houston, Texas

Dear Council Members:

Pursuant to City of Houston, Texas Ordinance No. 94-1345, as amended, I am nominating the following individual for appointment to the Reinvestment Zone Number Two (also known as the Midtown Zone) Board of Directors, subject to City Council confirmation:

Deanea LeFlore, appointment to Position Seven, for a term to expire December 31, 2023.

Pursuant to the bylaws of the Midtown Redevelopment Authority ("Authority"), appointment of the director to the Board of Directors of this Zone will also constitute appointment of the same director to the corresponding position on the Board of Directors of the Authority for the same term.

The résumé of the nominee is attached for your review.

Sincerely,

### **ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 8/8/2023

MYR ~ 2023 Houston Public Library Foundation Appts. ltr.  
8-8-2023

Agenda Item#: 11.

### **Summary:**

REQUEST from Mayor for confirmation of the appointment of the following individuals to the **HOUSTON PUBLIC LIBRARY FOUNDATION BOARD OF DIRECTORS**, for a term to expire March 1, 2025:

Position Four -	<b>JESSICA KEMP ST. ROSE</b>
Position Eight -	<b>MICHELE LE</b>
Position Ten -	<b>JOHN MANGUM</b>
Position Twelve -	<b>DIMITRI MILLAS</b>

### **Background:**

July 21, 2023

The Honorable City Council  
City of Houston

Dear Council Members:

Pursuant to Article II, Chapter 24 of the City of Houston Code of Ordinances, I am nominating the following individuals for appointment to the Houston Public Library Foundation Board of Directors, subject to Council confirmation:

Jessica Kemp St. Rose, appointment to Position Four, for a term to expire March 1, 2025;  
Michele Leal, appointment to Position Eight, for a term to expire March 1, 2025;  
John Mangum, appointment to Position Ten, for a term to expire March 1, 2025;  
Dimitri Millas, appointment to Position Twelve, for a term to expire March 1, 2025.

The résumés of the nominees are attached for your review.

Sincerely,

Sylvester Turner

Mayor

**ATTACHMENTS:**

**Description**

**Type**



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

ALL

Item Creation Date:

FIN Truth in Taxation 2023 #2

Agenda Item#: 12.

### **Summary:**

RECOMMENDATION from the Director Finance that the City Council approve a motion submitting the no-new revenue and voter-approval tax rates based on estimated tax roll 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.

#### **No-New Revenue Tax Rate and Voter-Approval Tax Rate**

Section 26.04(e) of the Tax Code requires that that the No-New Revenue Tax Rate and the Voter-Approval Tax Rate be reported to the governing body of each taxing unit. The No-New Revenue Tax Rate for Tax Year 2023 is \$0.481717 on each \$100 of taxable value and the Voter-Approval Tax Rate is \$0.522617 on each \$100 of taxable value. These numbers are based on estimated tax roll information and will be updated as the City receives certified roll information from the Harris County Appraisal District, Fort Bend County Appraisal District, and the Montgomery County Appraisal District.

This item is not adopting or proposing either of the submitted rates as the City's ad valorem tax rate. A future motion will place the proposed tax rate, updated No-New Revenue Tax Rate, and updated Voter-Approval Tax Rate on the City Council agenda and authorize the publication of notice. Finally, Council will be asked to adopt an ad valorem tax rate by ordinance at a subsequent meeting.

---

William Jones, Chief Business Officer/Director of Finance

### **Prior Council Action:**

Motion No. 2023-0523 (8/9/2023)

### **Contact Information:**

Melissa Dubowski, Deputy Director Phone:832-393-9101

Alma Tamborello, Division Manager Phone: 832-393-9099

LaToya Stephenson, Staff Analyst Phone: 832-393-9028

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District A, District B, District D, District F, District G, District K

Item Creation Date: 5/17/2023

20SWO135 Accept Work / Reytec Construction Resources,  
Inc.

Agenda Item#: 13.

### **Summary:**

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,117,726.57 and acceptance of work on contract with **REYTEC CONSTRUCTION RESOURCES, INC** for FY17 Local Drainage Project Work Order Construction Contract #2 - 3.92% over the original contract amount and under the 5% contingency amount - **DISTRICTS A - PECK; B - JACKSON; D - EVANS-SHABAZZ; F - THOMAS; G - HUFFMAN and K - CASTEX-TATUM**

### **Background:**

**SUBJECT:** Accept Work for FY17 Local Drainage Project Work Order Construction Contract 2.

**RECOMMENDATION: (SUMMARY)** Pass a motion to approve the final Contract Amount of \$3,117,726.57 or 3.92% over the original Contract Amount, accept the Work and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the Transportation and Drainage Operations Program and was required to preserve, repair, rehabilitate, or reconstruct the stormwater drainage asset to such a condition that it may be effectively used for its designated functional purpose.

**DESCRIPTION/SCOPE:** This project consisted of construction services to resolve localized stormwater drainage problems. The project scope was established by each work authorization. The project was designed with 730 calendar days allowed for construction. The project was awarded to Reytec Construction Resources, Inc. with an original Contract Amount of \$3,000,000.00.

### **LOCATION:**

WORK AUTHORIZATION NO.	PROJECT	LIMITS	COUNCIL DISTRICT
1	7300 Calais Road (DUNK-00-05-A &B)	Off-road channel from 7300 Calais Road to 7200 St. Lo Road	D
2	Cambridge Village Roadside Ditch  Project	Nitida Sreet (Allum to Tidewater)  Brookston Street (South Post Oak to	K

		Nitida) Lotus Street (South Post Oak to Nitida) Sunrose Lane (North Dead End to Brookston) Fadeway Lane (North Dead End to Brookston) Rosecrest Drive (North Dead End to Brookston)	
3	Greater Fifth Ward Roadside Ditch	Tralle Street (Lyons to Orange) Orange Street (Waco to Tralle)	B
4	Pinesap at Terry Hershey Park	Pinesap Drive (South Dead End at Terry Hershey Park)	G
5	Bramblewood Phase I -Canceled	Work Authorization No. 5 was canceled due to the extensive damage to Buffalo Bayou by Hurricane Harvey.	G
6	1 Tiel Way	1 Tiel Way to 16 Tiel Way	G
7	11603 Bandlon Outfall Repair	11603 Bandlon Drive at Brays Bayou	F
8	1139 Ivy Wall Outfall Repair	1139 Ivy Wall at Buffalo Bayou	G
9	Briarwild Lane Roadside Ditch Project	Briarwild Lane (Warwana Road to Witte Road) Warwana Road (Gessner Road to Witte Road) Witte Road (Warwana Road to Briarwild Road)	A

**CONTRACT COMPLETION AND COST:** The Contractor, Reytec Construction Resources, Inc. has completed the work under the subject Contract. The project was completed within the original Contract time. The final cost of the project, including overrun and underrun of estimated unit price quantities is \$3,117,726.57, an increase of \$117,726.57 or 3.92% over the original Contract Amount and under the 5% contingency amount. The increased cost is a result of the difference between planned and measured quantities.

**M/WSBE PARTICIPATION:** The advertised M/WBE contract goals for this project were 7.00% MBE and 2.00% WBE (9.00% total). The MWBE goals approved for this project were 7.00% MBE and 2.00% WBE. (9.00% total). According to the Office of Business Opportunity, the actual participation

achieved on this project was 6.75% MBE, and 2.37% WBE (9.12% total). The standard for meeting MWSBE participation goals is the demonstration of Good Faith Efforts. The Contractor's MWBE performance on this project was rated "Satisfactory" for the following reasons: The Prime exceeded the WBE goal, came within 1% of meeting the MBE goal and made good faith efforts to utilize all goal credit subcontractors on this project. For the reasons listed, the Contractor's performance meets the intent and the spirit of the City's MWSBE program.

---

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No(s). M-420126-0096-4

**Prior Council Action:**

Ordinance No. 2017-0343, dated 05-17-2017

**Amount and Source of Funding:**

No additional funding required.

Original allocation of \$3,540,000.00 from the Stormwater Fund 2302

**Contact Information:**

Johana Clark, P.E.

Senior Assistant Director, Transportation & Drainage Operation

Phone: (832) 395-2274

**ATTACHMENTS:**

**Description**

Maps

Signed Coversheet

**Type**

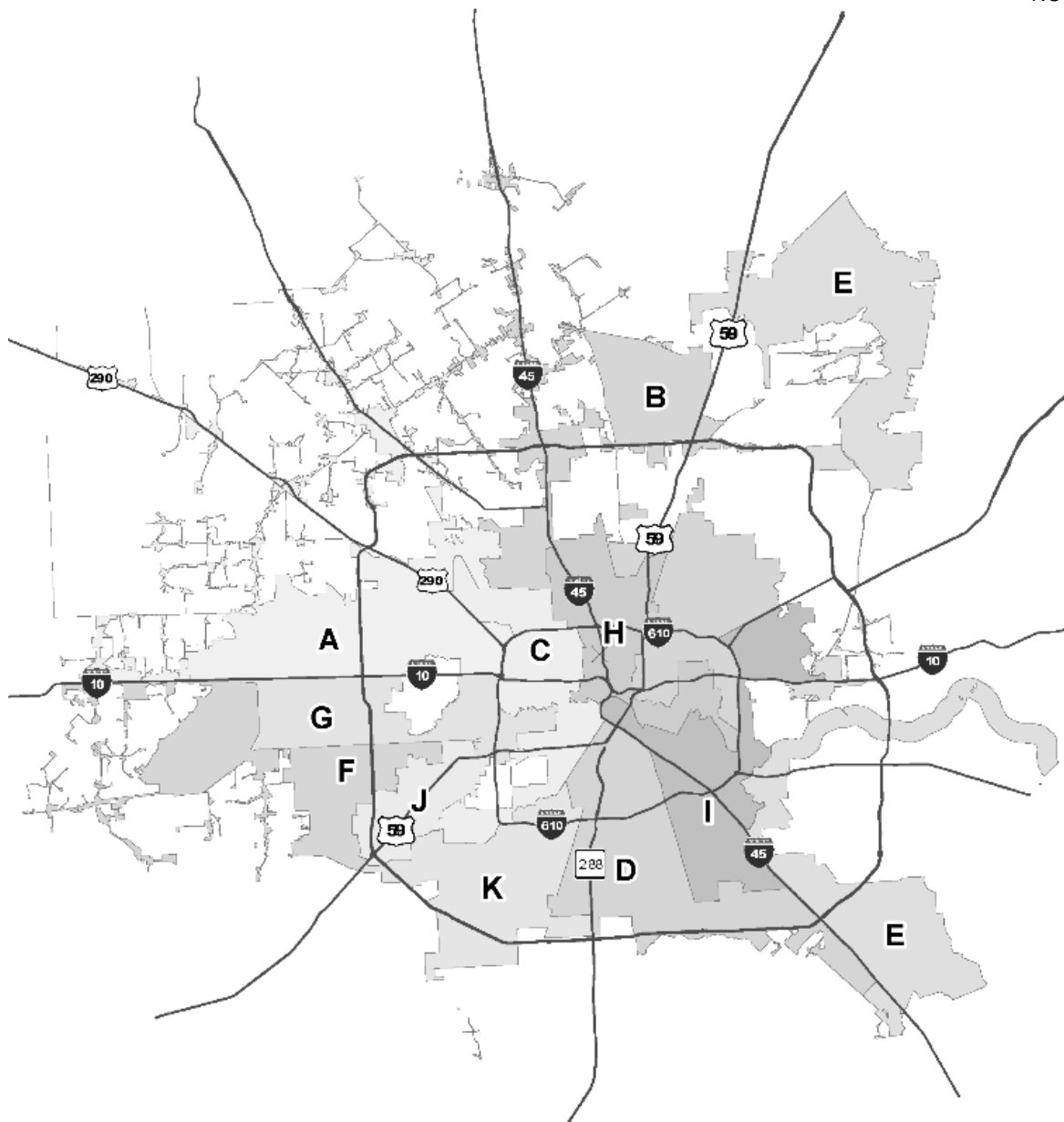
Backup Material

Signed Cover sheet

DEPARTMENT OF HOUTON PUBLIC WORKS  
TRANSPORTATION AND DRAINAGE OPERATIONS



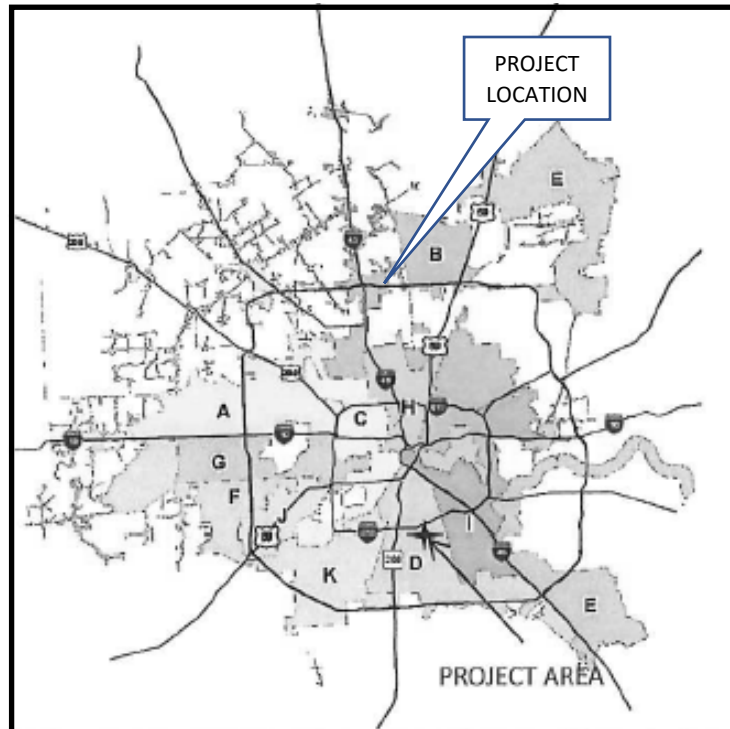
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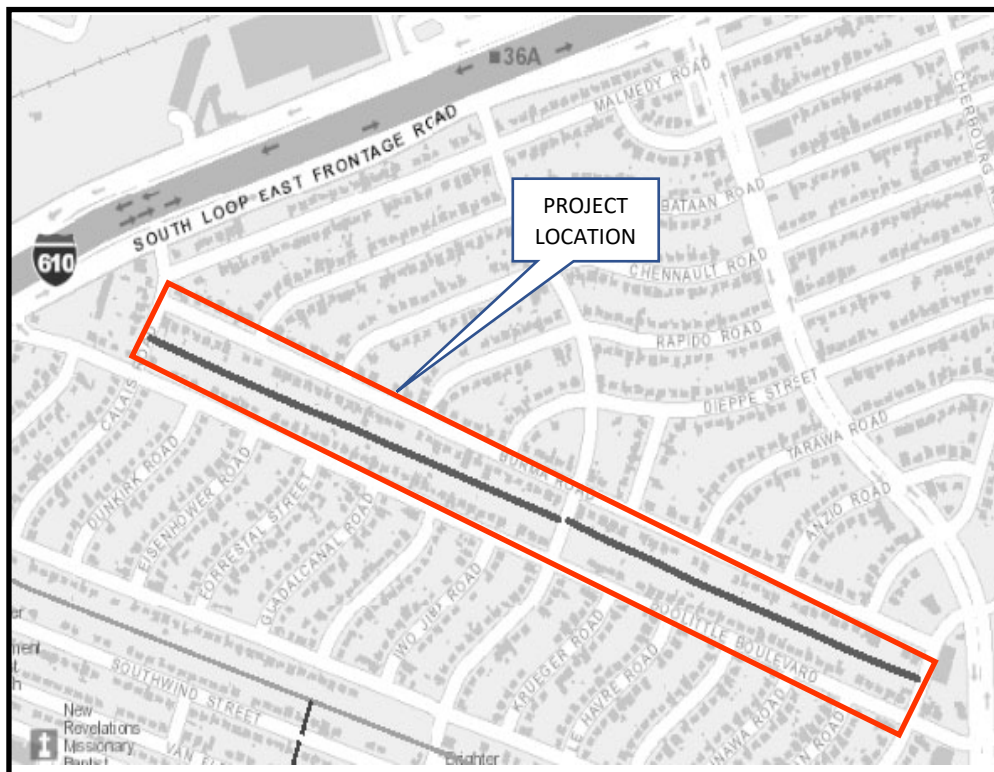
WBS NO. M-420126-0096-4

Stormwater Operations  
EXHIBIT 1  
CITY COUNCIL DISTRICT MAP/VICINITY MAP

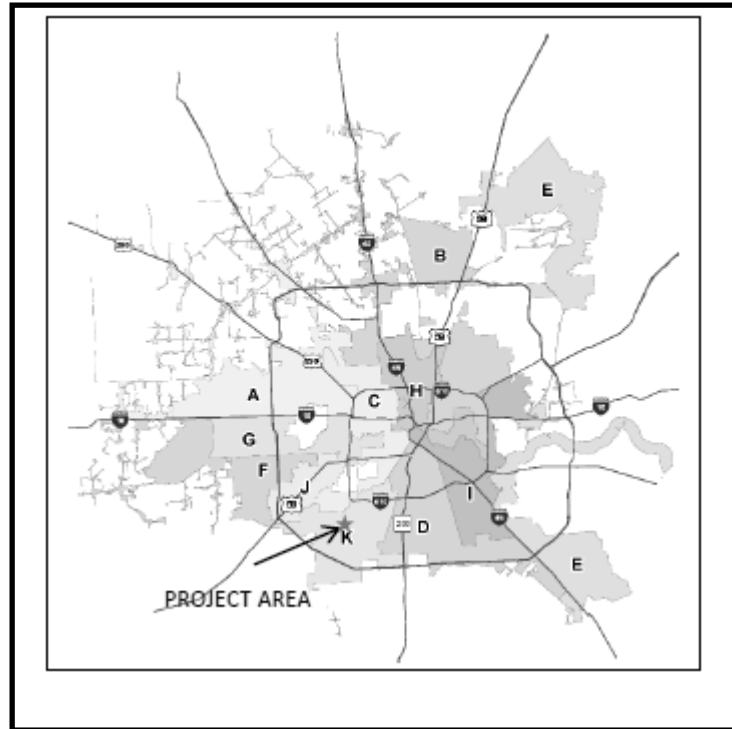
Work Authorization #1  
Council District – D



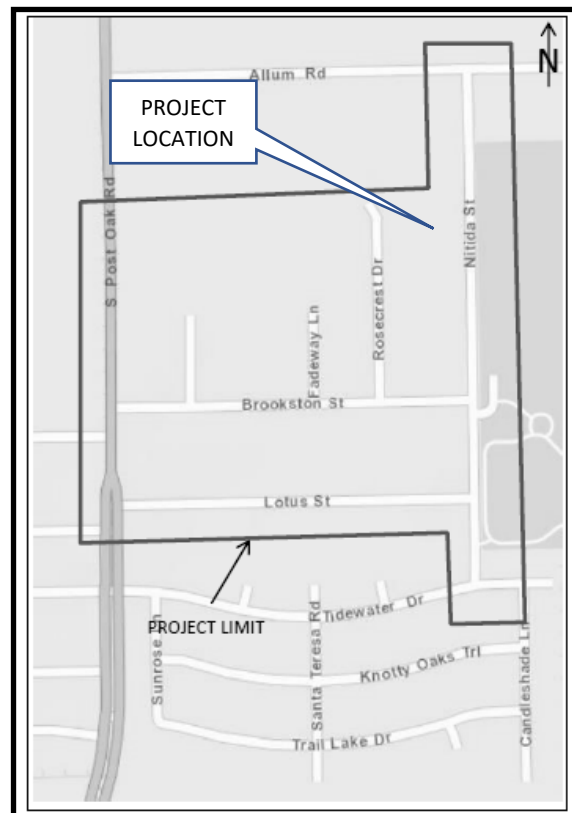
LOCATION MAP



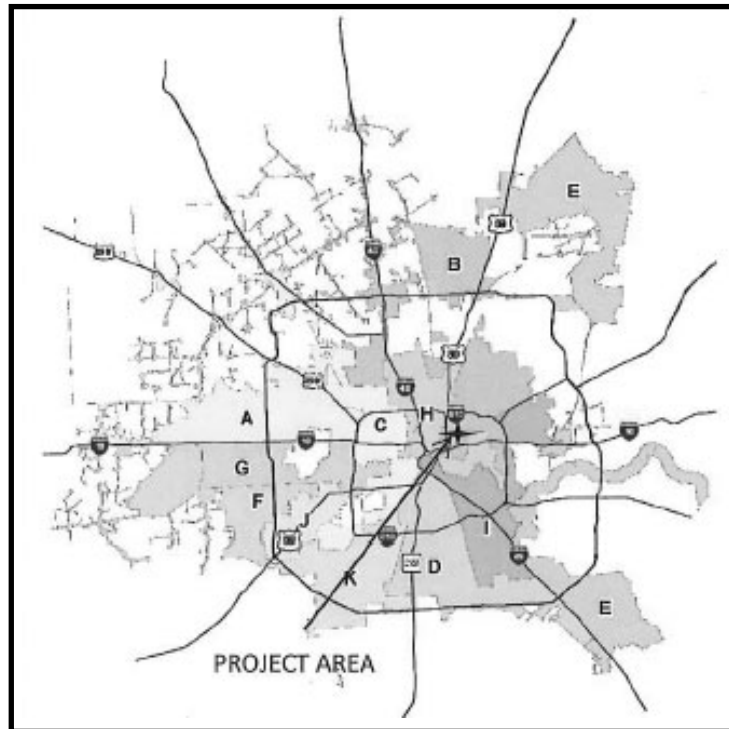
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Council District – K



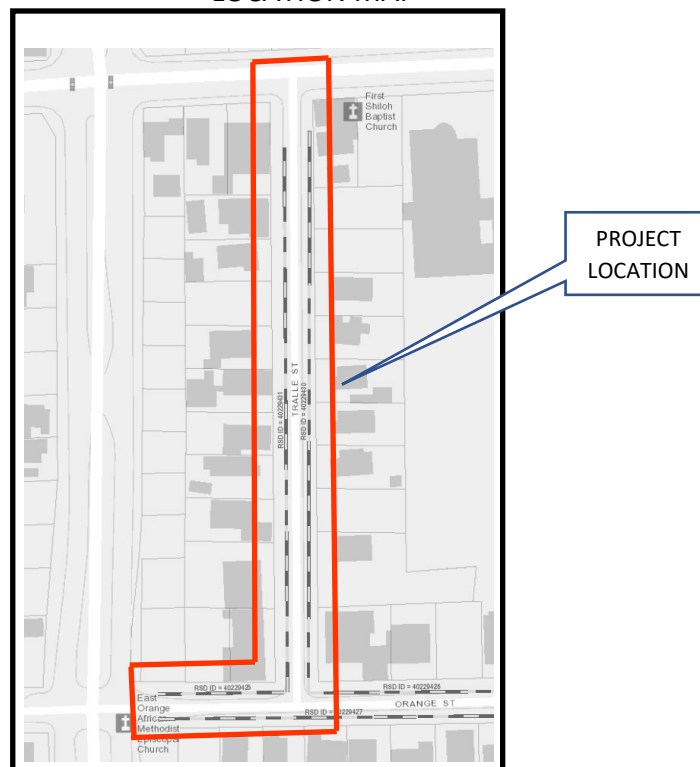
LOCATION MAP



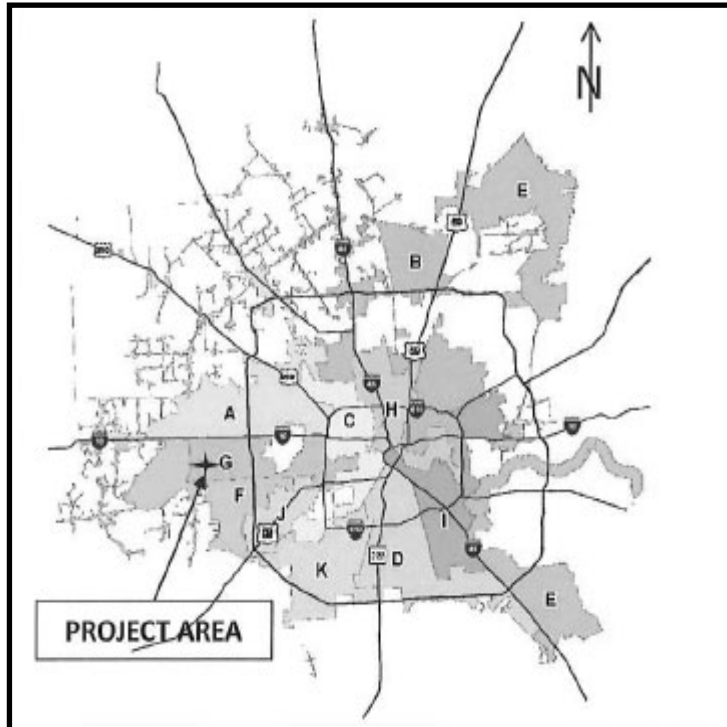
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Council District – B



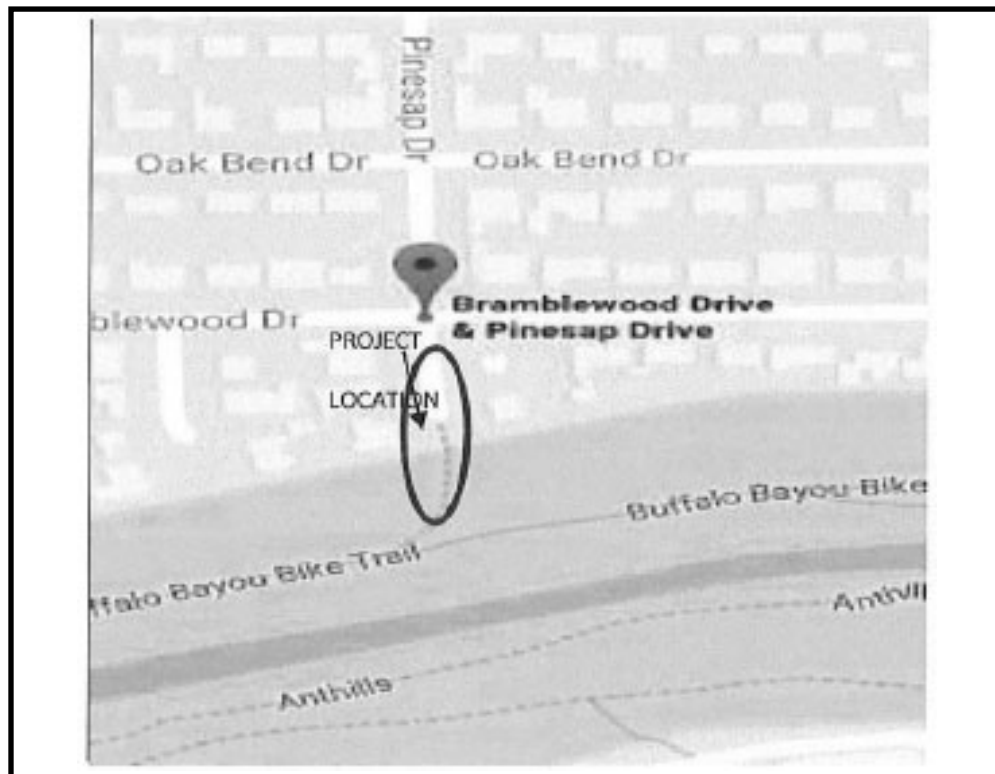
LOCATION MAP



Work Authorization #4  
Council District – G



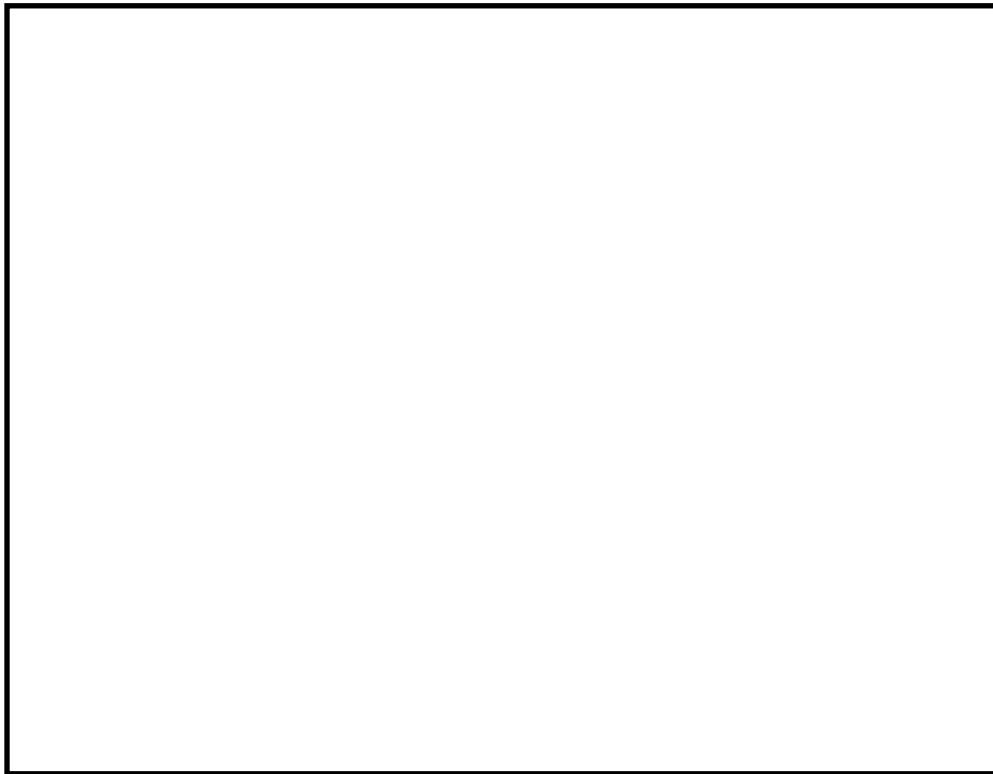
LOCATION MAP



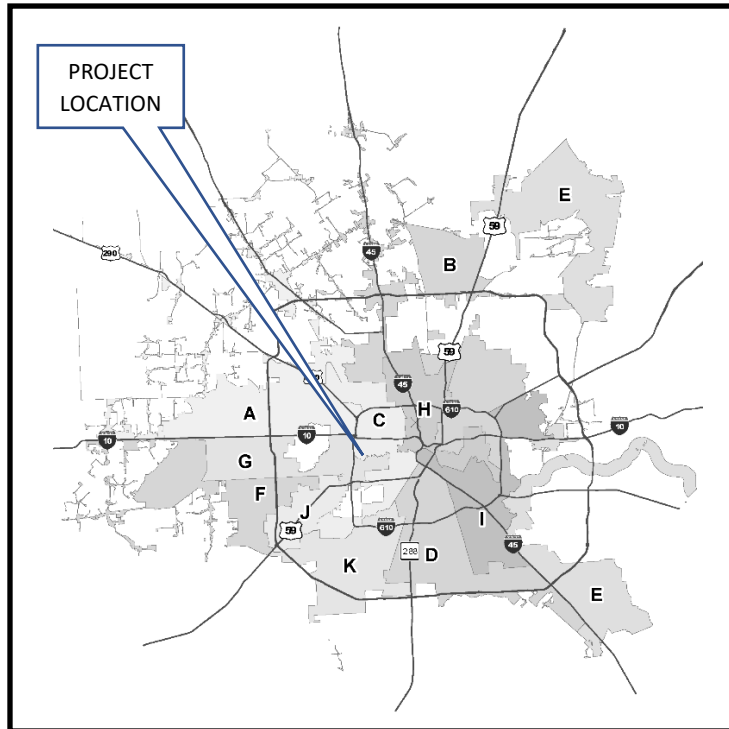
Work Authorization #5 - Project was Terminated  
Council District – N/A



LOCATION MAP



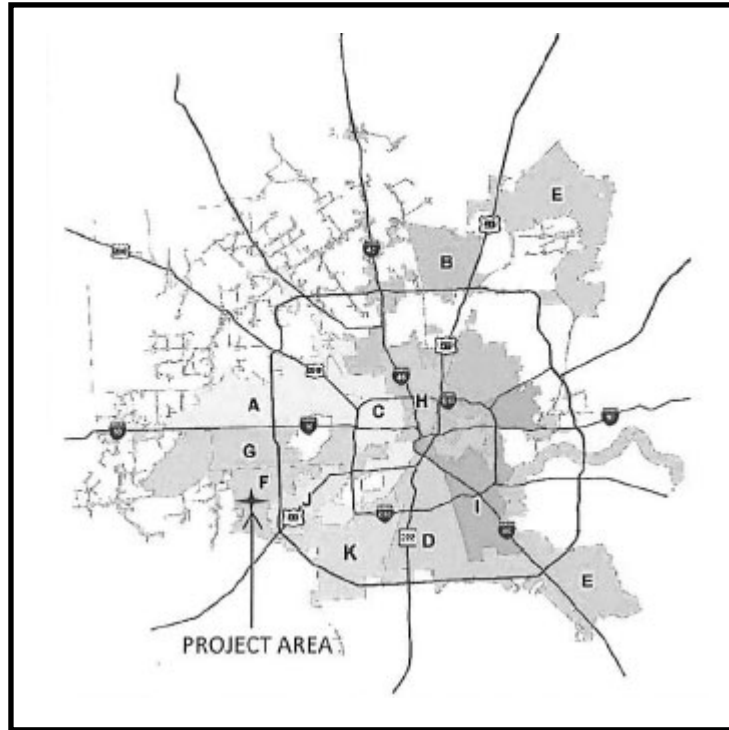
Work Authorization #6  
Council District – G



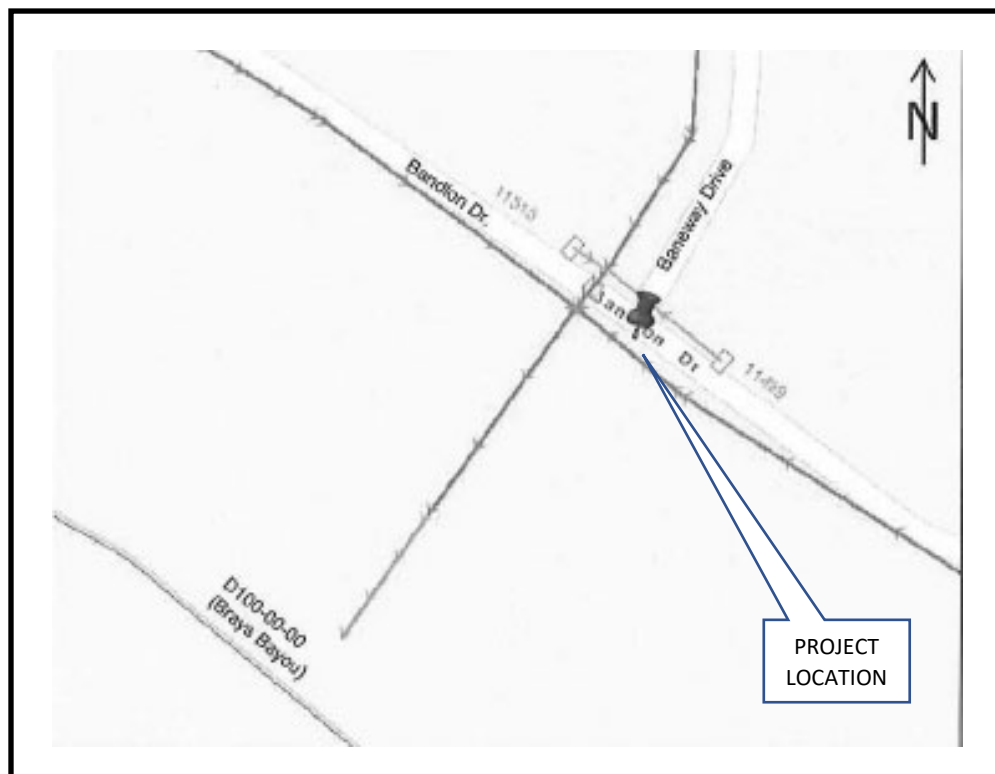
LOCATION MAP



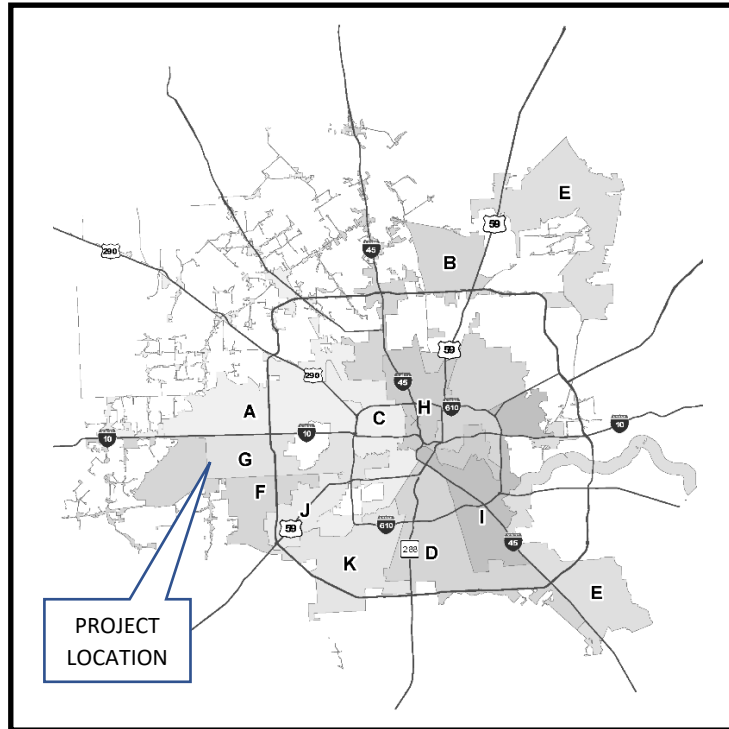
Work Authorization #7  
Council District – F



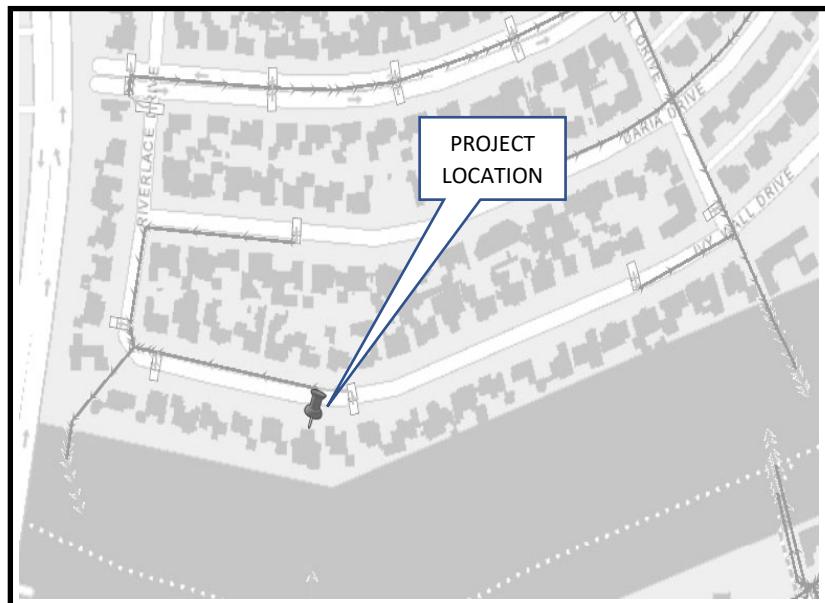
LOCATION MAP



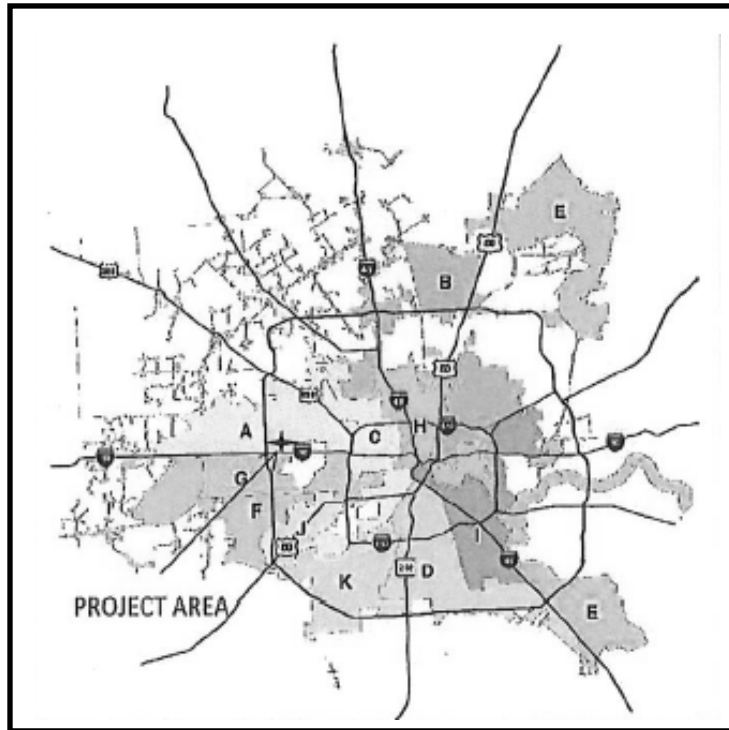
Work Authorization #8  
Council District – G



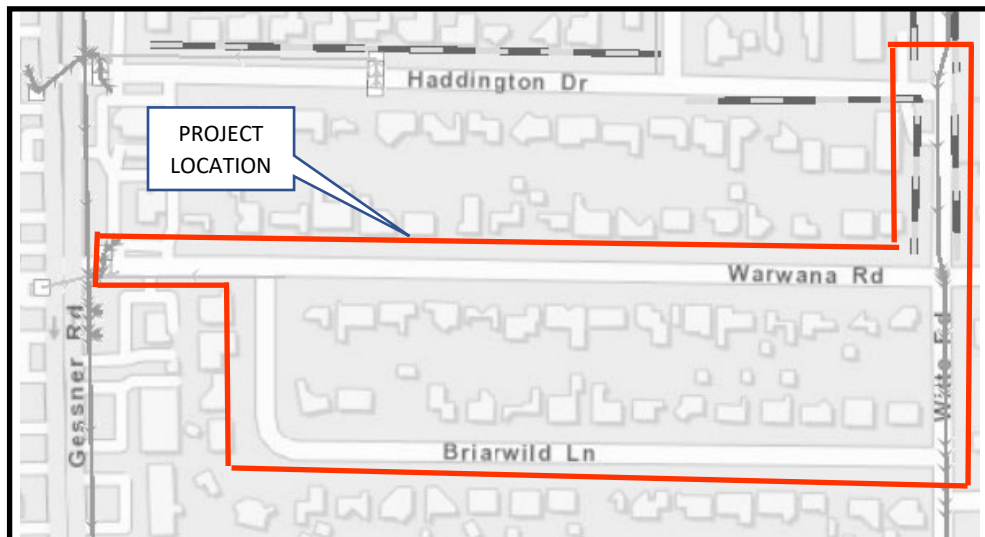
LOCATION MAP



Work Authorization #9  
Council District – A



LOCATION MAP





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District A, District B, District D, District F, District G, District K

Item Creation Date: 5/17/2023

20SWO135 Accept Work / Reytec Construction Resources, Inc.

Agenda Item#:

**Background:**

**SUBJECT:** Accept Work for FY17 Local Drainage Project Work Order Construction Contract 2.

**RECOMMENDATION: (SUMMARY)** Pass a motion to approve the final Contract Amount of \$3,117,726.57 or 3.92% over the original Contract Amount, accept the Work and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the Transportation and Drainage Operations Program and was required to preserve, repair, rehabilitate, or reconstruct the stormwater drainage asset to such a condition that it may be effectively used for its designated functional purpose.

**DESCRIPTION/SCOPE:** This project consisted of construction services to resolve localized stormwater drainage problems. The project scope was established by each work authorization. The project was designed with 730 calendar days allowed for construction. The project was awarded to Reytec Construction Resources, Inc. with an original Contract Amount of \$3,000,000.00.

**LOCATION:**

WORK AUTHORIZATION NO.	PROJECT	LIMITS	COUNCIL DISTRICT
1	7300 Calais Road (DUNK-00-05-A &B)	Off-road channel from 7300 Calais Road to 7200 St. Lo Road	D
2	Cambridge Village Roadside Ditch Project	Nitida Sreet (Allum to Tidewater) Brookston Street (South Post Oak to Nitida) Lotus Street (South Post Oak to Nitida) Sunrose Lane (North Dead End to Brookston) Fadeway Lane (North Dead End to Brookston) Rosecrest Drive (North Dead End to Brookston)	K
3	Greater Fifth Ward Roadside Ditch	Tralle Street (Lyons to Orange) Orange Street (Waco to Tralle)	B
4	Pinesap at Terry Hershey Park	Pinesap Drive (South Dead End at Terry Hershey Park)	G
5	Bramblewood Phase I -Canceled	Work Authorization No. 5 was canceled due to the extensive damage to Buffalo Bayou by Hurricane Harvev.	G

6	1 Tiel Way	1 Tiel Way to 16 Tiel Way	G
7	11603 Bandlon Outfall Repair	11603 Bandlon Drive at Brays Bayou	F
8	1139 Ivy Wall Outfall Repair	1139 Ivy Wall at Buffalo Bayou	G
9	Briarwild Lane Roadside Ditch Project	Briarwild Lane (Warwana Road to Witte Road) Warwana Road (Gessner Road to Witte Road) Witte Road (Warwana Road to Briarwild Road)	A

**CONTRACT COMPLETION AND COST:** The Contractor, Reytec Construction Resources, Inc. has completed the work under the subject Contract. The project was completed within the original Contract time. The final cost of the project, including overrun and underrun of estimated unit price quantities is \$3,117,726.57, an increase of \$117,726.57 or 3.92% over the original Contract Amount and under the 5% contingency amount. The increased cost is a result of the difference between planned and measured quantities.

**M/WSBE PARTICIPATION:** The advertised M/WBE contract goals for this project were 7.00% MBE and 2.00% WBE (9.00% total). The MWBE goals approved for this project were 7.00% MBE and 2.00% WBE, (9.00% total). According to the Office of Business Opportunity, the actual participation achieved on this project was 6.75% MBE, and 2.37% WBE (9.12% total). The standard for meeting MWSBE participation goals is the demonstration of Good Faith Efforts. The Contractor's MWBE performance on this project was rated "Satisfactory" for the following reasons: The Prime exceeded the WBE goal, came within 1% of meeting the MBE goal and made good faith efforts to utilize all goal credit subcontractors on this project. For the reasons listed, the Contractor's performance meets the intent and the spirit of the City's MWSBE program.

DocuSigned by:

 8/7/2023  
A93C410B72B3453

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No(s). M-420126-0096-4

**Prior Council Action:**

Ordinance No. 2017-0343, dated 05-17-2017

**Amount and Source of Funding:**

No additional funding required.

Original allocation of \$3,540,000.00 from the Stormwater Fund 2302

**Contact Information:**

Johana Clark, P.E.  
Senior Assistant Director, Transportation & Drainage Operation  
Phone: (832) 395-2274

**ATTACHMENTS:**

Description	Type
Project List	Backup Material
Maps	Backup Material
OBO Documents	Backup Material
Prior Council	Backup Material
Ownership Information Form & Tax Report	Backup Material
Final Estimate	Backup Material



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

District C, District D, District G, District H, District I

Item Creation Date: 1/11/2023

HPW - 20WWO1075 Accept Work/Reliance Construction  
Services, L.P.

Agenda Item#: 14.

### **Summary:**

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$1,001,074.42 and acceptance of work on contract with **RELIANCE CONSTRUCTION SERVICES, L.P.**, for New Front Easement Reconnections - 1.41% over the original contract amount and under the 5% contingency amount - **DISTRICTS C - KAMIN; D - EVANS-SHABAZZ; G - HUFFMAN; H - CISNEROS and I - GALLEGOS**

### **Background:**

**SUBJECT:** Accept Work for New Front Easement Reconnections.

**RECOMMENDATION: (SUMMARY)** Pass a motion to approve the final contract amount of \$1,001,074.42 or 1.41% over the original contract amount, accept the work and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the Substitute Service Line Program (SSLP) program and was required to provide wastewater service line relocations (substitute services) to wastewater mains within the public right-of-way for the health, safety and welfare of the citizens of Houston. The service line relocations from the back lot main to the front lot main were needed due to aged, worn or defected mains that were subject to excessive leaks or sudden failure, main lines located such that access for repairs or maintenance was prevented or hindered, and old main lines which lacked sufficient capacity to provide adequate service meeting general City standards.

**DESCRIPTION/SCOPE:** This project consisted of new front easement reconnections. The project was awarded to Reliance Construction Services, L.P with 730 calendar days allowed for construction and an original contract amount of \$987,166.18.

**LOCATION:** The projects are located throughout the City of Houston.

**CONTRACT COMPLETION AND COST:** The contractor, Reliance Construction Services, L.P., has completed the work under the subject contract. The project was completed within the original contract time. The final cost of the project, including overrun and underrun of estimated unit price quantities is \$1,001,074.42, an increase of \$13,908.24 or 1.41% over the original contract amount and under the 5% contingency amount. The increased cost is a result of the difference between planned and measured quantities.

**M/WSBE PARTICIPATION:** No City MWBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for goal-oriented contracts per Section 15-82 of the City Code of Ordinances.

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. R-002015-0026-4  
File No. WW5159-06

**Prior Council Action:**

Ordinance No. 2019-0168, dated 03-27-2019

**Amount and Source of Funding:**

No additional funding required.

Original appropriation of \$1,051,524.00 from Fund No. 8500 – Water and Sewer System Consolidated Construction Fund.

**Contact Information:**

Greg Eyerly  
Senior Assistant Director, Houston Water  
Phone: (832) 395-4979

**ATTACHMENTS:**

**Description**

Council District Map  
Location List  
Signed Coversheet

**Type**

Backup Material  
Backup Material  
Signed Cover sheet



<b>WW5159-06</b>	<b>New Front Easement Reconnections</b>		
<b>WBS No. R-002015-0026-4</b>	<b>Reliance Construction Services, L.P.</b>		
<b>WORK ORDER</b>	<b>SUBDIVISION</b>	<b>BASIN</b>	<b>Council Dist.</b>
3	Meyerland Area, 77096	SW248	C
8	Neartown-Montrose, 77006	AS076	C
13	Neartown-Montrose, 77006	AS090	C
17	Neartown-Montrose, 77006	AS085	C
19	Neartown-Montrose, 77006	AS087	C
14	Neartown-Montrose, 77006	AS087	C
9	Greater Third Ward, 77004	SB162	D
12	Greater Uptown, 77024	SW227	G
6	Second Ward, 77003	II186	H
10	Second Ward, 77003	II186	H
5	Meadowbrook-Allendale, 77017	SB059	I
1	Lawndale-Wayside, 77023	SB089	I
2	Lawndale-Wayside, 77023	SB089	I



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C, District D, District G, District H, District I

Item Creation Date: 1/11/2023

HPW - 20WWO1075 Accept Work/Reliance Construction Services, L.P.

Agenda Item#:

### **Background:**

**SUBJECT:** Accept Work for New Front Easement Reconnections.

**RECOMMENDATION: (SUMMARY)** Pass a motion to approve the final contract amount of \$1,001,074.42 or 1.41% over the original contract amount, accept the work and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the Substitute Service Line Program (SSLP) program and was required to provide wastewater service line relocations (substitute services) to wastewater mains within the public right-of-way for the health, safety and welfare of the citizens of Houston. The service line relocations from the back lot main to the front lot main were needed due to aged, worn or defected mains that were subject to excessive leaks or sudden failure, main lines located such that access for repairs or maintenance was prevented or hindered, and old main lines which lacked sufficient capacity to provide adequate service meeting general City standards.

**DESCRIPTION/SCOPE:** This project consisted of new front easement reconnections. The project was awarded to Reliance Construction Services, L.P with 730 calendar days allowed for construction and an original contract amount of \$987,166.18.

**LOCATION:** The projects are located throughout the City of Houston.

**CONTRACT COMPLETION AND COST:** The contractor, Reliance Construction Services, L.P., has completed the work under the subject contract. The project was completed within the original contract time. The final cost of the project, including overrun and underrun of estimated unit price quantities is \$1,001,074.42, an increase of \$13,908.24 or 1.41% over the original contract amount and under the 5% contingency amount. The increased cost is a result of the difference between planned and measured quantities.

**M/WSBE PARTICIPATION:** No City MWBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for goal-oriented contracts per Section 15-82 of the City Code of Ordinances.

DocuSigned by:

A stylized signature of Carol Ellinger Haddock in black ink, enclosed in a blue rectangular box. Below the signature, the alphanumeric string "A93C410B72B3453..." is printed.

8/2/2023

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. R-002015-0026-4  
File No. WW5159-06

### **Prior Council Action:**

Ordinance No. 2019-0168, dated 03-27-2019

### **Amount and Source of Funding:**

No additional funding required.

Original appropriation of \$1,051,524.00 from Fund No. 8500 – Water and Sewer System Consolidated Construction Fund.

### **Contact Information:**

Greg Eyerly  
Senior Assistant Director, Houston Water  
Phone: (832) 395-4979

### **ATTACHMENTS:**

Description	Type
Council District Map	Backup Material
Location List	Backup Material
Location Maps	Backup Material
OBO Documents	Backup Material

Prior Council Action  
Ownership Information Form & Tax Report  
Final Estimate

Backup Material  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District F, District G, District J, District K

Item Creation Date: 7/11/2023

HPW – 20FDL2305 Accept Work / Blastco Texas, Inc.

Agenda Item#: 15.

### **Summary:**

RECOMMENDATION from Director Houston Public Works for approval of final contract amount of \$3,538,795.42 and acceptance of work on contract with **BLASTCO TEXAS, INC** for Rehabilitation of Water Storage Tanks - Package 12 - 3.65% under the original contract amount - **DISTRICTS F - THOMAS; G - HUFFMAN; J - POLLARD and K - CASTEX-TATUM**

### **Background:**

**SUBJECT:** Accept Work for Rehabilitation of Water Storage Tanks - Package 12

**RECOMMENDATION:** (SUMMARY) Pass a motion to approve the final Contract Amount of \$3,538,795.42 or 3.65% under the original Contract Amount, accept the Work and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the City's program to upgrade and rehabilitate ground water production facilities and was required to meet the area's water demand and ensure compliance with the Texas Commission on Environmental Quality regulations.

**DESCRIPTION/SCOPE:** This project consisted of the rehabilitation of three ground storage tanks, one elevated storage tank, demolition of a galvanized bolted steel ground storage tank, and construction of a galvanized bolted steel ground storage tank at four pumping stations. IDS Engineering Group designed the project with 520 calendar days allowed for construction. The project was awarded to Blastco Texas, Inc. with an original Contract Amount of \$3,672,900.00.

### **LOCATION:**

Project Name	Location	Council District
District 90 (Kirkwood-2)	11607 Herald Square Drive Houston, TX 77099	F
Rosewood-1	12802 Westheimer Road, Houston, TX 77077	G
Sims Bayou	13840 Croquet Lane, Houston, TX 77085	K
Sharpstown-2	8619 Bellaire Boulevard, Houston, TX 77036	J

**CONTRACT COMPLETION AND COST:** The Contractor, Blastco Texas, Inc., has completed the work under the subject Contract. The project was completed within the original Contract time. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order No. 1 is \$3,538,795.42, a decrease of \$134,104.58 or 3.65 under the original Contract

Amount. The decreased cost is a result of the difference between planned and measured quantities.

**MWSBE PARTICIPATION:** The advertised M/WBE contract goals for this project were 9.00% MBE and 6.00% WBE (15.00% total). The M/W/SBE goals approved for this project were 9.00% MBE, 2.00% WBE, 4.00% SBE (15.00% total). According to the Office of Business Opportunity, the actual participation achieved on this project was 12.33% MBE, 2.46% WBE and 7.52% SBE (18.15% total due to the 4% SBE credit cap). The standard for meeting MWSBE participation goals is the demonstration of Good Faith Efforts. The Contractor's M/W/SBE performance on this project was rated Outstanding for the following reasons: The prime exceeded all goal requirements and utilized all goal credit subcontractors to capacity. For the reasons listed, the Contractor's performance exceeded our expectations and meets the intent and the spirit of the City's MWSBE program.

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. S-000600-0052-4

**Prior Council Action:**

Ordinance No. 2021-0803, dated 09-15-2021

**Amount and Source of Funding:**

No additional funding required.

Total (original) appropriation of \$4,265,190.00 from Fund 8500 Water and Sewer System Consolidated Construction Fund.

**Contact Information:**

Markos E. Mengesha P.E., CCM  
Assistant Director, Capital Projects  
Phone: (832) 395-2365

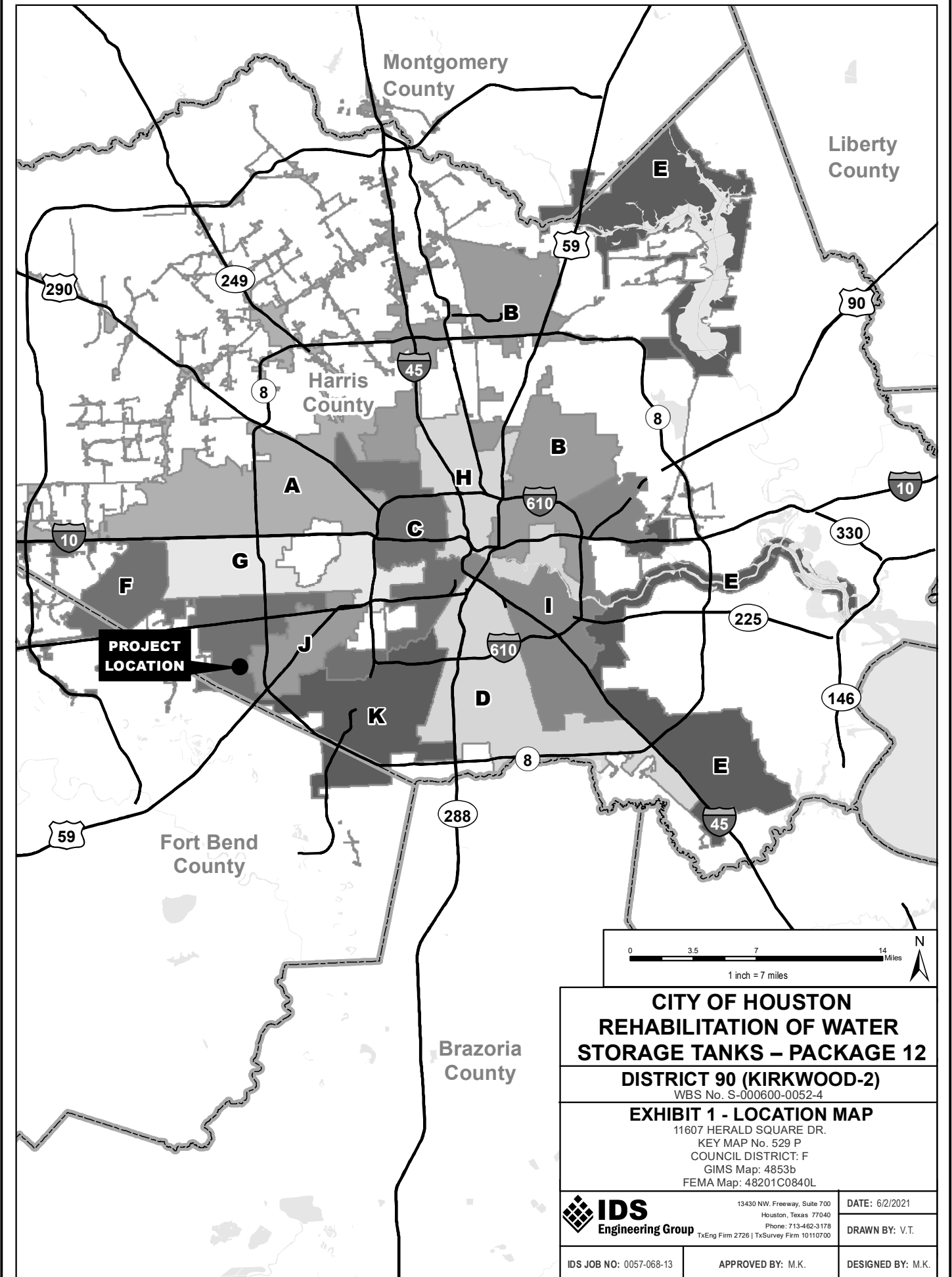
**ATTACHMENTS:**


**Description**

Maps  
Signed Coversheet

**Type**

Backup Material  
Signed Cover sheet



<p align="center"><b>CITY OF HOUSTON</b>  <b>REHABILITATION OF WATER</b>  <b>STORAGE TANKS – PACKAGE 12</b>  <b>DISTRICT 90 (KIRKWOOD-2)</b>  WBS No. S-000600-0052-4</p>		
<p align="center"><b>EXHIBIT 1 - LOCATION MAP</b>  11607 HERALD SQUARE DR.  KEY MAP No. 529 P  COUNCIL DISTRICT: F  GIMS Map: 4853b  FEMA Map: 48201C0840L</p>		
 <p><b>IDS</b> Engineering Group</p>	<p>13430 NW Freeway, Suite 700  Houston, Texas 77040  Phone: 713-462-3178  TxEng Firm 2726   TxSurvey Firm 10110700</p>	<p>DATE: 6/2/2021</p>
	<p>IDS JOB NO: 0057-068-13</p>	<p>APPROVED BY: M.K.</p>
		<p>DESIGNED BY: M.K.</p>



**CITY OF HOUSTON  
REHABILITATION OF WATER  
STORAGE TANKS – PACKAGE 12**

**DISTRICT 90 (KIRKWOOD-2)**

WBS No. S-000600-0052-4

**EXHIBIT 2 - VICINITY MAP**

11607 HERALD SQUARE DR

KEY MAP No. 529 P

COUNCIL DISTRICT: F

GIMS Map: 4853b

FEMA Map: 48201C0840L



13430 NW, Freeway, Suite 700  
Houston, Texas 77040  
Phone: 713-462-3178

TxEng Firm: 2726 | TxSurvey Firm: 10110700

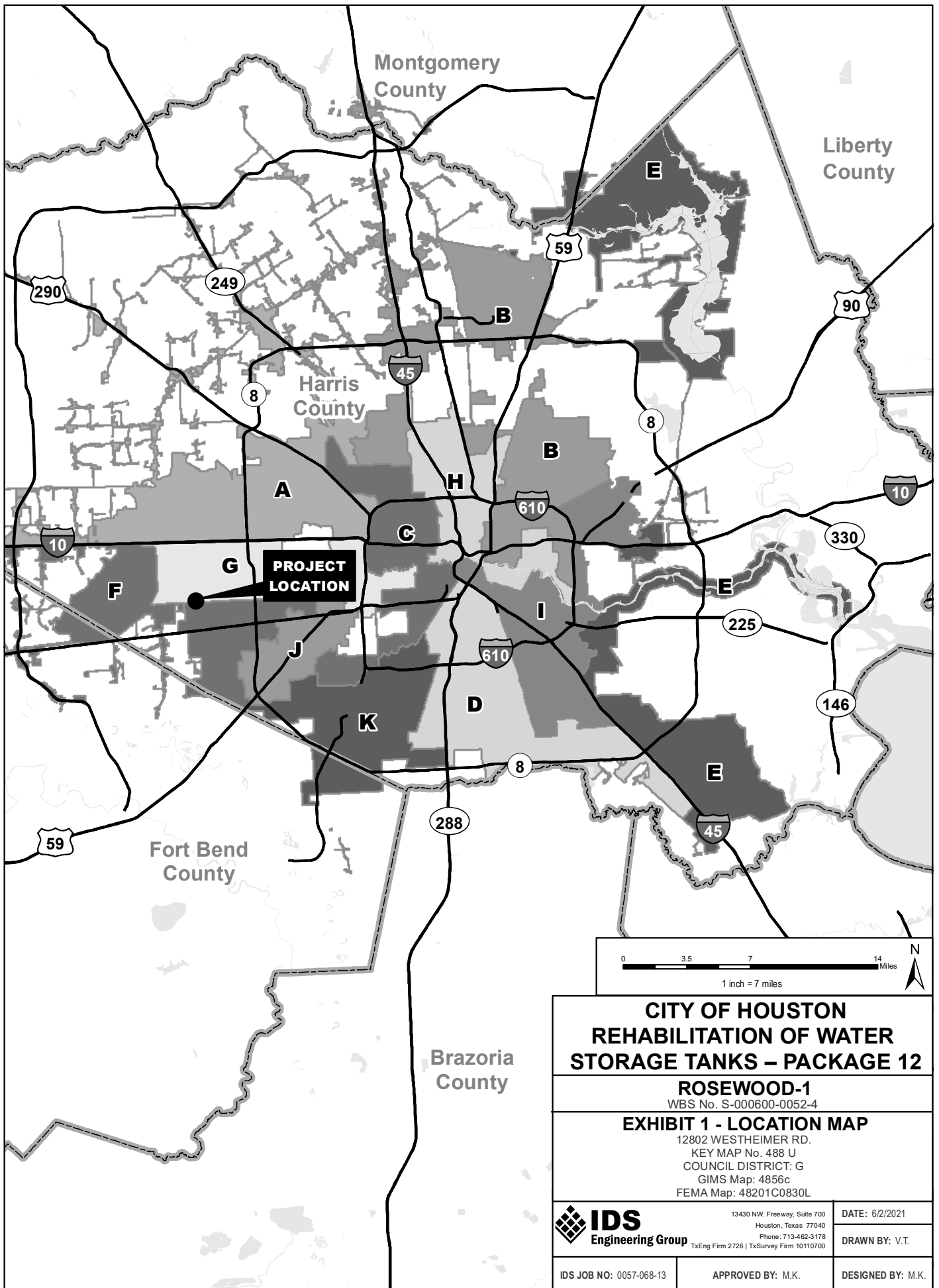
DATE: 6/2/2021

DRAWN BY: V.T.

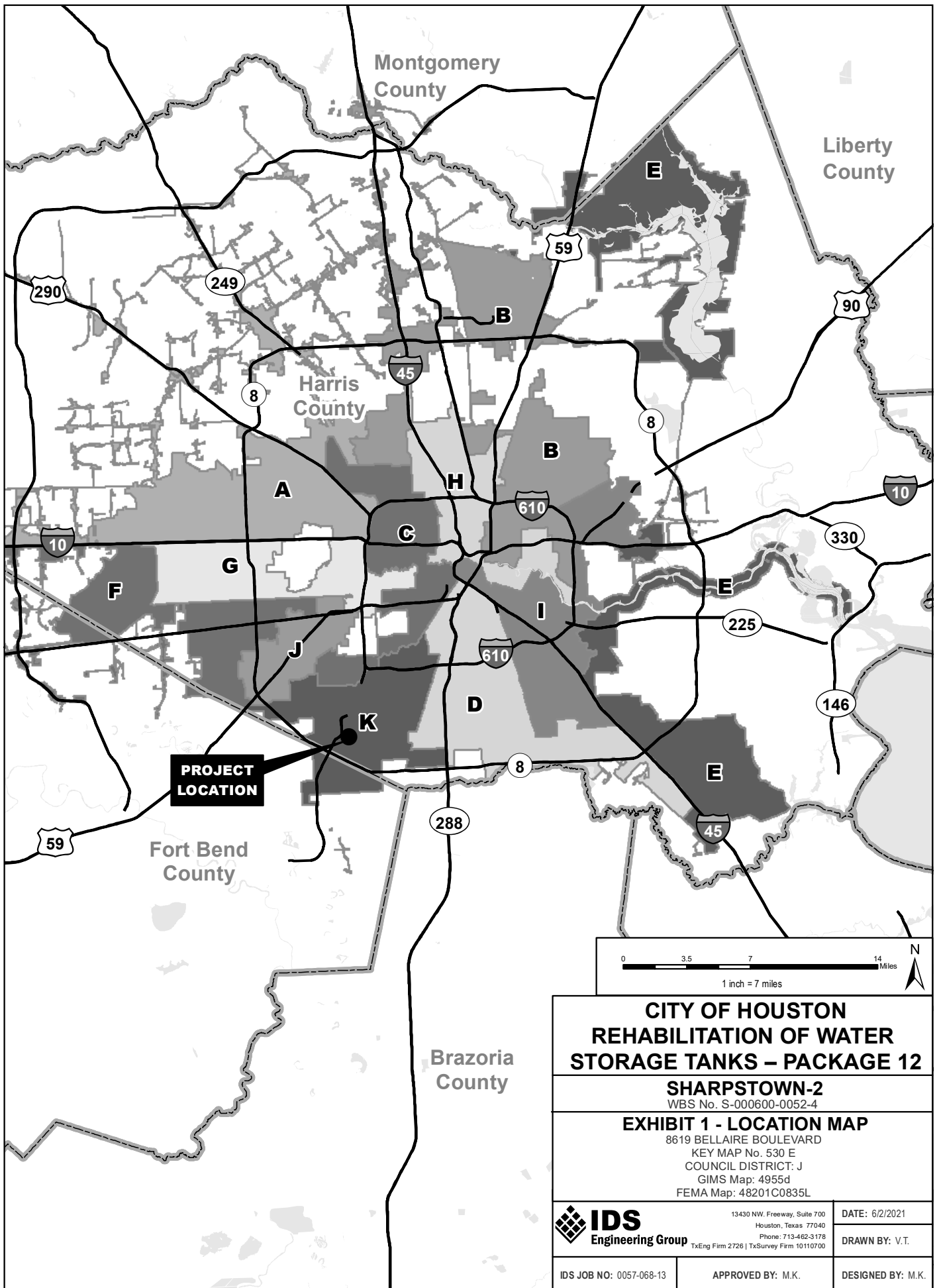
IDS JOB NO: 0057-068-13

APPROVED BY: M.K.

DESIGNED BY: M.K.







# **CITY OF HOUSTON REHABILITATION OF WATER STORAGE TANKS – PACKAGE 12**

## **SHARPTOWN-2**

WBS No. S-000600-0052-4

## **EXHIBIT 1 - LOCATION MAP**

8619 BELLAIRE BOULEVARD

KEY MAP No. 530 E

COUNCIL DISTRICT: J

GIMS Map: 4955d

FEMA Map: 48201C0835L



**IDS**  
Engineering Group

13430 NW. Freeway, Suite 700

Houston, Texas 77040

Phone: 713-462-3178

TxEng Firm 2726 | TxSurvey Firm 10110700

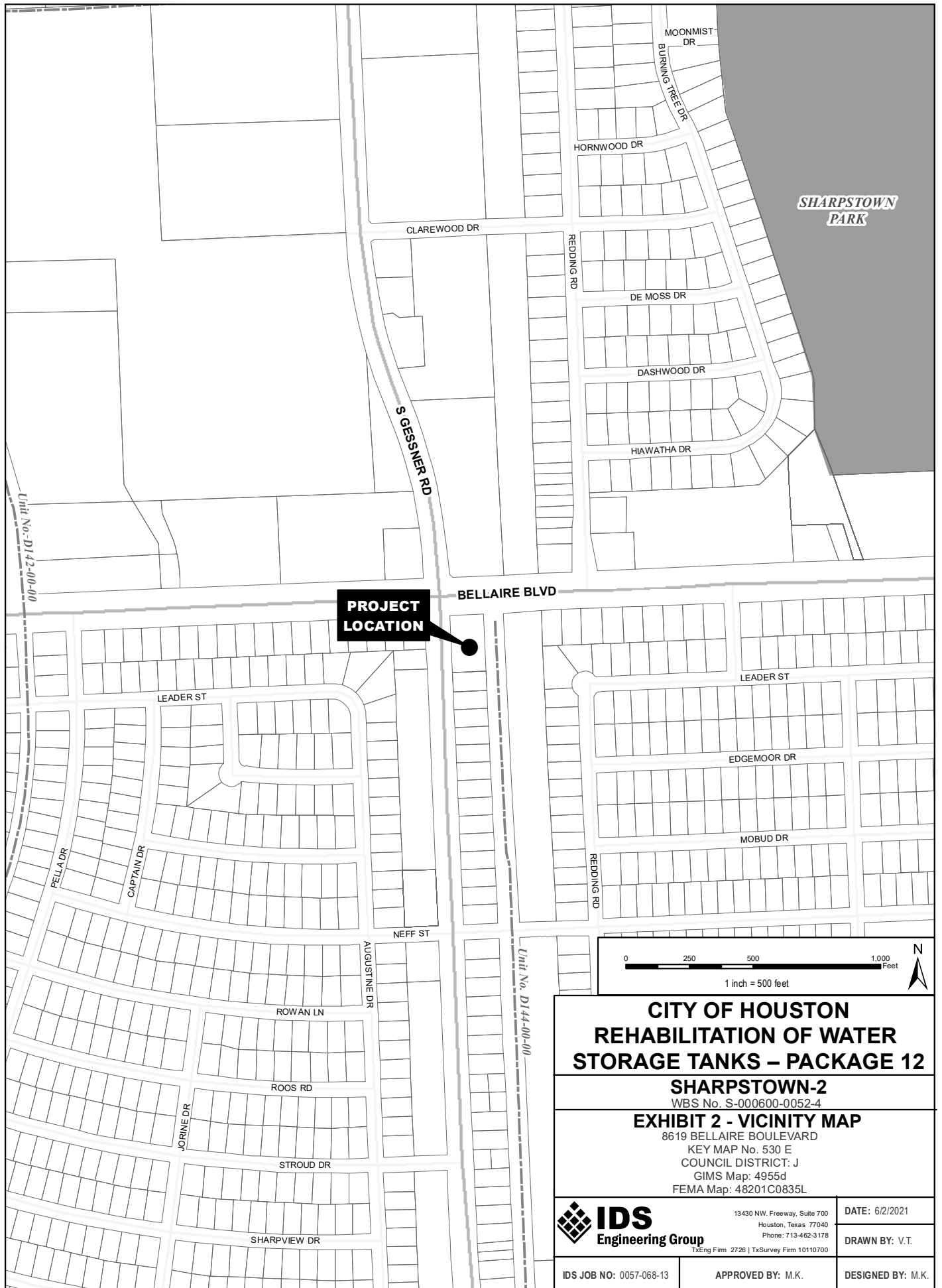
DATE: 6/2/2021

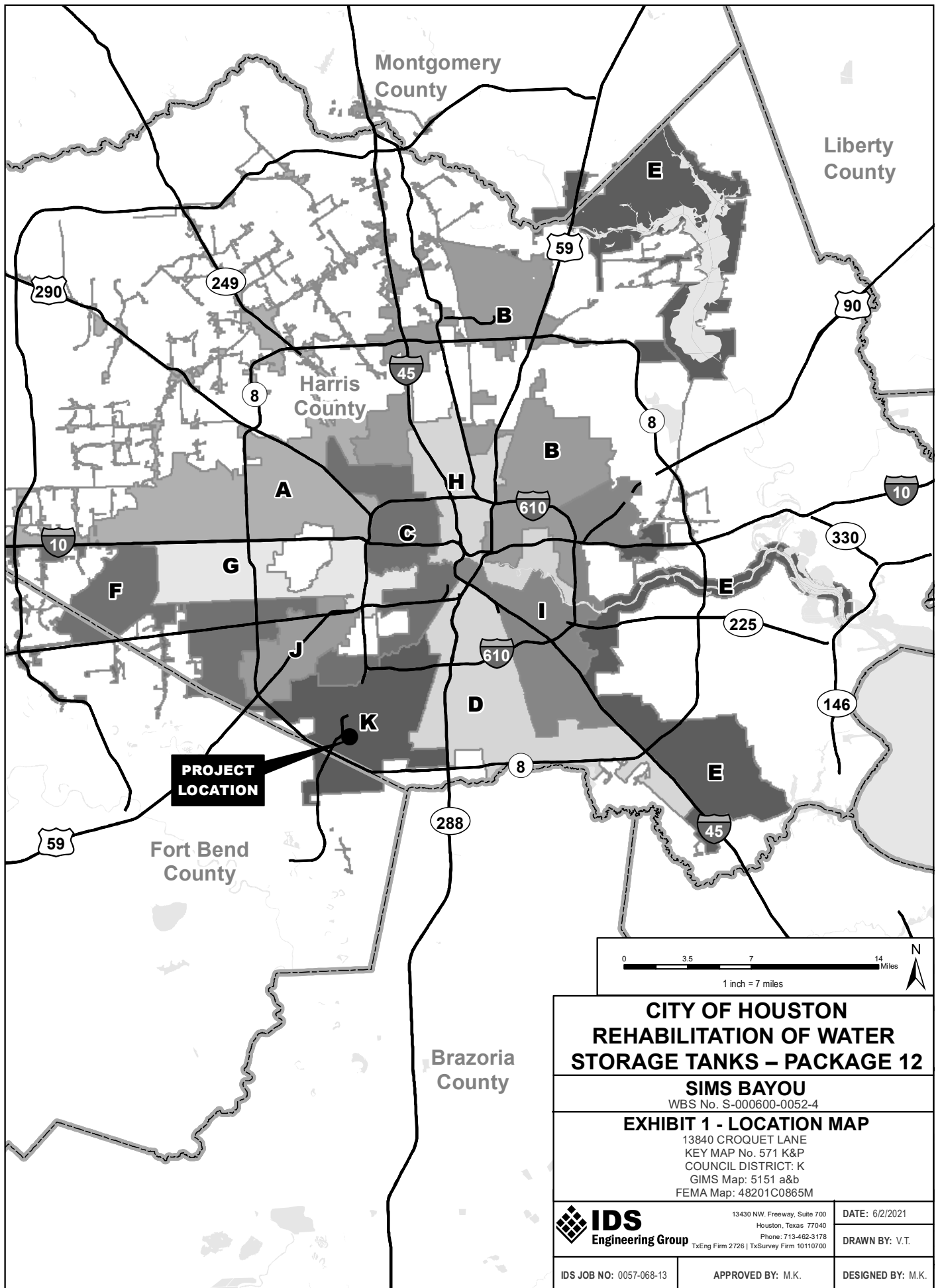
DRAWN BY: V.T.

IDS JOB NO: 0057-068-13

APPROVED BY: M.K.

DESIGNED BY: M.K.







**CITY OF HOUSTON  
REHABILITATION OF WATER  
STORAGE TANKS – PACKAGE 12**

**SIMS BAYOU**  
WBS No. S-000600-0052-4

**EXHIBIT 2 - VICINITY MAP**  
13840 CROQUET LANE  
KEY MAP No. 571 K&P  
COUNCIL DISTRICT: K  
GIMS Map: 5151a&b  
FEMA Map: 48201C00865M



13430 NW, Freeway, Suite 700  
Houston, Texas 77040  
Phone: 713-462-3178  
TxEng Firm: 2726 | TxSurvey Firm: 10110700

DATE: 6/2/2021

DRAWN BY: V.T.

IDS JOB NO: 0057-068-13

APPROVED BY: M.K.

DESIGNED BY: M.K.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District F, District G, District J, District K

Item Creation Date: 7/11/2023

HPW – 20FDL2305 Accept Work / Blastco Texas, Inc.

Agenda Item#:

### **Background:**

**SUBJECT:** Accept Work for Rehabilitation of Water Storage Tanks - Package 12

**RECOMMENDATION: (SUMMARY)** Pass a motion to approve the final Contract Amount of \$3,538,795.42 or 3.65% under the original Contract Amount, accept the Work and authorize final payment.

**PROJECT NOTICE/JUSTIFICATION:** This project was part of the City's program to upgrade and rehabilitate ground water production facilities and was required to meet the area's water demand and ensure compliance with the Texas Commission on Environmental Quality regulations.

**DESCRIPTION/SCOPE:** This project consisted of the rehabilitation of three ground storage tanks, one elevated storage tank, demolition of a galvanized bolted steel ground storage tank, and construction of a galvanized bolted steel ground storage tank at four pumping stations. IDS Engineering Group designed the project with 520 calendar days allowed for construction. The project was awarded to Blastco Texas, Inc. with an original Contract Amount of \$3,672,900.00.

### **LOCATION:**

Project Name	Location	Council District
District 90 (Kirkwood-2)	11607 Herald Square Drive Houston, TX 77099	F
Rosewood-1	12802 Westheimer Road, Houston, TX 77077	G
Sims Bayou	13840 Croquet Lane, Houston, TX 77085	K
Sharpstown-2	8619 Bellaire Boulevard, Houston, TX 77036	J

**CONTRACT COMPLETION AND COST:** The Contractor, Blastco Texas, Inc., has completed the work under the subject Contract. The project was completed within the original Contract time. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order No. 1 is \$3,538,795.42, a decrease of \$134,104.58 or 3.65 under the original Contract Amount. The decreased cost is a result of the difference between planned and measured quantities.

**MWSBE PARTICIPATION:** The advertised M/WBE contract goals for this project were 9.00% MBE and 6.00% WBE (15.00% total). The M/W/SBE goals approved for this project were 9.00% MBE, 2.00% WBE, 4.00% SBE (15.00% total). According to the Office of Business Opportunity, the actual participation achieved on this project was 12.33% MBE, 2.46% WBE and 7.52% SBE (18.15% total due to the 4% SBE credit cap). The standard for meeting MWSBE participation goals is the demonstration of Good Faith Efforts. The Contractor's M/W/SBE performance on this project was rated Outstanding for the following reasons: The prime exceeded all goal requirements and utilized all goal credit subcontractors to capacity. For the reasons listed, the Contractor's performance exceeded our expectations and meets the intent and the spirit of the City's MWSBE program.

DocuSigned by:

 8/2/2023  
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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. S-000600-0052-4

### **Prior Council Action:**

Ordinance No. 2021-0803, dated 09-15-2021

### **Amount and Source of Funding:**

No additional funding required.

Total (original) appropriation of \$4,265,190.00 from Fund 8500 Water and Sewer System Consolidated Construction Fund.

**Contact Information:**

Markos E. Mengesha P.E., CCM  
Assistant Director, Capital Projects  
Phone: (832) 395-2365

**ATTACHMENTS:**

Description	Type
Maps	Backup Material
OBO	Backup Material
Ownership Information Form and Tax Report	Backup Material
Prior Council Action	Backup Material
Change Order #1	Backup Material
Final Estimate	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/14/2023

E32959 - Automated Side-loading Refuse Trucks (Kyrish Truck Center) - MOTION

Agenda Item#: 16.

### **Summary:**

**KYRISH TRUCK CENTER** for Purchase of Nineteen (19) 33-Yard Automated Side-loading Refuse Trucks through the BuyBoard Purchasing Cooperative Agreement for the Fleet Management Department on behalf of the Solid Waste Management Department - \$7,636,613.00 - Equipment Acquisition Consolidated Fund

### **Background:**

**E32959 - Approve the purchase of nineteen (19), 33-yard Automated Side-loading Refuse Trucks from Kyrish Truck Center through the BuyBoard Purchasing Cooperative agreement in the total amount of \$7,636,613.00 for the Fleet Management Department (FMD) on behalf of the Solid Waste Management Department (SWMD)**

### **Specific Explanation:**

The Director of Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of nineteen (19), 33-yard Automated Side-loading Refuse Trucks through the BuyBoard Purchasing Cooperative from vendor **Kyrish Truck Center**, in the total amount of **\$7,636,613.00** for the Solid Waste Management Department.

The vehicles in this proposed package have been vetted and approved by the Fleet Management Department.

The 33-yard Automated Side Loaders will be allocated to Solid Waste Management and used to provide residential trash and recycling collection services. These new vehicles will replace vehicles that have reached end of useful service life.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

### **M/WBE Subcontracting:**

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 Interlocal or Cooperative Purchasing Agreement for this purchase.

### **Fiscal Note:**

No significant Fiscal Operating impact is anticipated as result of this project.

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Jedediah Greenfield

Chief Procurement Officer

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Department Approval Authority

### **Estimated Spending Authority**

<b><u>Department</u></b>	<b><u>FY2024</u></b>	<b><u>Out Years</u></b>	<b><u>Total</u></b>
Solid Waste Management Dept.	\$7,636,613.00	\$0	\$7,636,613.00

### **Prior Council Action:**

Appropriation Ordinance 2023-576 approved by City Council July 19, 2023.

### **Amount and Source of Funding:**

**\$7,636,613.00**

Equipment Acquisition Consolidated Fund

Fund 1800 - Previously appropriated by Ord. #2023-576.

**Contact Information:**

Jedediah Greenfield      SPD      832-393-9126

**ATTACHMENTS:****Description**

Coversheet

**Type**

Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/14/2023

E32959 - Automated Side-loading Refuse Trucks (Kyrish Truck Center) - MOTION

Agenda Item#: 16.

## **Summary:**

### **NOT A REAL CAPTION**

**KYRISH TRUCK CENTER** for the purchase of nineteen (19), 33-yard Automated Side-loading Refuse Truck through the Buyboard Purchasing Cooperative agreement for the Fleet Management Department on behalf of the Solid Waste Management Department

## **Background:**

**E32959 - Approve the purchase of nineteen (19), 33-yard Automated Side-loading Refuse Trucks from Kyrish Truck Center through the BuyBoard Purchasing Cooperative agreement in the total amount of \$7,636,613.00 for the Fleet Management Department (FMD) on behalf of the Solid Waste Management Department (SWMD)**

## **Specific Explanation:**

The Director of Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of nineteen (19), 33-yard Automated Side-loading Refuse Trucks through the BuyBoard Purchasing Cooperative from vendor **Kyrish Truck Center**, in the total amount of **\$7,636,613.00** for the Solid Waste Management Department.

The vehicles in this proposed package have been vetted and approved by the Fleet Management Department.

The 33-yard Automated Side Loaders will be allocated to Solid Waste Management and used to provide residential trash and recycling collection services. These new vehicles will replace vehicles that have reached end of useful service life.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

## **M/WBE Subcontracting:**

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 Interlocal or Cooperative Purchasing Agreement for this purchase.

## **Fiscal Note:**

No significant Fiscal Operating impact is anticipated as result of this project.

8/16/2023

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**Jedediah Greenfield**  
**Chief Procurement Officer**

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**Department Approval Authority**

8/16/2023

## **Estimated Spending Authority**

<b>Department</b>	<b>FY2024</b>	<b>Out Years</b>	<b>Total</b>
Solid Waste Management Dept.	\$7,636,613.00	\$0	\$7,636,613.00

## **Prior Council Action:**

Appropriation Ordinance 2023-576 approved by City Council July 19, 2023.

## **Amount and Source of Funding:**

**\$7,636,613.00**

Equipment Acquisition Consolidated Fund

Fund 1800 - ~~Previously appropriated by Ord. #2023-576~~

Fund 1000 - Previously appropriated by Ord. #2020-010.

**Contact Information:**

Jedediah Greenfield      SPD      832-393-9126

**ATTACHMENTS:**

Description	Type
Cab Specs	Backup Material
Body Specs	Backup Material
Interlocal Agreement	Backup Material
Letter of Intent	Backup Material
Ownership Affidavit	Backup Material
Quote	Backup Material
Tax Report	Backup Material
MWBE Form	Backup Material
Justification Form	Backup Material
Certification of Funds	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/1/2023

### E32940 - Ford F-150 Hybrid Pickup Trucks HPD, HFD, GSD & DON (Silsbee Ford) - MOTION

Agenda Item#: 17.

#### **Summary:**

**SILSBEE FORD** for Fifty-two (52) Hybrid Electric Ford F-150 Pick-up Trucks through the Texas Interlocal Purchasing System Cooperative Purchasing Agreement for the Fleet Management Department on behalf of Various Departments - \$2,158,182.00 - Equipment Acquisition and Grant Funds

#### **Background:**

**E32940 - Approve the purchase of fifty-two (52), hybrid electric Ford F-150 pickup trucks from Silsbee Ford in the total amount of \$2,158,182.00 through the Texas Interlocal Purchasing System (TIPS) cooperative purchasing agreement for the Fleet Management Department on behalf of Various Departments.**

#### **Specific Explanation:**

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of **fifty-two (52)**, hybrid electric Ford F-150 pickup trucks in the total amount of **\$2,158,182.00** for Department of Neighborhoods, Houston Police, Houston Fire and General Services departments and that authorization be given to issue a purchase order to the TIPS contract vendor, **Silsbee Ford**. These vehicles will be used by department's personnel to provide services to citizens throughout the city. The funding for these vehicles is included in the FY2024 Capital Improvement Plan.

These vehicles of the proposed F-150 hybrid electric vehicle package have been vetted and approved by the Fleet Management Department.

The hybrid electric Ford F-150 pickup trucks will replace vehicles that have reached end of useful life. The hybrid electric technology of the trucks will reduce fuel consumption and emissions as compared to the vehicles being replaced. This procurement supports the Houston Climate Action Plan.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

#### **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 Interlocal or Cooperative Purchasing agreement for this purchase.

#### **Fiscal Note:**

- No significant Fiscal Operating impact is anticipated as a result of this project.
- No Fiscal Note required for grant items.

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

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Department Approval Authority

#### **Estimated Spending Authority**

<b>Department</b>	<b>FY2024</b>	<b>Out Years</b>	<b>Total</b>
Houston Fire Department	\$415,035.00	\$0	\$415,035.00
Houston Police Department	\$1,245,105.00	\$0	\$1,245,105.00
General Services Department	\$290,524,.50	\$0	\$290,524,.50
Department of Neighborhoods	\$207,517.50	\$0	\$207,517.50

<b>TOTAL</b>			<b>\$\$2,158,182.00</b>
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**Prior Council Action:**

Appropriation Ord. No.: 2022-0627 - approved by City Council August 17, 2022

**Amount and Source of Funding:**

\$913,077.00 - Equipment Acquisition Consolidated Fund (Fund 1800) - Previously appropriated by Ord. No.: 2022-0627

\$1,245,105.00 - S/L - Texas Anti-Gang Fund (Fund 5250)

**\$2,158,182.00 - Total**

**Contact Information:**

Jedediah Greenfield      SPD      832-393-9126

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/1/2023

E32940 - Ford F-150 Hybrid Pickup Trucks HPD, HFD, GSD & DON (Silsbee Ford) -  
MOTION

Agenda Item#: 18.

### **Background:**

**E32940 - Approve the purchase of fifty-two (52), hybrid electric Ford F-150 pickup trucks from Silsbee Ford in the total amount of \$2,158,182.00 through the Texas Interlocal Purchasing System (TIPS) cooperative purchasing agreement for the Fleet Management Department on behalf of Various Departments.**

### **Specific Explanation:**

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of **fifty-two (52)**, hybrid electric Ford F-150 pickup trucks in the total amount of **\$2,158,182.00** for Department of Neighborhoods, Houston Police, Houston Fire and General Services departments and that authorization be given to issue a purchase order to the TIPS contract vendor, **Silsbee Ford**. These vehicles will be used by department's personnel to provide services to citizens throughout the city. The funding for these vehicles is included in the FY2024 Capital Improvement Plan.

These vehicles of the proposed F-150 hybrid electric vehicle package have been vetted and approved by the Fleet Management Department.

The hybrid electric Ford F-150 pickup trucks will replace vehicles that have reached end of useful life. The hybrid electric technology of the trucks will reduce fuel consumption and emissions as compared to the vehicles being replaced. This procurement supports the Houston Climate Action Plan.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

### **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 Interlocal or Cooperative Purchasing agreement for this purchase.

### **Fiscal Note:**

- No significant Fiscal Operating impact is anticipated as a result of this project.
- No Fiscal Note required for grant items.

8/15/2023

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

Department Approval Authority

8/15/2023

### **Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Fire Department	\$415,035.00	\$0	\$415,035.00
Houston Police Department	\$1,245,105.00	\$0	\$1,245,105.00
General Services Department	\$290,524,.50	\$0	\$290,524,.50
Department of Neighborhoods	\$207,517.50	\$0	\$207,517.50
<b>TOTAL</b>			<b>\$2,158,182.00</b>

### **Prior Council Action:**

Appropriation Ord. No.: 2022-0627 - approved by City Council August 17, 2022

### **Amount and Source of Funding:**

\$913,077.00 - Equipment Acquisition Consolidated Fund (Fund 1800) - Previously appropriated by Ord. No.: 2022-0627

\$1,245,105.00 - S/L - Texas Anti-Gang Fund (Fund 5250)

**\$2,158,182.00 - Total**

~~\$2,100,102.00~~ - Total

**Contact Information:**

Jedediah Greenfield      SPD      832-393-9126

**ATTACHMENTS:**

Description	Type
Ownership Affidavit	Backup Material
Tax Report	Backup Material
F150 Hybrid Specs	Backup Material
DON Fiscal Form A	Financial Information
DON Quote	Backup Material
DON MWBE Form	Backup Material
DON Justification Form	Backup Material
GSD Justification Form	Backup Material
GSD MWBE Form	Backup Material
GSD Fiscal Form A	Financial Information
GSD Quote	Backup Material
HFD Justification Form	Backup Material
HFD MWBE Form	Backup Material
HFD Fiscal Form A	Financial Information
HFD Quote	Backup Material
HPD Justification Form	Backup Material
HPD MWBE Form	Backup Material
HPD Fiscal Form A	Financial Information
HPD Quote	Backup Material
Appropriation Ordinance 2022-627	Financial Information
Verification of Grant Funding - JC	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/4/2023

E32952 - Ford F-150 Hybrid Pickup Trucks for HHD and  
HAS (Silsbee Ford) - MOTION

Agenda Item#: 18.

### **Summary:**

**SILSBEE FORD** for Seventeen (17) Hybrid Electric Ford F-150 Pick-up Trucks through the Texas Interlocal Purchasing System Cooperative Purchasing Agreement for the Fleet Management Department on behalf of Various Departments - \$705,559.50 - Enterprise, Grant and Other Funds

### **Background:**

**E32952 - Approve the purchase of seventeen (17), hybrid electric Ford F-150 pickup trucks from Silsbee Ford in the total amount of \$705,559.50 through the Texas Interlocal Purchasing System (TIPS) cooperative purchasing agreement for the Fleet Management Department on behalf of Various Departments.**

### **Specific Explanation:**

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of seventeen (17), hybrid electric Ford F-150 pickup trucks in the total amount of **\$705.559.50** for Houston Airport System and Houston Health Department and that authorization be given to issue a purchase order to the TIPS contract vendor, **Silsbee Ford**. These vehicles will be used by department's personnel to provide services to citizens throughout the city. The funding for these vehicles is included in the FY2024 Capital Improvement Plan.

These vehicles of the proposed F-150 hybrid electric vehicle package have been vetted and approved by the Fleet Management Department.

The hybrid electric Ford F-150 pickup trucks will replace vehicles that have reached end of useful life. The hybrid electric technology of the trucks will reduce fuel consumption and emissions as compared to the vehicles being replaced. This procurement supports the Houston Climate Action Plan.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

### **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 Interlocal or Cooperative Purchasing agreement for this purchase.

**Fiscal Note:**

- No significant Fiscal Operating impact is anticipated as a result of this project.
- No Fiscal Note required for grant items.

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**Jedediah Greenfield, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

**Estimated Spending Authority**

<b><u>Department</u></b>	<b><u>FY2024</u></b>	<b><u>Out Years</u></b>	<b><u>Total</u></b>
Houston Health Department	\$290,524.50	\$0	\$290,524.50
Houston Airport Systems	\$415,035.00	\$0	\$415,035.00
<b>TOTAL</b>			<b>\$705,559.50</b>

**Prior Council Action:**

Appropriation Ord No.: 2022-0627 approved by City Council August 17, 2022

**Amount and Source of Funding:**

\$415,035.00 - HAS AIF Capital Outlay Fund (8012)

\$124,510.50 – Federal Government Grant Fund (5000)

\$83,007 – Fed/Local/State Pass Grant Fund (5030)

\$83,007 – Equipment Acquisition Consolidated Fund (1800) - Previously appropriated by Ord.#2022-0627

**\$705,559.50 - Total**

**Contact Information:**

Jedediah Greenfield      SPD      832-393-9126

**ATTACHMENTS:****Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/4/2023

E32952 - Ford F-150 Hybrid Pickup Trucks for HHD and HAS (Silsbee Ford) - MOTION

Agenda Item#: 19.

### **Background:**

**E32952 - Approve the purchase of seventeen (17), hybrid electric Ford F-150 pickup trucks from Silsbee Ford in the total amount of \$705,559.50 through the Texas Interlocal Purchasing System (TIPS) cooperative purchasing agreement for the Fleet Management Department on behalf of Various Departments.**

### **Specific Explanation:**

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve the purchase of seventeen (17), hybrid electric Ford F-150 pickup trucks in the total amount of **\$705,559.50** for Houston Airport System and Houston Health Department and that authorization be given to issue a purchase order to the TIPS contract vendor, **Silsbee Ford**. These vehicles will be used by department's personnel to provide services to citizens throughout the city. The funding for these vehicles is included in the FY2024 Capital Improvement Plan.

These vehicles of the proposed F-150 hybrid electric vehicle package have been vetted and approved by the Fleet Management Department.

The hybrid electric Ford F-150 pickup trucks will replace vehicles that have reached end of useful life. The hybrid electric technology of the trucks will reduce fuel consumption and emissions as compared to the vehicles being replaced. This procurement supports the Houston Climate Action Plan.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

### **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 Interlocal or Cooperative Purchasing agreement for this purchase.

### **Fiscal Note:**

- No significant Fiscal Operating impact is anticipated as a result of this project.
- No Fiscal Note required for grant items.

8/15/2023

DocuSigned by:  
Jedediah Greenfield

Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

DocuSigned by:  
Gary Glasscock

Department Approval Authority

8/15/2023

### **Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Health Department	\$290,524.50	\$0	\$290,524.50
Houston Airport Systems	\$415,035.00	\$0	\$415,035.00
<b>TOTAL</b>			<b>\$705,559.50</b>

### **Prior Council Action:**

Appropriation Ord No.: 2022-0627 approved by City Council August 17, 2022

### **Amount and Source of Funding:**

\$415,035.00 - HAS AIF Capital Outlay Fund (8012)  
 \$124,510.50 - Federal Government Grant Fund (5000)  
 \$83,007 - Fed/Local/State Pass Grant Fund (5030)  
 \$83,007 - Equipment Acquisition Consolidated Fund (1800) - Previously appropriated by Ord.#2022-0627  
**\$705,559.50 - Total**

**Contact Information:**

Jedediah Greenfield      SPD      832-393-9126

**ATTACHMENTS:**

Description	Type
Hybrid Specs	Backup Material
Tax Form	Backup Material
Ownership Affidavit	Backup Material
Appropriation Form	Backup Material
Justification Form HHD	Backup Material
MWBE HHD	Backup Material
Quote HHD	Backup Material
HHD Demand Details 1	Other
HHD Demand Details 2	Other
HHD Demand Details 3	Other
HHD Demand Details 4	Other
HHD Demand Details 5	Other
MWBE HAS	Backup Material
Justification Form HAS	Backup Material
Quote HAS	Backup Material
Fiscal Form A - HAS	Financial Information
Fiscal Form A - HHD	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date:

E32863 - Modular Building Replacement (Aries Building Systems, LLC.) - MOTION

Agenda Item#: 19.

### **Summary:**

APPROVE spending authority in the amount not to exceed \$215,356.00 for Purchase of Modular Building Replacements for Fire Station 101 through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the General Services Department, awarded to **ARIES BUILDING SYSTEMS, LLC**

### **Background:**

**Addendum to Purchase Order (P13-E32863) - Approve spending authority in the amount not to exceed \$215,356.00 for the purchase modular building replacements for Fire Station 101 from Aries Building Systems, LLC through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the General Services Department**

### **Specific Explanation:**

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve spending authority in the amount not to exceed \$215,356.00 for the purchase modular building replacements for Fire Station 101 through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the Houston Fire Department that authorization be given to issue purchase orders to the Choice Partners contractor, Aries Building Systems LLC. The modular building replacements for HFD Fire Station 101 will replace the existing modular building that is past its life expectancy, requiring frequent costly maintenance. The modular building serves as a dormitory for HFD firefighters, containing bedrooms, restrooms, and showers.

The purchase consists of one (1) 14X56 new modular dorm building, one (1) freight to site 12' & 14' wide modules, one (1) standard block level anchor with housecat and trans lift, one (1) install skirting to match exterior siding, one (1) add for wood deck platform ramps, one (1) add for metal canopies, one (1) disassemble; demolish; remove skirting, one (1) remove anchors, one (1) dumpsters.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

**MWBE Participation:**

Zero percentage goal document approved by Office of Business Opportunity.

**Pay or Play Program:**

The procurement is exempt from the City's 'Pay or Play' program because the department is utilizing an Interlocal agreement for Cooperative Purchasing.

**Hire Houston First:**

This Procurement is exempt from the City's Hire Houston First Ordinance. Bids/Proposals were not solicited because the city is utilizing a Cooperative Purchasing Agreement.

**Fiscal Note:**

No significant Fiscal Operating impact is anticipated as result of this project.

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**Jedediah Greenfield, Chief Procurement  
Officer Finance/Strategic Procurement Division**

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**Department Approval Authority**

Estimated Spending Authority			
Department	FY2024	Out-Years	Award Amount
General Services Department (GSD)	\$215,356.00	\$0.00	\$215,356.00

**Prior Council Action:**

Appropriating Ordinance No. 2022-484 passed on June 22, 2022

**Amount and Source of Funding:**

**\$215,356.00**

Fire Consolidated Construction Fund

Fund No. 4500

**Previously approved by Ord. No: 2022-484**

**Contact Information:**

Name	Dept/Division	Phone No.:
Barbara Fisher, Division Manager	Finance/SPD	(832) 393-8722
Carolyn Hanahan, Assistant Chief Policy Officer	Finance /SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:**

Description	Type
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Coversheet

Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date:

E32863 - Modular Building Replacement (Aries Building Systems, LLC.) - MOTION

Agenda Item#: 22.

## **Background:**

**Addendum to Purchase Order (P13-E32863) - Approve spending authority in the amount not to exceed \$215,356.00 for the purchase modular building replacements for Fire Station 101 from Aries Building Systems, LLC through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the General Services Department**

## **Specific Explanation:**

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve spending authority in the amount not to exceed \$215,356.00 for the purchase modular building replacements for Fire Station 101 through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the Houston Fire Department that authorization be given to issue purchase orders to the Choice Partners contractor, Aries Building Systems LLC. The modular building replacements for HFD Fire Station 101 will replace the existing modular building that is past its life expectancy, requiring frequent costly maintenance. The modular building serves as a dormitory for HFD firefighters, containing bedrooms, restrooms, and showers.

The purchase consists of one (1) 14X56 new modular dorm building, one (1) freight to site 12' & 14' wide modules, one (1) standard block level anchor with housecat and trans lift, one (1) install skirting to match exterior siding, one (1) add for wood deck platform ramps, one (1) add for metal canopies, one (1) disassemble; demolish; remove skirting, one (1) remove anchors, one (1) dumpsters.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

## **MWBE Participation:**

Zero percentage goal document approved by Office of Business Opportunity.

## **Pay or Play Program:**

The procurement is exempt from the City's 'Pay or Play' program because the department is utilizing an Interlocal agreement for Cooperative Purchasing.

## **Hire Houston First:**

This Procurement is exempt from the City's Hire Houston First Ordinance. Bids/Proposals were not solicited because the city is utilizing a Cooperative Purchasing Agreement.

## **Fiscal Note:**

No significant Fiscal Operating impact is anticipated as result of this project.

8/15/2023

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**Jedediah Greenfield, Chief Procurement  
Officer Finance/Strategic Procurement Division**

**Department Approval Authority**

## **Estimated Spending Authority**

Department	FY2024	Out-Years	Award Amount
General Services Department (GSD)	\$215,356.00	\$0.00	\$215,356.00

**Prior Council Action:**

Appropriating Ordinance No. 2022-484 passed on June 22, 2022

**Amount and Source of Funding:**

**\$215,356.00**

Fire Consolidated Construction Fund

Fund No. **4500** previously approved by Ord. No: **2022-484**

**Contact Information:**

Name	Dept/Division	Phone No.:
Barbara Fisher, Division Manager	Finance/SPD	(832) 393-8722
Carolyn Hanahan, Assistant Chief Policy Officer	Finance /SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:**

Description	Type
MWBE Goal	Backup Material
Scope of Work	Backup Material
Choice Partners Cooperative Contract 22501 MR-01	Backup Material
Certificate of Insurance & Endorsements	Backup Material
Quote	Backup Material
Aries Building Systems Ownership Form	Backup Material
Cooperative Justification Form	Backup Material
Aries Building Systems Drug Policy Form	Backup Material
AM Best Ratings	Backup Material
Texas Secretary of State	Backup Material
Appropriating Ordinance 2022-484	Financial Information
Tax Delinquent Report	Backup Material
Certification of Funds	Financial Information
PO Addendum	Contract/Exhibit
Client Department Approval	Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date:

E32954 - IMOC Phase II Boat House (Brown & Root  
Industrial Services, LLC) - MOTION

Agenda Item#: 20.

### **Summary:**

APPROVAL of Purchase of an IMOC (Interagency Marine Operations Center) Phase II Boat House and associated equipment through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) for the General Services Department on behalf of the Houston Police Department, awarded to **BROWN & ROOT INDUSTRIAL SERVICES, LLC** - \$154,931.00 - Grant Fund

### **Background:**

**Addendum to Purchase Order for E32954 – Approve the purchase of a IMOC Phase II boat house and associated equipment from Brown & Root Industrial Services, LLC through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) in the amount not to exceed \$154,931.00 for the General Services Department on behalf of the Houston Police Department.**

### **Specific Explanation:**

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve the purchase a IMOC Phase II boat house through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) in the total amount of **\$154,931.00** for the Houston Police Department and that authorization be given to issue purchase orders to the Choice Partners contractor, **Brown & Root Industrial Services, LLC**. The HPD IMOC Phase II boat house fabrication and delivery of the new building will be adjacent to the HPD Interagency Marine Operations Center.

The scope of work requires the contractor to provide and deliver a fabricated metal building shell. No erections or building accessories will be included. This shall include the following:

- Roof, walls and insulation.
- Prefinished downspouts and gutters.
- Delivery of material to jobsite (No installation).

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services".

**M/WBE Participation:**

According to the City of Houston Code of Ordinances, Chapter 15, Articles for Goal-oriented contracts, this procurement does not require an M/WBE goal, because it falls beneath the \$1,000,000 threshold requiring an M/WBE subcontractor for construction work.

**Pay or Play Program:**

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

**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 Interlocal/Cooperative Purchasing Agreement for this purchase.

**Fiscal Note:**

No Fiscal Note is required for grant items.

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**Jedediah Greenfield**  
**Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

Estimated Spending Authority			
Department	FY2024	Out-Years	Award Amount
General Services Department	\$154,931.00		\$154,931.00

**Amount and Source of Funding:**

\$116,198.25 – Federal Government Fund (5000)

\$ 38,732.75 – Other Government Fund (5040)

**\$154,931.00 - TOTAL**

**Contact Information:**

Name	Dept/Division	Phone No.:
Barbara Fisher, Division Manager	Finance/SPD	(832) 393-8722
Carolyn Hanahan, Assistant Chief Policy Officer	Finance /SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:****Description**

signed Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date:

E32954 - IMOC Phase II Boat House (Brown & Root Industrial Services, LLC) - MOTION

Agenda Item#: 21.

### **Background:**

**Addendum to Purchase Order for E32954 – Approve the purchase of a IMOC Phase II boat house and associated equipment from Brown & Root Industrial Services, LLC through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) in the amount not to exceed \$154,931.00 for the General Services Department on behalf of the Houston Police Department.**

### **Specific Explanation:**

The Director of the General Services Department and the Chief Procurement Officer recommend that City Council approve the purchase a IMOC Phase II boat house through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Purchasing Cooperative (Choice Partners) in the total amount of **\$154,931.00** for the Houston Police Department and that authorization be given to issue purchase orders to the Choice Partners contractor, **Brown & Root Industrial Services, LLC**. The HPD IMOC Phase II boat house fabrication and delivery of the new building will be adjacent to the HPD Interagency Marine Operations Center.

The scope of work requires the contractor to provide and deliver a fabricated metal building shell. No erections or building accessories will be included. This shall include the following:

- Roof, walls and insulation.
- Prefinished downspouts and gutters.
- Delivery of material to jobsite (No installation).

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that “a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services”.

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

According to the City of Houston Code of Ordinances, Chapter 15, Articles for Goal-oriented contracts, this procurement does not require an M/WBE goal, because it falls beneath the \$1,000,000 threshold requiring an M/WBE subcontractor for construction work.

### **Pay or Play Program:**

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

### **Hire Houston First:**

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. This procurement is exempt from the City's Hire Houston First Ordinance. The department is utilizing an Interlocal or Cooperative Purchasing Agreement for this purchase.

### **Fiscal Note:**

No Fiscal Note is not required for grant items.

8/15/2023

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**Jedediah Greenfield**  
**Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

**Department Approval Authority**

Estimated Spending Authority			
Department	FY2024	Out-Years	Award Amount
General Services Department	\$154,931.00		\$154,931.00

**Amount and Source of Funding:**

\$116,198.25 – Federal Government Fund (5000)

\$ 38,732.75 – Other Government Fund (5040)

**\$154,931.00 - TOTAL****Contact Information:**

<b>Name</b>	<b>Dept/Division</b>	<b>Phone No.:</b>
Barbara Fisher, Division Manager	Finance/SPD	(832) 393-8722
Carolyn Hanahan, Assistant Chief Policy Officer	Finance /SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Scope of Work	Backup Material
Certification of Funds	Financial Information
Brown & Root Quote	Backup Material
Cooperative Justification Form	Backup Material
MWBE Goal	Backup Material
Certificate of Insurance & Endorsements	Backup Material
Brown & Root Drug Policy Forms	Backup Material
Choice Partners Cooperative Contract 21-039MR	Backup Material
Choice Partners Cooperative Contract 21-039MR extension letter	Backup Material
Brown & Root Ownership Forms	Backup Material
Performance Bond	Backup Material
AM Best Ratings	Backup Material
Tax Delinquent Report	Backup Material
PO Addendum	Contract/Exhibit
Verification of Grant Funding - JC	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date:

E32869 - Influenza (Flu) Vaccines - 2023-2024 Seasons  
(Sanofi Pasteur, Inc) - MOTION

Agenda Item#: 21.

### **Summary:**

**\*\*PULLED – This item will not be considered on August 23, 2023**

APPROVE spending authority in an amount not to exceed \$138,566.40 for Emergency Purchase Orders for Influenza (Flu) Vaccines for seniors ages 65 years and older and youth six months and older citizens for Harris County Area Agency for the Houston Health Department, awarded to **SANOFI PASTEUR, INC** through April 6, 2024

### **Background:**

**Emergency Purchase Order (E32869) - Approve spending authority in an amount not to exceed \$138,566.40 to Sanofi Pasteur, Inc., for Influenza (Flu) Vaccines for seniors ages 65 years and older and youth six months and older citizens for Harris County Area Agency on Aging (HCAAA) Houston Health Department.**

### **Specific Explanation:**

The Director of the Houston Health Department and the Chief Procurement Officer recommend that City Council approves spending authority in an amount not to exceed **\$138,566.40** to provide Influenza (flu) vaccines for the 2023 and 2024 seasons for seniors ages 65 years and older and youth 6 months and that authorization be given to issue purchase orders as needed for a **duration through April 6, 2024, to Sanofi Pasteur, Inc.** for Houston Health Department.

The Strategic Procurement Division issued an emergency purchase order to Sanofi Pasteur, Inc on 6/27/2023. This emergency purchase order (EPO) needs to purchase 2,800 doses of influenza (flu) vaccine supply for the 2023-2024 season for citizens ages 65 years and older and youth ages 6 months and older. The flu vaccine prevents millions of chronic and flu-related illnesses and doctor's visits annually. Since strains of flu change early; it is necessary to purchase this formulation. This EPO will help to prevent influenza and minimize morbidity.

This recommendation is made pursuant to subsection 252.022(a)(2) of the Texas Local Government Code, which provides that "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" is exempt from the competitive requirements for purchases.

### **MWBE Participation:**

This procurement is exempt from the MWBE subcontracting participation goal because the

department is utilizing an emergency purchase for this purchase.

**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 emergency purchase order for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Jedediah Greenfield,  
Chief Procurement Officer,  
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
Department	FY2024	Out-Years	Award Amount
Houston Health Department	\$69,283.20	\$69,283.20	\$138,566.40

**Amount and Source of Funding:**

\$138,566.40  
General Fund  
Fund 1000

**Contact Information:**

NAME:	DEPARTMENT/DIVISION	PHONE
Shelia Baker, Division Manager	FIN/SPD	(832) 393-8109
Carolyn Hanahan, Assistant Chief Policy Officer	FIN/SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	FIN/SPD	(832) 393-9126

**ATTACHMENTS:**

Description	Type
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## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/11/2023

**E32916 - Towed Vehicle Reporting Management System -  
(UR International, Inc) - MOTION**

Agenda Item#: 22.

### **Summary:**

**UR INTERNATIONAL, INC** for Purchase of Towed Vehicle Reporting Management System for the Annual Renewal of Application License, Maintenance and Upgrade Service for the Houston Police Department - \$63,600.00 - Auto Dealers Fund

### **Background:**

**Sole Source (P21-E32916) - Approve the sole source purchase from UR International, Inc. in the total amount of \$63,600.00 for the purchase of Towed Vehicle Reporting Management System (TVRMS) for the annual renewal of application license, maintenance & upgrade service for the Houston Police Department (HPD).**

### **SPECIFIC EXPLANATION:**

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve the sole source purchase of software upgrade service and renewal of annual license application for the Towed Vehicle Reporting Management System (TVRMS) in the total amount of **\$63,600.00** and that authorization be given to issue a purchase order to **UR International, Inc. (URI)**.

This purchase includes the annual renewal of the license application. UR International, Inc. will provide one year of license access to the TVRMS application, software maintenance, which includes 100 hours of remote help desk support, one year of website hosting, and break/fix software and hardware. The TVRMS provides HPD's Auto Dealers Detail with detailed information related to a vehicle's location, date, and time of impound. Additionally, the system provides the hosting of the public website "findmytowedcar.com" which allows citizens to locate their towed vehicles.

URI uniquely deploys the web-based TVRMS and the associated web content outlined in [www.findmytowedcar.com](http://www.findmytowedcar.com) and [www.hpd.govtow.com](http://www.hpd.govtow.com) for HPD's use. URI is the sole distributor of the software components for the TVRMS and sole service provider for this technology.

This recommendation is made pursuant to subsection 252.022(a)(7) of the Texas Local Government Code, which provides that "a procurement of items that are available from only one source" is exempt from the competitive requirements for purchases.

**MWBE Participation:**

This procurement is exempt from the City's MWBE subcontracting goals as the total expenditure does not exceed the \$100,000.00 threshold.

**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 a sole contractor for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Jedediah Greenfield, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

Estimated Spending Authority			
DEPARTMENT	FY2024	OUT YEARS	TOTAL
Houston Police Department	\$63,600.00	\$0.00	<b>\$63,600.00</b>

**Amount and Source of Funding:**

\$63,600.00

Auto Dealers Fund

Fund 2200

**Contact Information:**

Lena Farris	Division Manager	832-393-8758
CandIce Gambrell	Assistant Director	832-393-9129
Jedediah Greenfield	Chief Procurement Officer	832-393-9126

**ATTACHMENTS:****Description**

Coversheet

**Type**

Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/11/2023

## E32916 - Towed Vehicle Reporting Management System - (UR International, Inc) - MOTION

Agenda Item#: 18.

### **Background:**

**Sole Source (P21-E32916) - Approve the sole source purchase from UR International, Inc. in the total amount of \$63,600.00 for the purchase of Towed Vehicle Reporting Management System (TVRMS) for the annual renewal of application license, maintenance & upgrade service for the Houston Police Department (HPD).**

### **SPECIFIC EXPLANATION:**

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve the sole source purchase of software upgrade service and renewal of annual license application for the Towed Vehicle Reporting Management System (TVRMS) in the total amount of **\$63,600.00** and that authorization be given to issue a purchase order to **UR International, Inc. (URI)**.

This purchase includes the annual renewal of the license application. UR International, Inc. will provide one year of license access to the TVRMS application, software maintenance, which includes 100 hours of remote help desk support, one year of website hosting, and break/fix software and hardware. The TVRMS provides HPD's Auto Dealers Detail with detailed information related to a vehicle's location, date, and time of impound. Additionally, the system provides the hosting of the public website "findmytowedcar.com" which allows citizens to locate their towed vehicles.

URI uniquely deploys the web-based TVRMS and the associated web content outlined in [www.findmytowedcar.com](http://www.findmytowedcar.com) and [www.hpd.govtow.com](http://www.hpd.govtow.com) for HPD's use. URI is the sole distributor of the software components for the TVRMS and sole service provider for this technology.

This recommendation is made pursuant to subsection 252.022(a)(7) of the Texas Local Government Code, which provides that "a procurement of items that are available from only one source" is exempt from the competitive requirements for purchases.

### **MWBE Participation:**

This procurement is exempt from the City's MWBE subcontracting goals as the total expenditure does not exceed the \$100,000.00 threshold.

### **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 a sole contractor for this purchase.

### **Fiscal Note:**

Funding for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/14/2023

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**Jedediah Greenfield, Chief Procurement Officer**  
Finance/Strategic Procurement Division

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**Department Approval Authority**

8/14/2023

Estimated Spending Authority			
DEPARTMENT	FY2024	OUT YEARS	TOTAL
Houston Police Department	\$63,600.00	\$0.00	<b>\$63,600.00</b>

### **Amount and Source of Funding:**

\$63,600.00 – Auto Dealers Fund (2200)

### **Contact Information:**

Lena Farris Division Manager  
Candice Gambrell Assistant Director

832-393-8758  
832-393-9129

Jedediah Greenfield

Chief Procurement Officer

832-393-9126

**ATTACHMENTS:**

Description	Type
E32916 - Fiscal Form A	Financial Information
E32916 - Clear Tax Report	Backup Material
E32916 - Ownership Forms	Backup Material
E32916 - Quote	Backup Material
E32916 - Sole Source Justification	Backup Material
N29893	Other
Funding Information	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/13/2023

E32913 - GMC 2500 Hazmat Truck (Farrwest Environmental Supply, Inc.) - MOTION

Agenda Item#: 23.

### **Summary:**

**FARRWEST ENVIRONMENTAL SUPPLY, INC** for Purchase and Outfitting of one (1) GMC 2500HD Truck through the Houston-Galveston Purchasing Cooperative for Public Safety and Homeland Security on behalf of the Houston Fire Department - \$104,992.92 - Grant Fund

### **Background:**

**E32913 – Approve the purchase and outfitting of one (1) GMC 2500HD truck from FarrWest Environmental Supply, Inc. through the Houston-Galveston (H-GAC) purchasing cooperative in the total amount of \$104,992.92 for Public Safety and Homeland Security on behalf of the Houston Fire Department.**

### **Specific Explanation:**

The director of Public Safety and Homeland Security and the Chief Procurement Officer recommend that City Council approve the purchase and outfitting of one (1) GMC 2500HD truck through the Houston-Galveston Area Council (H-GAC) purchasing cooperative in the total amount of **\$104,992.92** for the Houston Fire Department and that authorization be given to issue a purchase order to the H-GAC contractor **FarrWest Environmental Supply, Inc.** This is a replacement vehicle of a currently outdated and aging truck. This new truck will be used to sustain and enhance the teams' capabilities to respond to local and/or regional emergencies.

The vehicle in this proposed package has been vetted and approved by the Fleet Management Department.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

### **MWBE Participation:**

Zero percentage goal document approved by 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 Interlocal or Cooperative Purchasing Agreement for this purchase.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

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

### **Estimated Spending Authority**

<b><u>Department</u></b>	<b><u>FY2024</u></b>	<b><u>Out Years</u></b>	<b><u>Total</u></b>
Public Safety and Homeland Security	\$104,992.92	\$0	\$104,992.92

### **Amount and Source of Funding:**

**\$104,992.92**

Fed/Local/State Pass Fund  
Fund 5030

### **Contact Information:**

Jedediah Greenfield, Chief Procurement Officer SDD 932 303 0126

**ATTACHMENTS:**

**Description**  
Coversheet

**Type**  
Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/13/2023

E32913 - GMC 2500 Hazmat Truck (Farrwest Environmental Supply, Inc.) - MOTION

Agenda Item#: 22.

## **Background:**

**E32913 – Approve the purchase and outfitting of one (1) GMC 2500HD truck from FarrWest Environmental Supply, Inc. through the Houston-Galveston (H-GAC) purchasing cooperative in the total amount of \$104,992.92 for Public Safety and Homeland Security on behalf of the Houston Fire Department.**

## **Specific Explanation:**

The director of Public Safety and Homeland Security and the Chief Procurement Officer recommend that City Council approve the purchase and outfitting of one (1) GMC 2500HD truck through the Houston-Galveston Area Council (H-GAC) purchasing cooperative in the total amount of **\$104,992.92** for the Houston Fire Department and that authorization be given to issue a purchase order to the H-GAC contractor **FarrWest Environmental Supply, Inc.** This is a replacement vehicle of a currently outdated and aging truck. This new truck will be used to sustain and enhance the teams' capabilities to respond to local and/or regional emergencies.

The vehicle in this proposed package has been vetted and approved by the Fleet Management Department.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

## **MWBE Participation:**

Zero percentage goal document approved by 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 Interlocal or Cooperative Purchasing Agreement for this purchase.

## **Fiscal Note:**

No Fiscal Note is required on grant items.

8/14/2023

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

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Department Approval Authority

8/14/2023

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## **Estimated Spending Authority**

<b><u>Department</u></b>	<b><u>FY2024</u></b>	<b><u>Out Years</u></b>	<b><u>Total</u></b>
Public Safety and Homeland Security	\$104,992.92	\$0	\$104,992.92

## **Amount and Source of Funding:**

**\$104,992.92** - Fed/Local/State Pass Fund (5030)

## **Contact Information:**

Jedediah Greenfield, Chief Procurement officer    SPD    832-393-9126

## **ATTACHMENTS:**

### **Description**

Justification Form  
Certification of Funds  
Ownership Affidavit  
MWBE Form

### **Type**

Backup Material  
Financial Information  
Backup Material  
Backup Material

MVBE Form  
Quote/Specs  
Tax Form  
HGAC Coop Form

Backup Material  
Backup Material  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/7/2023

S29634.A1 - Chemical, Aqua Ammonia (Southern Ionics) -  
MOTION

Agenda Item#: 24.

### **Summary:**

**AMEND MOTION #2021-269, 5/26/2021, TO INCREASE** spending authority from \$940,807.36 to \$2,340,807.36 for Purchase of Aqua Ammonia for Houston Public Works, awarded to **SOUTHERN IONICS**

### **Background:**

**P23-S29634.A1 – Amend Council Motion 2021-0269, passed on May 26, 2021, to increase the spending authority from \$940,807.36 to \$2,340,807.36 for the purchase of Aqua Ammonia awarded to Southern Ionics for Houston Public Works.**

### **Specific Explanation:**

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council amend Council Motion No. 2021-0269 to increase the spending authority for the purchase of Aqua Ammonia awarded to **Southern Ionics** from **\$940,807.36 to \$2,340,807.36** for Houston Public Works.

This award began June 1, 2021, for a 60-month term, in the amount not to exceed \$940,807.36. Expenditures as of August 7, 2023, totaled \$938,303.75. Due to increases in raw material costs for this chemical and Drinking Water Operations needing to increase their use of aqua ammonia to satisfy the water system's changes in raw water quality, particularly in terms of turbidity, spending authority for this award has been depleted sooner than anticipated. Houston Public Works is currently engaged in efforts to renew the contract for Aqua.

The utilization of liquid aqua ammonia is of utmost importance in the daily activities of treating and disinfecting drinking water. To safeguard the welfare and safety of the citizens of Houston, it is crucial to comply with the stringent regulations set by the Environmental Protection Agency, Texas Commission on Environmental Quality, and Safe Drinking Water Act.

### **MWBE Participation:**

This project was awarded with an 11% MWBE participation goal. **Southern Ionics** is currently achieving 14.66%.

### **Fiscal Note:**

Funding for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

**Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Public Works	\$535,000.00	\$865,000.00	\$1,400,000.00

**Prior Council Action:**

Council Motion No. 2021-0269 – Approved by City Council on May 26, 2021

**Amount and Source of Funding:**

**\$1,400,000.00**

Water & Sewer System Operating Fund

Fund No.: 8300

**Contact Information:**

Erika Lawton, Division Manager

Brian Blum, Assistant Director

Carolyn Hanahan, Assistant Chief Policy Officer

Jedediah Greenfield, Chief Procurement Officer

HPW/PFW (832) 395-2833

HPW/PFW (832) 395-2717

Finance/SPD (832) 393-9127

Finance/SPD (832) 393-9126

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/7/2023

S29634.A1 - Chemical, Aqua Ammonia (Southern Ionics) - MOTION

Agenda Item#: 25.

## **Background:**

**P23-S29634.A1 – Amend Council Motion 2021-0269, passed on May 26, 2021, to increase the spending authority from \$940,807.36 to \$2,340,807.36 for the purchase of Aqua Ammonia awarded to Southern Ionics for Houston Public Works.**

## **Specific Explanation:**

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council amend Council Motion No. 2021-0269 to increase the spending authority for the purchase of Aqua Ammonia awarded to **Southern Ionics** from **\$940,807.36 to \$2,340,807.36** for Houston Public Works.

This award began June 1, 2021, for a 60-month term, in the amount not to exceed \$940,807.36. Expenditures as of August 7, 2023, totaled \$938,303.75. Due to increases in raw material costs for this chemical and Drinking Water Operations needing to increase their use of aqua ammonia to satisfy the water system's changes in raw water quality, particularly in terms of turbidity, spending authority for this award has been depleted sooner than anticipated. Houston Public Works is currently engaged in efforts to renew the contract for Aqua.

The utilization of liquid aqua ammonia is of utmost importance in the daily activities of treating and disinfecting drinking water. To safeguard the welfare and safety of the citizens of Houston, it is crucial to comply with the stringent regulations set by the Environmental Protection Agency, Texas Commission on Environmental Quality, and Safe Drinking Water Act.

## **MWBE Participation:**

This project was awarded with an 11% M/WBE participation goal. **Southern Ionics** is currently achieving 14.66%.

## **Fiscal Note:**

Funding for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/14/2023

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Jedediah Greenfield, Chief Procurement Officer  
 Finance/Strategic Procurement Division

FOR

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Carol Ellinger Haddock, P.E., Director  
 Houston Public Works

8/14/2023

DS

## **Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Public Works	\$535,000.00	\$865,000.00	\$1,400,000.00

## **Prior Council Action:**

Council Motion No. 2021-0269 – Approved by City Council on May 26, 2021

## **Amount and Source of Funding:**

**\$1,400,000.00**

Water & Sewer System Operating Fund  
 Fund No.: 8300

## **Contact Information:**

Erika Lawton, Division Manager  
 Brian Blum, Assistant Director  
 Carolyn Hanahan, Assistant Chief Policy Officer  
 Jedediah Greenfield, Chief Procurement Officer

HPW/PFW (832) 395-2833  
 HPW/PFW (832) 395-2717  
 Finance/SPD (832) 393-9127  
 Finance/SPD (832) 393-9126

## **ATTACHMENTS:**

Description

Time

Description	Type
S29634.A1 - Original RCA	Backup Material
S29634.A1 - MOTION 2021-269	Backup Material
S29634.A1 - Form A	Financial Information
S29634.A1 - Certification of Funds	Financial Information
S29634.A1 - MWBE Verification	Backup Material
S29634.A1 - Ownership Information Form	Backup Material
S29634.A1 - Tax Report	Backup Material
Funding Verification	Financial Information
Budget vs Actual S29634.A1	Financial Information



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/25/2023

E32914 - Sludge Dryer Divider Components (Motion Industries) - MOTION

Agenda Item#: 25.

### **Summary:**

**MOTION INDUSTRIES** for Purchase of Sludge Dryer Divider Components through the Interlocal Agreement for Cooperative Purchasing with Sourcewell for Houston Public Works - \$87,941.71 - Enterprise Fund

### **Background:**

**P34-E32914 – Approve the purchase of Sludge Dryer Divider Components from Motion Industries through the Interlocal Agreement for Cooperative Purchasing with Sourcewell in the total amount of \$87,941.71 for Houston Public Works.**

### **Specific Explanation:**

The Director of Houston Public Works and the Chief Procurement Officer recommend that City Council approve the purchase of Sludge Dryer Divider Components through the Interlocal Agreement for Cooperative Purchasing with Sourcewell in the total amount of **\$87,941.71** for Houston Public Works, and that authorization be given to issue a purchase order to **Motion Industries**. The Sludge Dryer Divider is used in the drying process for wastewater treatment. This equipment will replace current components that have exceeded their life expectancy.

This recommendation is made pursuant to subsection 271.102 of the Texas Local Government Code, which provides that “a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services.”

### **MWBE Participation:**

This procurement is exempt from the City’s MWBE subcontracting requirements as the total expenditure does not exceed the \$100,000.00 threshold.

### **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 Interlocal/Cooperative Purchasing Agreement for this purchase.

### **Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is

required as stated in the Financial Policies.

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

**Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Public Works	\$87,941.71	\$0	\$87,941.71

**Amount and Source of Funding:**

\$14,547.76 - Water and Sewer Operating Fund (8300)

\$73,393.95 - Combined Utility System General Purpose Fund (8305)

**\$87,941.71 - total**

**Contact Information:**

Erika Lawton, Division Manager	HPW/PFW	(832) 395-2833
Brian Blum, Assistant Director	HPW/PFW	(832) 395-2717
Carolyn Hanahan, Assistant Chief Policy Officer	Finance/SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/25/2023

E32914 - Sludge Dryer Divider Components (Motion Industries) - MOTION

Agenda Item#: 26.

## **Background:**

**P34-E32914 – Approve the purchase of Sludge Dryer Divider Components from Motion Industries through the Interlocal Agreement for Cooperative Purchasing with Sourcewell in the total amount of \$87,941.71 for Houston Public Works.**

## **Specific Explanation:**

The Director of Houston Public Works and the Chief Procurement Officer recommend that City Council approve the purchase of Sludge Dryer Divider Components through the Interlocal Agreement for Cooperative Purchasing with Sourcewell in the total amount of **\$87,941.71** for Houston Public Works, and that authorization be given to issue a purchase order to **Motion Industries**. The Sludge Dryer Divider is used in the drying process for wastewater treatment. This equipment will replace current components that have exceeded their life expectancy.

This recommendation is made pursuant to subsection 271.102 of the Texas Local Government Code, which provides that “a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services.”

## **MWBE Participation:**

This procurement is exempt from the City's MWBE subcontracting requirements as the total expenditure does not exceed the \$100,000.00 threshold.

## **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 Interlocal/Cooperative Purchasing Agreement for this purchase.

## **Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/14/2023

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

**FOR**

DocuSigned by:

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

8/14/2023

DS

## **Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Public Works	\$87,941.71	\$0	\$87,941.71

## **Amount and Source of Funding:**

\$14,547.76 - Water and Sewer Operating Fund (8300)

\$73,393.95 - Combined Utility System General Purpose Fund (8305)

**\$87,941.71 - total**

## **Contact Information:**

Erika Lawton, Division Manager

Brian Blum, Assistant Director

Carolyn Hanahan, Assistant Chief Policy Officer

Jedediah Greenfield, Chief Procurement Officer

HPW/PFW

HPW/PFW

Finance/SPD

Finance/SPD

(832) 395-2833

(832) 395-2717

(832) 393-9127

(832) 393-9126

## **ATTACHMENTS:**

**Description**

E32914 Coop Signed

**Type**

Backup Material

E32914 - Motion Industries Quotation  
E32914 Ownership Form Motion Industries  
E32914 - Tax Report  
Form A  
E32914 Conflict of Interest Form  
E32914 OBO Waiver  
Funding Verification

Backup Material  
Backup Material  
Backup Material  
Financial Information  
Backup Material  
Backup Material  
Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 8/9/2023

E32917 - Emergency Repair of Traffic Signals (Traffic Systems Construction, Inc.) - MOTION

Agenda Item#: 26.

### **Summary:**

APPROVE spending authority in an amount not to exceed \$777,510.00 for Emergency Repairs to Traffic Signals for Houston Public Works, awarded to **TRAFFIC SYSTEMS CONSTRUCTION, INC** - Special Revenue Fund

### **Background:**

**Emergency Purchase Order (P23-E32917) – Approve spending authority in an amount not to exceed \$777,510.00 to Traffic Systems Construction, Inc. for emergency repairs to traffic signals for Houston Public Works.**

### **Specific Explanation:**

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve spending authority in an amount not to exceed \$777,510.00 for emergency repairs to traffic signals and that authorization be given to issue a purchase order to **Traffic Systems Construction, Inc.**

The Chief Procurement Officer issued two (2) emergency purchase orders to Traffic Systems Construction; on April 21, 2023, and August 1, 2023, for traffic signal repairs at eleven (11) intersections which were damaged by vehicle accidents and one cave in. Due to the number of repairs and the extensive damage, HPW engaged a contractor to assist with the repairs. HPW works with the Legal Department on all damage claims for these types of accidents. The locations of these repairs are:

Location	Damages
Eldorado @ El Camino	Signal pole was hit, which caused a new pole with cables and signals to be installed.
High Star @ Dairy Ashford	Overhead cable was damaged by a large truck, which caused the need to terminate the cable and installation of new cable.
Harwin @ Ranchester	Two (2) separate poles were hit requiring new poles and signals to be installed.
Fondern @ Ludington	A major cave-in at the intersection, which damaged the entire intersection.
Highway 90 @ Oates	Signal pole was hit causing major damage to the traffic and pedestrian signals, which requires replacement.

Almeda @ Almeda Plaza	Span wire signal damaged.
Bellaire @ Chimney Rock	Two (2) traffic signal foundations damaged and need to be replaced.
Gulfton @ Rice	Two (2) poles hit at the intersection requiring new foundations.
SH 225 @ Broadway	Traffic pole was hit causing major damages.
Little York @ Hardy	Pole was hit causing damage to the foundation, which needs to be replaced.
Seawolf @ Bay Area	Pole was hit causing major damage to the foundation, which needs to be replaced.

The department does not have a current contract in place for this type of repairs. However, the department is actively working on a procurement for this.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (2) of the Texas Local Government Code for exempted procurements, " which provides a procurement necessary to preserve or protect the public health or safety of the municipality's residents."

**MWBE Participation:**

This procurement is exempt from the MWBE subcontracting participation goal because the department is utilizing an emergency purchase order for this purchase.

**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 emergency purchase order for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

**Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division**

**Carol Ellinger Haddock, P.E., Director  
Houston Public Works**

Estimated Spending Authority:			
Department	FY2024	Out Years	Total
Houston Public Works	\$777,510.00	\$0.00	\$777,510.00

**Amount and Source of Funding:**

**\$777,510.00**

Dedicated Drainage and Street Renewal Fund – Metro et al

Fund No.: 2312

**Contact Information:**

Erika Lawton, Division Manager  
Brian Blum, Assistant Director

HPW/PFW (832) 395-2833  
HPW/PFW (832) 395-2717

Carolyn Hanahan, Assistant Chief Policy Officer  
Jedediah Greenfield, Chief Procurement Officer

Finance/SPD (832) 393-9127  
Finance/SPD (832) 393-9126

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 8/9/2023

### E32917 - Emergency Repair of Traffic Signals (Traffic Systems Construction, Inc.) - MOTION

Agenda Item#: 27.

#### **Background:**

**Emergency Purchase Order (P23-E32917) – Approve spending authority in an amount not to exceed \$777,510.00 to Traffic Systems Construction, Inc. for emergency repairs to traffic signals for Houston Public Works.**

#### **Specific Explanation:**

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve spending authority in an amount not to exceed \$777,510.00 for emergency repairs to traffic signals and that authorization be given to issue a purchase order to **Traffic Systems Construction, Inc.**

The Chief Procurement Officer issued two (2) emergency purchase orders to Traffic Systems Construction; on April 21, 2023, and August 1, 2023, for traffic signal repairs at eleven (11) intersections which were damaged by vehicle accidents and one cave in. Due to the number of repairs and the extensive damage, HPW engaged a contractor to assist with the repairs. HPW works with the Legal Department on all damage claims for these types of accidents. The locations of these repairs are:

Location	Damages
Eldorado @ El Camino	Signal pole was hit, which caused a new pole with cables and signals to be installed.
High Star @ Dairy Ashford	Overhead cable was damaged by a large truck, which caused the need to terminate the cable and installation of new cable.
Harwin @ Ranchester	Two (2) separate poles were hit requiring new poles and signals to be installed.
Fondern @ Ludington	A major cave-in at the intersection, which damaged the entire intersection.
Highway 90 @ Oates	Signal pole was hit causing major damage to the traffic and pedestrian signals, which requires replacement.
Almeda @ Almeda Plaza	Span wire signal damaged.
Bellaire @ Chimney Rock	Two (2) traffic signal foundations damaged and need to be replaced.
Gulfton @ Rice	Two (2) poles hit at the intersection requiring new foundations.
SH 225 @ Broadway	Traffic pole was hit causing major damages.
Little York @ Hardy	Pole was hit causing damage to the foundation, which needs to be replaced.
Seawolf @ Bay Area	Pole was hit causing major damage to the foundation, which needs to be replaced.

The department does not have a current contract in place for this type of repairs. However, the department is actively working on a procurement for this.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (2) of the Texas Local Government Code for exempted procurements, " which provides a procurement necessary to preserve or protect the public health or safety of the municipality's residents."

#### **MWBE Participation:**

This procurement is exempt from the MWBE subcontracting participation goal because the department is utilizing an emergency purchase order for this purchase.


#### **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 emergency purchase order for this purchase.

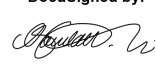
**Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/14/2023

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**FOR**

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8/14/2023

**Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division**

**Carol Ellinger Haddock, P.E., Director  
Houston Public Works**

DS  


Estimated Spending Authority:			
Department	FY2024	Out Years	Total
Houston Public Works	\$777,510.00	\$0.00	\$777,510.00

**Amount and Source of Funding:**

**\$777,510.00**

Dedicated Drainage and Street Renewal Fund – Metro et al  
Fund No.: 2312

**Contact Information:**

Erika Lawton, Division Manager	HPW/PFW (832) 395-2833
Brian Blum, Assistant Director	HPW/PFW (832) 395-2717
Carolyn Hanahan, Assistant Chief Policy Officer	Finance/SPD (832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD (832) 393-9126

**ATTACHMENTS:**

Description	Type
E32917 - EPO Justification -1	Backup Material
E32917 - EPO Justification - 2	Backup Material
E32917 - Partial Invoices	Backup Material
E32917 - Quote 2nd EPO	Backup Material
E32917 - Conflict of Interest Form	Backup Material
E32917 - Form A	Financial Information
Funding Verification	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/10/2023

### E32953 - SmartView Cameras (AM Signal, LLC) - MOTION

Agenda Item#: 27.

#### **Summary:**

APPROVE spending authority in the total amount of \$124,704.09 for Purchase of SmartView Cameras and equipment through the Cooperative Purchasing Agreement with Buyboard for Houston Public Works, awarded to **AM SIGNAL, LLC**

#### **Background:**

**P24-E32953 – Approve spending authority in the total amount of \$124,704.09 for the purchase of SmartView Cameras and equipment from AM Signal, LLC through the Cooperative Purchasing Agreement with Buyboard for Houston Public Works.**

#### **Specific Explanation:**

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve the purchase of SmartView Cameras and equipment from **AM Signal, LLC** through the Cooperative Purchasing Agreement with Buyboard in the total amount of **\$124,704.09** for Houston Public Works (HPW), and that authorization be given to issue a purchase order.

This is for a one-time purchase of SmartView cameras and equipment needed to improve the traditional traffic signal and re-timing processes. Advance detection allows traffic signals to anticipate traffic approaching the intersection. These cameras will help improve operations and allow active monitoring of signalized intersection performance. This equipment will also allow Transportation and Drainage Operations (TDO) to be in compliance with future regulations by the Federal Highway Administration (FHA).

This recommendation is made pursuant to subsection 271.102 of the Texas Local Government Code, which provides that “a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services.”

#### **MWBE 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 Interlocal/Cooperative Purchasing Agreement for this purchase.

**Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

**Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Public Works	\$124,704.09	\$0	\$124,704.09

**Amount and Source of Funding:**

\$124,704.09

Dedicated Drainage and Street Renewal Fund – Metro et al  
Fund No.: 2312

**Contact Information:**

Erika Lawton, Division Manager

HPW/PFW (832) 395-2833

Brian Blum, Assistant Director

HPW/PFW (832) 395-2717

Carolyn Hanahan, Assistant Chief Policy Officer

Finance/SPD (832) 393-9127

Jedediah Greenfield, Chief Procurement Officer

Finance/SPD (832) 393-9126

-

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

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# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/10/2023

E32953 - SmartView Cameras (AM Signal, LLC) - MOTION

Agenda Item#: 28.

## **Background:**

**P24-E32953 – Approve spending authority in the total amount of \$124,704.09 for the purchase of SmartView Cameras and equipment from AM Signal, LLC through the Cooperative Purchasing Agreement with Buyboard for Houston Public Works.**

## **Specific Explanation:**

The Director of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve the purchase of SmartView Cameras and equipment from **AM Signal, LLC** through the Cooperative Purchasing Agreement with Buyboard in the total amount of **\$124,704.09** for Houston Public Works (HPW), and that authorization be given to issue a purchase order.

This is for a one-time purchase of SmartView cameras and equipment needed to improve the traditional traffic signal and re-timing processes. Advance detection allows traffic signals to anticipate traffic approaching the intersection. These cameras will help improve operations and allow active monitoring of signalized intersection performance. This equipment will also allow Transportation and Drainage Operations (TDO) to be in compliance with future regulations by the Federal Highway Administration (FHA).

This recommendation is made pursuant to subsection 271.102 of the Texas Local Government Code, which provides that “a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services.”

## **MWBE Participation:**

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

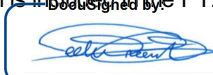
## **Hire Houston First:**

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

## **Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/14/2023

  
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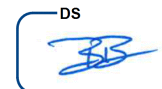
Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

FOR

  
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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

8/14/2023

DS  


## **Estimated Spending Authority**

Department	FY2024	Out Years	Total
Houston Public Works	\$124,704.09	\$0	\$124,704.09

## **Amount and Source of Funding:**

\$124,704.09

Dedicated Drainage and Street Renewal Fund – Metro et al

Fund No.: 2312

## **Contact Information:**

Erika Lawton, Division Manager

Brian Blum, Assistant Director

Carolyn Hanahan, Assistant Chief Policy Officer

Jedediah Greenfield, Chief Procurement Officer

HPW/PFW (832) 395-2833

HPW/PFW (832) 395-2717

Finance/SPD (832) 393-9127

Finance/SPD (832) 393-9126

## **ATTACHMENTS:**

Description	Type
E32953 - Quote	Backup Material
E32953 - Approved CoOp	Backup Material
E32953 - Form A	Financial Information
E32953 - Ownership Information Form	Backup Material
E32953 - Tax Report	Backup Material
E329532 - Conflict of Interest Form	Backup Material
E32953 - Approved MWBE Waiver	Backup Material
Budget vs Actual E32953	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 6/14/2023

N32663 - Fabricated Fiberglass with Installation (Mustang Composite Services, LLC) - MOTION

Agenda Item#: 28.

### **Summary:**

**MUSTANG COMPOSITE SERVICES LLC** for Purchase of Fabricated Fiberglass with Installation Services for Houston Public Works - \$320,097.25 - Enterprise Fund

### **Background:**

**Sole Bid Received on April 6, 2023, for P07–N32663 – Approve an award to Mustang Composite Services LLC. in an amount not to exceed \$320,097.25 for the purchase of fabricated fiberglass with installation services for Houston Public Works.**

### **Specific Explanation:**

The Director of Houston Public Works and the Chief Procurement Officer recommend that City Council approve an award to **Mustang Composite Services LLC**, on its sole bid in an amount not to exceed **\$320,097.25** for the purchase of fabricated fiberglass with installation services to repair wall cracking and spalling at Almeda Sims Wastewater Treatment Plant and that authorization be given to issue a purchase order.

This purchase will consist of repairing the west side of the aeration basin at the Almeda Sims Wastewater Treatment Plant which has a 1,492-foot crack on the exterior walls and up to 40 square feet of wall delamination. The purchase also includes the replacement of a deteriorated joint between the influent and the aeration basin of approximately 50 feet. Without these critical repairs the Almeda Sims Wastewater Treatment Plant is subject to be in violation of the Texas Commission of Environmental Quality (TCEQ) requirements.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Twenty-four (24) prospective bidders downloaded the solicitation document from SPD's e-bidding website and one (1) bid was received from Mustang Composite Services LLC.

- Subsequent to the receipt of the bid, prospective bidders were contacted to determine the reason for the limited response to the solicitation. The predominant response from vendors pertained to the vendors not being able to meet the bid solicitation deadline.

### **M/WBE Subcontracting:**

This Invitation to Bid was issued as a goal-oriented contract with an 20% MWBE participation level. Mustang Composite Services LLC. has designated the below-named companies as it's certified MWBE subcontractors.

Company Name	Type of Work	Percentage (%)
Samson Construction, LLC – DBA Samson Disposal	Dumpsters and final disposal	2.1%
Gustavo's Welding and Manufacturing	Supplying and installing steel welding supports at various areas.	9.4%
Vizion Crane and Industrial Support, LLC	Crane and rigging support at multiple plants.	7.2%
J & A Trucking Services, LLC.	Logistics and support to multiple plants.	2.0%
<b>TOTAL</b>		<b>20.7%</b>

### **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.

**Hire Houston First:**

The proposed contract requires compliance with the City's "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Mustang Composite Services, LLC. does not meet the requirements for HHF designation; no HHF firms were within three percent.

**Fiscal Note:**

Funding for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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Jedediah Greenfield, Chief Procurement Officer  
Finance/Strategic Procurement Division

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

**Estimated Spending Authority**

Department	FY24	Out-Years	Total Amount
Houston Public Works	\$320,097.25	\$0.00	\$320,097.25

**Amount and Source of Funding:**

**\$320,097.25**

Combined Utility System General Purpose Fund  
Fund No.: 8305

**Contact Information:**

Name	Dept/Division	Phone No.:
Erika Lawton, Division Manager	HPW/PFW	(832) 395-2833
Brian Blum, Assistant Director	HPW/PFW	(832) 395-2717
Carolyn Hanahan, Assistant Chief Policy Officer	Finance/SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:**

Description	Type
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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District D

Item Creation Date: 7/6/2023

### HCD23-71 SEARCH Homeless Services - House of Tiny Treasures

Agenda Item#: 29.

#### **Summary:**

ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **SEARCH HOMELESS SERVICES** to provide Housing Opportunities for Persons With AIDS Funds for the administration and operation of a Childcare Services Program with Supportive Services for families living with AIDS/HIV - 1 Year - \$140,272.84 - Grant Fund

#### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH), providing up to \$140,272.84 in Housing Opportunities for Persons with AIDS (HOPWA) funds for an early childhood development childcare program through SEARCH's Foshee Family House of Tiny Treasures.

This program will provide comprehensive early childhood education and supportive services to a minimum of 10 HOPWA-eligible households, including a minimum of 16 children and 35 family members who are or were formerly homeless. Children ages 2 to 5 will receive early childhood education and therapeutic services. Supportive services will be available to family members and will include case management, transportation, and counseling, all to reduce barriers and increase household financial stability.

CATEGORY	AMOUNT	PERCENT
Supportive Services	\$130,733.59	93.20%
Administration	\$9,539.25	6.80%
<b>Total</b>	<b>\$140,272.84</b>	<b>100.00%</b>

HCD conducted a Notice of Funding Availability for HOPWA services in September 2022 with the option to renew in up to one-year increments at the City's discretion. SEARCH was one of the agencies selected. This Agreement term will provide funding from September 1, 2023 – August 31, 2024. SEARCH Homeless Services has received HOPWA funding through the City of Houston for various agreements since 1996 and had no findings on its last compliance monitoring.

#### **Fiscal Note:**

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee Chair was briefed on this item on July 12, 2023.

---

Keith W. Bynam, Director

**Amount and Source of Funding:**

\$140,272.84 Federal Government – Grant Funded (5000)

**Contact Information:**

Roxanne Lawson,  
(832) 394-6307

**ATTACHMENTS:**

**Description**

Cover Sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District D

Item Creation Date: 7/6/2023

HCD23-71 SEARCH Homeless Services - House of Tiny Treasures

Agenda Item#: 21.

### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH), providing up to \$140,272.84 in Housing Opportunities for Persons with AIDS (HOPWA) funds for an early childhood development childcare program through SEARCH's Foshee Family House of Tiny Treasures.

This program will provide comprehensive early childhood education and supportive services to a minimum of 10 HOPWA-eligible households, including a minimum of 16 children and 35 family members who are or were formerly homeless. Children ages 2 to 5 will receive early childhood education and therapeutic services. Supportive services will be available to family members and will include case management, transportation, and counseling, all to reduce barriers and increase household financial stability.

CATEGORY	AMOUNT	PERCENT
Supportive Services	\$130,733.59	93.20%
Administration	\$9,539.25	6.80%
<b>Total</b>	<b>\$140,272.84</b>	<b>100.00%</b>

HCD conducted a Notice of Funding Availability for HOPWA services in September 2022 with the option to renew in up to one-year increments at the City's discretion. SEARCH was one of the agencies selected. This Agreement term will provide funding from September 1, 2023 – August 31, 2024. SEARCH Homeless Services has received HOPWA funding through the City of Houston for various agreements since 1996 and had no findings on its last compliance monitoring.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee Chair was briefed on this item on July 12, 2023.

DocuSigned by:

*Keith W. Bynam*

Keith W. Bynam, Director

### **Amount and Source of Funding:**

\$140,272.84 Federal Government – Grant Funded (5000)

### **Contact Information:**

Roxanne Lawson,

(832) 394-6307

### **ATTACHMENTS:**

#### **Description**

Delinquent Tax Report  
Affidavit of Ownership  
Departmental Sign-Offs  
SAP Documents

#### **Type**

Backup Material  
Backup Material  
Backup Material  
Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District C

Item Creation Date: 7/13/2023

HCD23-72 Educational Programs Inspiring Communities

Agenda Item#: 30.

### **Summary:**

ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **EDUCATIONAL PROGRAMS INSPIRING COMMUNITIES, INC (d/b/a THE HEART PROGRAM)** to provide Community Development Block Grant Funds for the administration and operation of the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) Program, a Job Training Program for developmentally disabled low- and moderate-income adults - 1 Year - \$250,000.00 - Grant Fund

### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, Inc. (d/b/a "The H.E.A.R.T. Program") for the Housing Entrepreneurship and Readiness Training Program (H.E.A.R.T.), providing up to \$250,000.00 in Community Development Block Grant (CDBG) funds for the administration and operation of a job training program for 40 adults with intellectual and/or developmental disabilities.

As participants of H.E.A.R.T.'s vending and concession program, trainees operate various vending machines and work concessions at events across the Houston area to gain knowledge and skills. Through its retail program, H.E.A.R.T. trainees receive classroom and hands-on training through a partnership with CVS at an onsite, mock CVS store followed by a six-week supervised internship at a local CVS store.

CATEGORY	AMOUNT	PERCENT
Program Services	\$221,831.54	88.73%
Administration	\$28,168.46	11.27%
<b>Total</b>	<b>\$250,000.00</b>	<b>100.00%</b>

HCD conducted a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with the option to renew in up to a one-year increment, at the City's discretion. H.E.A.R.T. was one of the agencies selected. The Agreement term will provide funding from September 1, 2023 – August 31, 2024. H.E.A.R.T. has received funding from the City of Houston since 2005 and had no findings on its last compliance monitoring.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee Chair was briefed on this item on July 12, 2023.

---

Keith W. Bynam, Director

**Amount and Source of Funding:**

\$250,000.00 Federal Government – Grant Fund (5000)

**Contact Information:**

Roxanne Lawson

(832) 394-6307

**ATTACHMENTS:**

**Description**

Cover Sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District C

Item Creation Date: 7/13/2023

HCD23-72 Educational Programs Inspiring Communities

Agenda Item#: 27.

### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, Inc. (d/b/a "The H.E.A.R.T. Program") for the Housing Entrepreneurship and Readiness Training Program (H.E.A.R.T.), providing up to \$250,000.00 in Community Development Block Grant (CDBG) funds for the administration and operation of a job training program for 40 adults with intellectual and/or developmental disabilities.

As participants of H.E.A.R.T.'s vending and concession program, trainees operate various vending machines and work concessions at events across the Houston area to gain knowledge and skills. Through its retail program, H.E.A.R.T. trainees receive classroom and hands-on training through a partnership with CVS at an onsite, mock CVS store followed by a six-week supervised internship at a local CVS store.

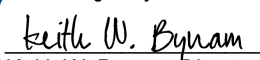
CATEGORY	AMOUNT	PERCENT
Program Services	\$221,831.54	88.73%
Administration	\$28,168.46	11.27%
<b>Total</b>	<b>\$250,000.00</b>	<b>100.00%</b>

HCD conducted a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with the option to renew in up to a one-year increment, at the City's discretion. H.E.A.R.T. was one of the agencies selected. The Agreement term will provide funding from September 1, 2023 – August 31, 2024. H.E.A.R.T. has received funding from the City of Houston since 2005 and had no findings on its last compliance monitoring.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee Chair was briefed on this item on July 12, 2023.

  
 Keith W. Bynam, Director

### **Amount and Source of Funding:**

\$250,000.00 Federal Government – Grant Fund (5000)

### **Contact Information:**

Roxanne Lawson  
 (832) 394-6307

### **ATTACHMENTS:**

#### **Description**

Affidavit of Ownership

#### **Type**

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District I, ALL

Item Creation Date: 7/20/2023

HCD23-76 Healthcare for the Homeless

Agenda Item#: 31.

### **Summary:**

ORDINANCE approving and authorizing Subrecipient Agreement between City of Houston and **HEALTHCARE FOR THE HOMELESS-HOUSTON** providing Community Development Block Grant Funds for the administration and operation of Project Access, a Homeless Transportation Program to provide homeless persons with access to essential health and social resources - 1 Year - \$250,000.00 - Grant Fund

### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Healthcare for the Homeless-Houston (HHH), providing up to \$250,000.00 in Community Development Block Grant (CDBG) funds to operate the Project Access homeless transportation program, benefiting a minimum of 3,000 riders who are experiencing homelessness.

Project Access offers transportation services to homeless persons Monday through Friday, from 7 a.m. to 5 p.m., 52 weeks a year using a 40-passenger, wheelchair-accessible bus traveling a scheduled route. The service supports 23 agencies that provide essential services such as health care, meals, shelter, and social services. Funding also supports a community health worker that serves as a resource for riders, collects data, acts as a liaison with other homeless services providers, and serves as the face of the program to promote ridership and improve outreach.

CATEGORY	AMOUNT	PERCENT
Program Services	\$250,000.00	100%
Administrative	\$0.00	0%
<b>Total</b>	<b>\$250,000.00</b>	<b>100%</b>

HCD conducted a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with a one-year renewal option, at the City's discretion. Healthcare for the Homeless was one of the agencies selected. This Agreement provides funding from September 1, 2023, through August 31, 2024. HHH has received funding through the City for various agreements since 2003 and had no findings on the last compliance monitoring.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on August 22, 2023.

---

Keith W. Bynam, Director

**Amount and Source of Funding:**

\$250,000.00 Federal Government - Fund 5000

**Contact Information:**

Roxanne Lawson

832-394-6307

**ATTACHMENTS:**

**Description**

Cover Sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District I, ALL

Item Creation Date: 7/20/2023

HCD23-76 Healthcare for the Homeless

Agenda Item#: 13.

### **Background:**

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Healthcare for the Homeless-Houston (HHH), providing up to \$250,000.00 in Community Development Block Grant (CDBG) funds to operate the Project Access homeless transportation program, benefiting a minimum of 3,000 riders who are experiencing homelessness.

Project Access offers transportation services to homeless persons Monday through Friday, from 7 a.m. to 5 p.m., 52 weeks a year using a 40-passenger, wheelchair-accessible bus traveling a scheduled route. The service supports 23 agencies that provide essential services such as health care, meals, shelter, and social services. Funding also supports a community health worker that serves as a resource for riders, collects data, acts as a liaison with other homeless services providers, and serves as the face of the program to promote ridership and improve outreach.

CATEGORY	AMOUNT	PERCENT
Program Services	\$250,000.00	100%
Administrative	\$0.00	0%
<b>Total</b>	<b>\$250,000.00</b>	<b>100%</b>

HCD conducted a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with a one-year renewal option, at the City's discretion. Healthcare for the Homeless was one of the agencies selected. This Agreement provides funding from September 1, 2023, through August 31, 2024. HHH has received funding through the City for various agreements since 2003 and had no findings on the last compliance monitoring.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on August 22, 2023.

DocuSigned by:

*Keith W. Bynam*

Keith W. Bynam, Director

### **Amount and Source of Funding:**

\$250,000.00 Federal Government - Fund 5000

### **Contact Information:**

Roxanne Lawson

832-394-6307

### **ATTACHMENTS:**

#### **Description**

Public Notice

Board of Directors

Affidavit of Ownership

SAP Documents

#### **Type**

Public Notice

Backup Material

Backup Material

Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District D

Item Creation Date: 8/8/2023

### ARA - Deny SiEnergy's Statement of Intent to Increase Rates 2023

Agenda Item#: 32.

#### **Summary:**

ORDINANCE denying the application of **SIENERGY, LP** for authority to change rates; maintaining current rates - **DISTRICT D - EVANS-SHABAZZ**

#### **Background:**

The Administration & Regulatory Affairs Department ("ARA") recommends that City Council adopt an ordinance denying SiEnergy, LP's Statement of Intent to increase gas utility rates within the incorporated areas in North, Central, and South Texas – which includes Houston. SiEnergy provides natural gas distribution service to approximately 51,000 Texas retail customers. In Houston, SiEnergy serves approximately 650 customers within the City Gate development located at the intersection of Orem Drive and Furman Road. The City of Houston ("City or Houston") exercises original jurisdiction over the rates, operations, and services of SiEnergy under the provisions of the Texas Utilities Code for customers inside city limits. Houston participates in the SiEnergy rate case as a member of the SiEnergy Coalition ("Coalition"), a group of similarly situated cities with SiEnergy customers within their city limits.

On May 5, 2023, SiEnergy filed a Statement of Intent with the City of Houston to increase gas utility rates within incorporated areas of North, Central and South Texas, including Houston. SiEnergy is requesting an approximate \$2.7 million revenue increase in the incorporated areas, a 47.3% increase over current adjusted revenues excluding gas costs. On a system-wide basis, the company is proposing a \$9.7 million increase in revenues. If the requested adjustment is adopted, the fixed customer charge for all residential customers would increase from \$15.00 to \$25.00 and the usage charge from \$0.2900 per Ccf to \$0.6758 per Ccf.

On May 31, 2023, City Council approved ordinance No. 2023-380 suspending for 90 days the proposed effective date of SiEnergy's requested rates until September 7, 2023. City Council approved the rate suspension to provide the City, in cooperation with the Coalition, the time necessary to review the request and prepare a final recommendation for consideration by the Mayor and City Council. The Coalition engaged outside rate experts and attorneys to review the rate request and provide a recommendation regarding the reasonableness of the rate request.

Based on the review, the Coalition experts identified aspects of SiEnergy's requested increase that were unreasonable. Therefore, ARA recommends that City Council adopt an ordinance denying SiEnergy's proposed rate increase and keeping the current rates until changed by law.

The Coalition's representative advises that they are currently in settlement discussions. City Council must make a final determination regarding the rate request no later than September 7, 2023. SiEnergy is expected to appeal the City's decision to the Railroad Commission ("Commission"). Once appealed, the City's proceeding will be consolidated into the parallel case at the Commission.

**Fiscal Note**

There is no impact to the fiscal budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

**Departmental Approval Authority:**

\_\_\_\_\_ -

**Tina Paez, Director  
Administration & Regulatory  
Affairs Department**

**Other Authorization**

**Contact Information:**

Naelah Yahya	Phone: (832) 393-8530
Alisa Talley	Phone: (832) 393-8531
Nick Hadjigeorge	Phone: (832) 393-8507

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/4/2023

LGL-Adams and Reese, LLP Legal Services: Increase  
Maximum Spending Amount

Agenda Item#: 33.

### **Summary:**

ORDINANCE to increase the maximum contract amount to Professional Services Agreement between City of Houston and **ADAMS AND REESE, LLP** for Legal Services in connection with utility rate matters - \$2,000,000.00 - General Fund

### **Background:**

An ordinance amending Ordinance No. 2016-0274, as amended by Ordinance Nos. 2016-1008, 2019-267, and 2022-109, to increase the maximum contract amount for a Contract between the City of Houston and Adams and Reese, LLP for legal services in connection with utility matters; and containing provisions relating to the subject.

On April 6, 2016, pursuant to Ordinance No. 2016-0274, City Council approved and authorized a professional services agreement ("Agreement") with Adams and Reese, LLP ("Firm") to represent the City in distribution cost recovery factor electric utility rate cases, energy efficiency cost recovery factor rate cases, rate adjustments, legislative matters, and other related matters. Pursuant to Ordinance No. 2016-1008 (passed on December 20, 2016), the Agreement's maximum contract amount increased to \$1,300,000. Ordinance No. 2019-267 approved a first amendment to the Agreement and increased the maximum contract amount to \$2,600,000. Ordinance No. 2022-109 increased the maximum contract amount to \$3,600,000. The Agreement term is open until all services have been provided or until terminated by either party.

There are several pending and upcoming utility rate filings that will require expert review and representation. CenterPoint Resources Corporation (CenterPoint Gas) is planning to file a comprehensive base rate increase for gas utility in July 2023. CenterPoint Energy Houston Electric, LLC (CenterPoint Electric) has filed an interim electric utility rate case and an application to recover costs for temporary emergency energy electricity. CenterPoint Electric is scheduled to file a comprehensive electric utility rate case next year. Additionally, recently passed legislation affecting the City's regulation of electric utilities may require outside expertise and increase the number of rate filings the City may have to review and litigate. CenterPoint Electric and CenterPoint Gas will likely appeal the City's decision on the utility rate cases to the Public Utility Commission (PUC) and Railroad Commission (RRC), as it has consistently done in previous base rate cases.

The estimated cost of reviewing and litigating CenterPoint's Base Rate Case and other rate cases

is \$2 million. The additional funding will increase the maximum contract amount from \$3,600,000 to \$5,600,000. The City's reasonable costs and expenses are reimbursed by the utilities at the conclusion of the rate cases. In the last base rate case, CenterPoint reimbursed all of the City's expenses.

The City recommends the Firm because of its litigation experience and its unique history and knowledge regarding securitization proceedings and base rate cases and matters involving the PUC and RRC. The Firm's attorneys are experienced and highly capable subject matter experts who have successfully defended complex, high exposure cases.

**M/WBE Participation:** Office of Business Opportunity approved a 0% M/WBE participation goal for the Agreement.

**Fiscal Note:** Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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Arturo G. Michel, City Attorney

Estimated Spending Authority			
Department	Current FY	Out Year	Total
General Government	\$500,000	\$1,500,000	\$2,000,000

**Prior Council Action:**

Ordinance No. 2016-0274 (passed April 6, 2016)  
 Ordinance No. 2016-1008 (passed December 20, 2016)  
 Ordinance No. 2019-0267 (passed April 10, 2019)  
 Ordinance No. 2022-0109 (passed February 9, 2022)

**Amount and Source of Funding:**

\$2,000,000.00  
 General Fund  
 Fund 1000

**Contact Information:**

YuShan Chang..... 832-393-6442

**ATTACHMENTS:**

Description	Type
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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/1/2023

LGL-Denton Navarro Rocha Bernal & Zech, P.C.-  
Supplemental Allocation

Agenda Item#: 34.

### **Summary:**

ORDINANCE amending Ordinance 2017-0612, as amended by Ordinance 2018-1033, as amended by Ordinance 2021-0325 to increase the maximum contract amount for agreement for Legal Services between City of Houston and **DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.** for Legal Representation of the City of Houston in Houston Professional Fire Fighters' Association, Local 341, Plaintiff vs. City of Houston, Texas, Defendant, pending in Cause No. 2017-42885 in the 234th Judicial District Court of Harris County, Texas - \$468,500.00 - Property and Casualty Fund

### **Background:**

An ordinance amending Ordinance No. 2017-0612, as amended by Ordinance No. 2018-1033, as amended by Ordinance No. 2021-0325 to increase the maximum contract amount for a professional services agreement between the City of Houston and Denton Navarro Rocha Bernal & Zech, P.C. for legal representation of the City of Houston in *Houston Professional Fire Fighters' Association, local 341, plaintiff vs. City of Houston, Texas, defendant*, containing provisions relating to the subject; and declaring an emergency.

On August 8, 2017, pursuant to Ordinance. No. 2017-0612 City Council approved and authorized a professional services agreement "Agreement" with Denton Navarro Rocha Bernal & Zech, P.C., ("Firm") to represent the City in negotiation of the collective bargaining agreement between the City of Houston and the Houston Professional Fire Fighters' Association, also known as the International Association of Fire Fighters, AFL CIO-CLC, Local Union 341, ("Local Union 341") related matters, and other legal services as the City Attorney requests in the amount of \$270,000.00. Negotiations reached an impasse and Local Union 341 filed suit against the City in Cause No. 2017-42885 pending in the 234<sup>th</sup> Judicial District Court of Harris County, Texas. Pursuant to Ordinance No. 2018-1033, the maximum contract amount was increased by \$185,500 to \$455,500. Pursuant to Ordinance No. 2021-0325 the maximum contract amount was increased to \$547,500.00.

The City is in on-going litigation with Local Union 341, in Cause No. 2017-42885. The additional funding is necessary to fully and fairly represent the City through conclusion of the trial court proceedings. Past funding increases were due to complicated and extensive appellate work when the trial court's constitutionality ruling was appealed to the intermediate appellate court and

subsequently to the Texas Supreme Court, and further complicated when the Texas Supreme Court combined the appeal with the pay parity appeal necessitating a combined analysis and argument for the two lawsuits.

The additional funding will increase the maximum contract amount from \$547,500.00 to \$1,016,000, which represents an increase in the amount of \$468,500.00. This increased amount reflects anticipated costs for the trial and trial preparation, e.g., discovery, written and depositions, expert reports, witness interviews and testimony preparation, pretrial order and trial motions, dispositive motions, post-trial motions and briefing. The increase is also due to issues raised by the parties ancillary to the 2017 compensation determination initially sought by the firefighters. After remand by the Texas Supreme Court to the appellate court, the firefighter union has moved the court to retroactively apply the compulsory arbitration legislation from the 2023 regular session to the 2017 determination, the 2023 pending bargaining request, and the intervening years. Consequently, the City opposes retroactive application as unjustified under clear case law and statutory and constitutional interpretations, challenges the firefighter union's assertion that it timely met the requirements to seek arbitration or a court ruling, and challenges the constitutionality of the compulsory arbitration legislation. At stake in this litigation are tens of millions of dollars.

**M/WBE Participation:**

The M/WBE participation goal for the contract is 24%. To date, the Firm is achieving 13.554% participation, met by the certified firm of Callier Law Group PLLC, Joseph Callier. The matter has been on appeal since November 12, 2018, which did not require Mr. Callier's firm's expertise, which is trial work. Now that this matter is proceeding to trial with the Callier Law Group in a significant role, the City Attorney expects to achieve the above-stated goal. The Office of Business Opportunity will continue to monitor this contract to ensure maximum MWBE participation.

**Fiscal Note:**

Funding for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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Arturo G. Michel, City Attorney

Estimated Spending Authority			
Department	Current FY24	Out Year	Total
Legal	\$468,500.00	\$0	\$468,500.00

**Prior Council Action:**

Ord.#2017-0612 (August 8, 2017)

Ord.#2018-1033 (December 19, 2018)

Ord.#2021-0325 (April 28, 2021)

**Amount and Source of Funding:**

\$468,500.00

Property and Casualty Fund

Fund No.: 1004

**Contact Information:**

Deidra Norris Sullivan – 832-393-6299

Arturo G. Michel – 832-393-6202

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District A

Item Creation Date: 7/13/2023

25CF126 PSA Clelia Castro - HPL North Regional Library

Agenda Item#: 35.

### **Summary:**

ORDINANCE appropriating \$654,163.00 out of Public Library Consolidated Construction Fund; approving and authorizing Purchase and Sale Agreement between **CLELIA EGAS CASTRO**, Seller, and City of Houston, Texas, Purchaser, for acquisition of approximately 40,250 square feet of land, being Lots 3-16 of Block 36, 34,500 square feet of land, being Lots 21-32 of Block 36, and 2,875 square feet of land, being Lot 17 of Block 36, out of Washington Heights Subdivision, located in City of Houston, Harris County, Texas 77088, for use by the Houston Public Library - **DISTRICT A - PECK**

### **Background:**

**RECOMMENDATION:** Approve and authorize a Purchase and Sale Agreement between Clelia Castro (Seller) and the City of Houston (Purchaser) for the purchase of 40,250 square feet of land, being Lots 3-16, Block 36 (Parcel GY23-012), 34,500 square feet of land, being Lots 21-32, Block 36 (Parcel GY23-017), and 2,875 square feet, being Lot 17, Block 36 out of Washington Heights, located in Houston, Harris County, Texas 77088 for the Houston Public Library (HPL) and appropriate funds.

**SPECIFIC EXPLANATION:** The General Services Department recommends approval of a Purchase and Sale Agreement between Clelia Castro (Seller) and the City of Houston (Purchaser) for the purchase of 40,250 square feet of land for a purchase price of \$345,218.00, 34,500 square feet of land for a purchase price of \$289,945.00, and 2,875 square feet of land for a purchase price of \$10,000.00 as determined by surveys plus closing costs. HPL desires to use the land for the new North Regional Library across from Sylvester Turner Park.

The following is a breakdown of expected costs:

\$345,218.00	Purchase Price (Parcel GY23-012)
\$289,945.00	Purchase Price (Parcel GY23-017)
\$ 10,000.00	Purchase Price (Parcel GY23-018)
\$ 9,000.00	Estimated Closing Costs
<b>\$654,163.00</b>	<b>Total</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

**WBS No.:** E-000266

**DIRECTOR'S SIGNATURE/DATE:**

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C. J. Messiah, Jr.  
General Services Department

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Rhea Brown Lawson, Ph.D.  
Houston Public Library

**Prior Council Action:**

Ordinance No. 2023-161; Dated March 14, 2023

**Amount and Source of Funding:**

\$654,163.00  
Public Library Consolidated Construction Fund  
Fund 4507

**Contact Information:**

Enid M. Howard  
Council Liaison  
**Phone:** 832.393.8023

**ATTACHMENTS:**

Description	Type
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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District I

Item Creation Date: 7/3/2023

25CONS547 – De-appropriate and appropriate funds to the  
Times Construction, Inc.- City Hall West Plaza Paver  
Replacement

Agenda Item#: 36.

### **Summary:**

ORDINANCE de-appropriating \$647,270.30 out of General Improvement Consolidated Construction Fund, previously appropriated to Task Order and Job Order Contracting Program (Approved by Ordinance No. 2020-119, 2020-152); and appropriating \$647,270.30 out of General Improvement Consolidated Construction Fund to the existing Citywide Contract with **TIMES CONSTRUCTION, INC.**, for replacement of City Hall West Plaza Pavers - **DISTRICT I - GALLEGOS**

### **Background:**

**RECOMMENDATION:** Approve an Ordinance to de-appropriate funds from the Task Order and Job Order Contracting (TOC/JOC) Program and appropriate funds to the city-wide contract with Times Construction, Inc. for concrete repair services for the General Services Department.

**SPECIFIC EXPLANATION:** The General Services Department (GSD) utilizes Citywide contracts to perform construction services and projects for its client departments. Funds are allocated as work orders are issued. Various City departments require concrete repair services to existing facilities. Accordingly, GSD recommends that City Council de-appropriate a sum of \$647,270.30, previously appropriated to the GSD TOC/JOC Program to the existing citywide contract with Times Construction, Inc. for the replacement of the City Hall West Plaza Pavers.

On May 22, 2018, by Ordinance 2018-425, City Council awarded a three-year contract with two one-year options to Times Construction, Inc., in an amount not to exceed \$5,273,195.00 for concrete repair services for the General Services Department.

On February 18, 2020, by Ordinance No. 2020-119, City Council authorized the appropriation of \$296,252.43 out of the General Improvement Consolidated Construction Fund to Dunhill Development and Construction, LLC for City Hall structure repairs. The requested action will de-appropriate \$26,022.95 out of the contract with Dunhill and appropriate an equivalent amount to the contract with Times Construction, Inc. for the project.

On February 26, 2020, by Ordinance No. 2020-152, City Council authorized the appropriation of \$1,191,747.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate

\$621,247.35 out of the TOC/JOC Contracting Program and appropriate an equivalent amount to the contract with Times Construction, Inc. for the project.

On April 18, 2023, by Ordinance 2023-266, City Council approved an ordinance to increase the maximum contract amount to Times Construction, Inc., from \$5,273,195.00 to \$7,382,473.00 for concrete repair services for the General Services Department.

**PROJECT LOCATION:** 901 Bagby Street, Houston, TX 77002

**PROJECT DESCRIPTION:** The project will provide waterproofing and replace the slab, storm drain covers, pavers and handrails for the West plaza of City Hall.

**M/WBE PARTICIPATION:** The contract was awarded with an 23% MBE and an 11.0% WBE goal. To date, Times Construction, Inc. has achieved 19.9% MBE participation and a 17.3% participation.

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of these projects.

**WBS No:** D-000181

**DIRECTOR'S SIGNATURE/DATE:**

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C. J. Messiah, Jr.  
General Services Department

-

**Prior Council Action:**

Ordinance No. 2018-0425; Dated May 22, 2018  
Ordinance No. 2020-0119; Dated February 18, 2020  
Ordinance No. 2020-0152; Dated February 26, 2020  
Ordinance No. 2023-0266; Dated April 18, 2023

**Amount and Source of Funding:**

**De-appropriate/Appropriate:**

**\$647,270.30** – General Improvement Consolidated Construction Fund (4509)

**Contact Information:**

Enid M. Howard  
Council Liaison  
**Phone:** 832.393.8023

**ATTACHMENTS:**

**Description**

Signed Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 7/3/2023

25CONS547 – De-appropriate and appropriate funds to the Times Construction, Inc.- City  
Hall West Plaza Paver Replacement

Agenda Item#:

### **Background:**

**RECOMMENDATION:** Approve an Ordinance to de-appropriate funds from the Task Order and Job Order Contracting (TOC/JOC) Program and appropriate funds to the city-wide contract with Times Construction, Inc. for concrete repair services for the General Services Department.

**SPECIFIC EXPLANATION:** The General Services Department (GSD) utilizes Citywide contracts to perform construction services and projects for its client departments. Funds are allocated as work orders are issued. Various City departments require concrete repair services to existing facilities. Accordingly, GSD recommends that City Council de-appropriate a sum of \$647,270.30, previously appropriated to the GSD TOC/JOC Program to the existing citywide contract with Times Construction, Inc. for the replacement of the City Hall West Plaza Pavers.

On May 22, 2018, by Ordinance 2018-425, City Council awarded a three-year contract with two one-year options to Times Construction, Inc., in an amount not to exceed \$5,273,195.00 for concrete repair services for the General Services Department.

On February 18, 2020, by Ordinance No. 2020-119, City Council authorized the appropriation of \$296,252.43 out of the General Improvement Consolidated Construction Fund to Dunhill Development and Construction, LLC for City Hall structure repairs. The requested action will de-appropriate \$26,022.95 out of the contract with Dunhill and appropriate an equivalent amount to the contract with Times Construction, Inc. for the project.

On February 26, 2020, by Ordinance No. 2020-152, City Council authorized the appropriation of \$1,191,747.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate \$621,247.35 out of the TOC/JOC Contracting Program and appropriate an equivalent amount to the contract with Times Construction, Inc. for the project.

On April 18, 2023, by Ordinance 2023-266, City Council approved an ordinance to increase the maximum contract amount to Times Construction, Inc., from \$5,273,195.00 to \$7,382,473.00 for concrete repair services for the General Services Department.

**PROJECT LOCATION:** 901 Bagby Street, Houston, TX 77002


**PROJECT DESCRIPTION:** The project will provide waterproofing and replace the slab, storm drain covers, pavers and handrails for the West plaza of City Hall.

**M/WBE PARTICIPATION:** The contract was awarded with an 23% MBE and an 11.0% WBE goal. To date, Times Construction, Inc. has achieved 19.9% MBE participation and a 17.3% participation.

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of these projects.

**WBS No:** D-000181

**DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:  
 8/15/2023  
C. J. Messiah, Jr.  
General Services Department  
-

**Prior Council Action:**

Ordinance No. 2018-0425; Dated May 22, 2018  
Ordinance No. 2020-0119; Dated February 18, 2020  
Ordinance No. 2020-0152; Dated February 26, 2020  
Ordinance No. 2023-0266; Dated April 18, 2023

**Amount and Source of Funding:**

**De-appropriate/Appropriate:**  
**\$647,270.30** – General Improvement Consolidated Construction Fund (4509)

**Contact Information:**

  
Enid M. Howard  
Council Liaison  
**Phone:** 832.393.8023

**ATTACHMENTS:**

**Description**

[Tax Forms](#)  
[Previous Ord](#)

**Type**

Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District B

Item Creation Date: 8/2/2023

25CONS548 – Appropriation for the Task Order and Job Order (TOC/JOC) Contracting Program

Agenda Item#: 37.

### **Summary:**

ORDINANCE appropriating \$500,000.00 out of Contributed Capital Project Fund for the Task Order and Job Order Contracting Program for Professional and Construction Services for Installation of a Solar Carport at the Kashmere Multi-Service Center for the Administration and Regulatory Affairs Department; (Approved by Ordinance Numbers 2019-0391, 2020-0090, and 2021-0681) - **DISTRICT B - JACKSON**

### **Background:**

**RECOMMENDATION:** Appropriate funds for the Task Order/Job Order (TOC/JOC) Contracting Program.

**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council appropriate a sum of \$500,000.00 to the TOC/JOC Contracting Program for professional and construction services for the installation of a solar carport at the Kashmere Multi-Service Center for the Administration and Regulatory Affairs Department.

**BACKGROUND:** The TOC/JOC Program is funded through supplemental allocations from various departmental budgets or appropriations from various bond funds, up to the maximum contract amount, as departments identify projects and specific funding for each project. Fees for each TOC project are negotiated based on the size and complexity of the tasks involved. Work orders for JOC are issued and approved in accordance with pre-described and pre-priced tasks as established by the *R.S. Means Facilities Construction Cost Data* book.

The General Services Department (GSD) utilizes task order and job order contracts to facilitate minor architectural and engineering design services; mechanical, electrical, and plumbing services (MEP); roof consulting services; construction, repairs, rehabilitations, or alterations of facilities for its client departments. Having these contracts in place allows the City to expedite smaller facility construction projects and can help the City respond quickly to facility needs. Funds are allocated to design task order contracts or construction job order contracts as work orders are issued.

### **PROJECT LOCATIONS:**

Kashmere Multi-Service Center	4802 Lockwood Dr.	District B
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**PROJECT DESCRIPTION:** Install Solar Carport and associated electrical components.

**PREVIOUS HISTORY AND PROJECT SCOPE:**

**TOC CONTRACTORS:** Currently, GSD utilizes fourteen TOC contractors: (1) Building Envelope Consultants, LLC (BEC); (2) Wiss, Janney, Elstner Associates, Inc. (WJE); (3) Walter P. Moore & Associates, Inc. (WPM); (4) AT3+RDC Architects, (AT3); (5) Brown Reynolds & Watford Architects, Inc. (Brown); (6) Collaborate Architects, LLC (Collaborate); (7) English & Associates Architects (English); (8) Interiors Architects, Inc. (IA); (9) Powers Brown Architecture of Texas, LLC. (PBA); (10) Ryden Architecture, LLC (Ryden); (11) Infrastructure Associates, Inc. (Infrastructure); (12) KCI Technologies, Inc. (KCI); (13) Henderson Engineers, Inc. (Henderson); and (14) E&C Engineers & Consultants, Inc. (E&C).

On May 29, 2019, by Ordinance No. 2019-0391, Council approved building envelope consulting services task order contracts with BEC; WJE; and WPM, for a term of three years with three one-year renewal options. Each contract has a maximum contract amount of \$2,500,000.

On January 29, 2020, by Ordinance No. 2020-0090, Council approved professional architectural services task order contracts with English, Collaborate, PBA, Brown, IA, AT3, and Ryden, for a term of three years with two one-year renewal options. Each contract has a maximum contract amount of \$2,000,000.

On August 11, 2021, by Ordinance No. 2021-0681, Council approved professional MEP services task order contracts with Infrastructure, KCI, Henderson, and E&C, for a term of three years with two one-year renewal options. Each contract has a maximum contract amount of \$2,000,000.

**JOC CONTRACTORS:** Currently, GSD utilizes five JOC contractors. On September 4, 2019, by Ordinance No. 2019-0677, Council awarded five job order contracts to: (1) Brown & Root Industrial Services, LLC (BRI); (2) E-Contractors USA, LLC (ECON); (3) ERC Environmental & Construction Services, Inc. (ERC); (4) Jamail & Smith Construction, LP (JAM); and (5) Horizon International Group (HOR) for a term of two years with three one-year renewal options. Each contract has a maximum contract amount of \$20,000,000.

**M/WBE/SBE PARTICIPATION:**

**TOC CONTRACTORS:** A 5.0% M/WBE goal has been established for the building envelope consulting services task order contracts with BEC, WPM, and WJE. To date, BEC has achieved 9.0% participation; and WPM has achieved 4.9% participation. There is no utilization to report for WJE because many of the assigned projects have not been completed. It is anticipated that WPM and WJE will achieve the goal by the completion of their respective contracts.

A 13.35% M/WBE goal has been established for the professional architectural services task order contracts with AT3; Brown; Collaborate; English; IA; PBA; and Ryden. To date, AT3 has achieved 31% participation; Brown has achieved 8.8% participation; Collaborate has achieved 14.5% participation; English has achieved 43% participation; PBA has achieved 16.5% participation and; Ryden has achieved 33.4% participation. There is no utilization to report for IA because many of the assigned projects have not been completed. It is anticipated that IA will achieve the goal by

the completion of their respective contracts.

An 11.27% M/WBE goal has been established for the professional MEP services task order contracts with Infrastructure; KCI; Henderson; and E&C. There is no utilization to report for the contracts because many of the assigned projects have not been completed. It is anticipated that Infrastructure, KCI, Henderson, E&C will achieve the goal by the completion of their respective contracts.

**JOC CONTRACTORS:** A 16% MBE goal and 4% WBE goal have been established for each contract. To date, BRI has achieved 16.7% MBE participation and 3.6% WBE participation; JAM has achieved 13.2% MBE participation and 4.6% WBE participation; ECON has achieved 5.9% MBE participation and 9.6% WBE participation; HOR has achieved 9.6% MBE participation and 7.2% WBE participation; and ERC has achieved 5.6% MBE participation and 0% WBE participation. All firms have made a good faith effort to meet the M/WBE goal and have projects underway that are utilizing the services of its M/WBE firms. With this plan, it is anticipated that they will achieve the goals by the completion of the contract.

**FISCAL NOTE:**

Capital Improvement Project

Estimated Fiscal Operating Impact

Kashmere Multi-Serviced Center Solar Carport (WBS# H-000438)	Current Fiscal Year	Outyear 1	Outyear 2	Outyear 3	Outyear 4	Total
<b>Total</b>	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$16,000

**WBS Nos:** H-000438

**Prior Council Action:**

Ordinance No. 2019-0391; May 29, 2019

Ordinance No. 2019-0677, September 4, 2019

Ordinance No. 2020-0090, January 29, 2020

Ordinance No. 2021-0681, August 11, 2021

**Amount of Funding:**

\$ 500,000.00 – Contributed Capital Project Fund (4515)

**DIRECTOR'S SIGNATURE/DATE:**

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C. J. Messiah, Jr.  
General Services Department

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Tina Paez  
Administration & Regulatory Affairs  
Department

**Prior Council Action:**

Ordinance No. 2019-0391; May 29, 2019  
Ordinance No. 2019-0677, September 4, 2019  
Ordinance No. 2020-0090, January 29, 2020  
Ordinance No. 2021-0681, August 11, 2021

**Amount and Source of Funding:**

\$ 500,000.00  
Contributed Capital Project Fund  
Fund 4515

**Contact Information:**

Enid M. Howard  
Council Liaison  
**Phone:** 832.393.8023

**ATTACHMENTS:**

**Description**

COVERSHEET  
VICINITY/SITE MAP

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District B

Item Creation Date: 8/2/2023

25CONS548 – Appropriation for the Task Order and Job Order (TOC/JOC) Contracting Program

Agenda Item#: 42.

### **Background:**

**RECOMMENDATION:** Appropriate funds for the Task Order/Job Order (TOC/JOC) Contracting Program.

**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council appropriate a sum of \$500,000.00 to the TOC/JOC Contracting Program for professional and construction services for the installation of a solar carport at the Kashmere Multi-Service Center for the Administration and Regulatory Affairs Department.

**BACKGROUND:** The TOC/JOC Program is funded through supplemental allocations from various departmental budgets or appropriations from various bond funds, up to the maximum contract amount, as departments identify projects and specific funding for each project. Fees for each TOC project are negotiated based on the size and complexity of the tasks involved. Work orders for JOC are issued and approved in accordance with pre-described and pre-priced tasks as established by the *R.S. Means Facilities Construction Cost Data* book.

The General Services Department (GSD) utilizes task order and job order contracts to facilitate minor architectural and engineering design services; mechanical, electrical, and plumbing services (MEP); roof consulting services; construction, repairs, rehabilitations, or alterations of facilities for its client departments. Having these contracts in place allows the City to expedite smaller facility construction projects and can help the City respond quickly to facility needs. Funds are allocated to design task order contracts or construction job order contracts as work orders are issued.

### **PROJECT LOCATIONS:**

Kashmere Multi-Service Center	4802 Lockwood Dr.	District B
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**PROJECT DESCRIPTION:** Install Solar Carport and associated electrical components.

### **PREVIOUS HISTORY AND PROJECT SCOPE:**

**TOC CONTRACTORS:** Currently, GSD utilizes fourteen TOC contractors: (1) Building Envelope Consultants, LLC (BEC); (2) Wiss, Janney, Elstner Associates, Inc. (WJE); (3) Walter P. Moore & Associates, Inc. (WPM); (4) AT3+RDC Architects, (AT3); (5) Brown Reynolds & Watford Architects, Inc. (Brown); (6) Collaborate Architects, LLC (Collaborate); (7) English & Associates Architects (English); (8) Interiors Architects, Inc. (IA); (9) Powers Brown Architecture of Texas, LLC. (PBA); (10) Ryden Architecture, LLC (Ryden); (11) Infrastructure Associates, Inc. (Infrastructure); (12) KCI Technologies, Inc. (KCI); (13) Henderson Engineers, Inc. (Henderson); and (14) E&C Engineers & Consultants, Inc. (E&C).

On May 29, 2019, by Ordinance No. 2019-0391, Council approved building envelope consulting services task order contracts with BEC; WJE; and WPM, for a term of three years with three one-year renewal options. Each contract has a maximum contract amount of \$2,500,000.

On January 29, 2020, by Ordinance No. 2020-0090, Council approved professional architectural services task order contracts with English, Collaborate, PBA, Brown, IA, AT3, and Ryden, for a term of three years with two one-year renewal options. Each contract has a maximum contract amount of \$2,000,000.

On August 11, 2021, by Ordinance No. 2021-0681, Council approved professional MEP services task order contracts with Infrastructure, KCI, Henderson, and E&C, for a term of three years with two one-year renewal options. Each contract has a maximum contract amount of \$2,000,000.

**JOC CONTRACTORS:** Currently, GSD utilizes five JOC contractors. On September 4, 2019, by Ordinance No. 2019-0677, Council awarded five job order contracts to: (1) Brown & Root Industrial Services, LLC (BRI); (2) E-Contractors USA, LLC (ECON); (3) ERC Environmental & Construction Services, Inc. (ERC); (4) Jamail & Smith Construction, LP (JAM); and (5) Horizon International Group (HOR) for a term of two years with three one-year renewal options. Each contract has a maximum contract amount of \$20,000,000.

**M/WBE/SBE PARTICIPATION:**

**TOC CONTRACTORS:** A 5.0% M/WBE goal has been established for the building envelope consulting services task order contracts with BEC, WPM, and WJE. To date, BEC has achieved 9.0% participation; and WPM has achieved 4.9% participation. There is no utilization to report for WJE because many of the assigned projects have not been completed. It is anticipated that WPM and WJE will achieve the goal by the completion of their respective contracts.

A 13.35% M/WBE goal has been established for the professional architectural services task order contracts with AT3; Brown; Collaborate; English; IA; PBA; and Ryden. To date, AT3 has achieved 31% participation; Brown has achieved 8.8% participation; Collaborate has achieved 14.5% participation; English has achieved 43% participation; PBA has achieved 16.5% participation and; Ryden has achieved 33.4% participation. There is no utilization to report for IA because many of the assigned projects have not been completed. It is anticipated that IA will achieve the goal by the completion of their respective contracts.

An 11.27% M/WBE goal has been established for the professional MEP services task order contracts with Infrastructure; KCI; Henderson; and E&C. There is no utilization to report for the contracts because many of the assigned projects have not been completed. It is anticipated that Infrastructure, KCI, Henderson, E&C will achieve the goal by the completion of their respective contracts.

**JOC CONTRACTORS:** A 16% MBE goal and 4% WBE goal have been established for each contract. To date, BRI has achieved 16.7% MBE participation and 3.6% WBE participation; JAM has achieved 13.2% MBE participation and 4.6% WBE participation; ECON has achieved 5.9% MBE participation and 9.6% WBE participation; HOR has achieved 9.6% MBE participation and 7.2% WBE participation; and ERC has achieved 5.6% MBE participation and 0% WBE participation. All firms have made a good faith effort to meet the M/WBE goal and have projects underway that are utilizing the services of its M/WBE firms. With this plan, it is anticipated that they will achieve the goals by the completion of the contract.

**FISCAL NOTE:**

Capital Improvement Project

Estimated Fiscal Operating Impact

Kashmere Multi-Serviced Center Solar Carport (WBS# H-000438)	Current Fiscal Year	Outyear 1	Outyear 2	Outyear 3	Outyear 4	Total
<b>Total</b>	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$16,000

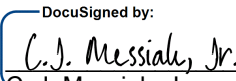
**WBS Nos:** H-000438**Prior Council Action:**

Ordinance No. 2019-0391; May 29, 2019  
 Ordinance No. 2019-0677, September 4, 2019  
 Ordinance No. 2020-0090, January 29, 2020  
 Ordinance No. 2021-0681, August 11, 2021

**Amount of Funding:**

\$ 500,000.00 – Contributed Capital Project Fund (4515)

**DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:  
 8/10/2023  
 C. J. Messiah, Jr.  
 General Services Department

Tina Paez  
 Administration & Regulatory Affairs  
 Department

**Prior Council Action:**

Ordinance No. 2019-0391; May 29, 2019  
Ordinance No. 2019-0677, September 4, 2019  
Ordinance No. 2020-0090, January 29, 2020  
Ordinance No. 2021-0681, August 11, 2021

**Amount and Source of Funding:**  
\$ 500,000.00 – Contributed Capital Project Fund (4515)

**Contact Information:**  
Enid M. Howard  
Council Liaison  
**Phone:** 832.393.8023

 <sup>DS</sup>

**ATTACHMENTS:**

**Description**

- [CIP FORM A](#)
- [MAP](#)
- [Signed Coversheet](#)

**Type**

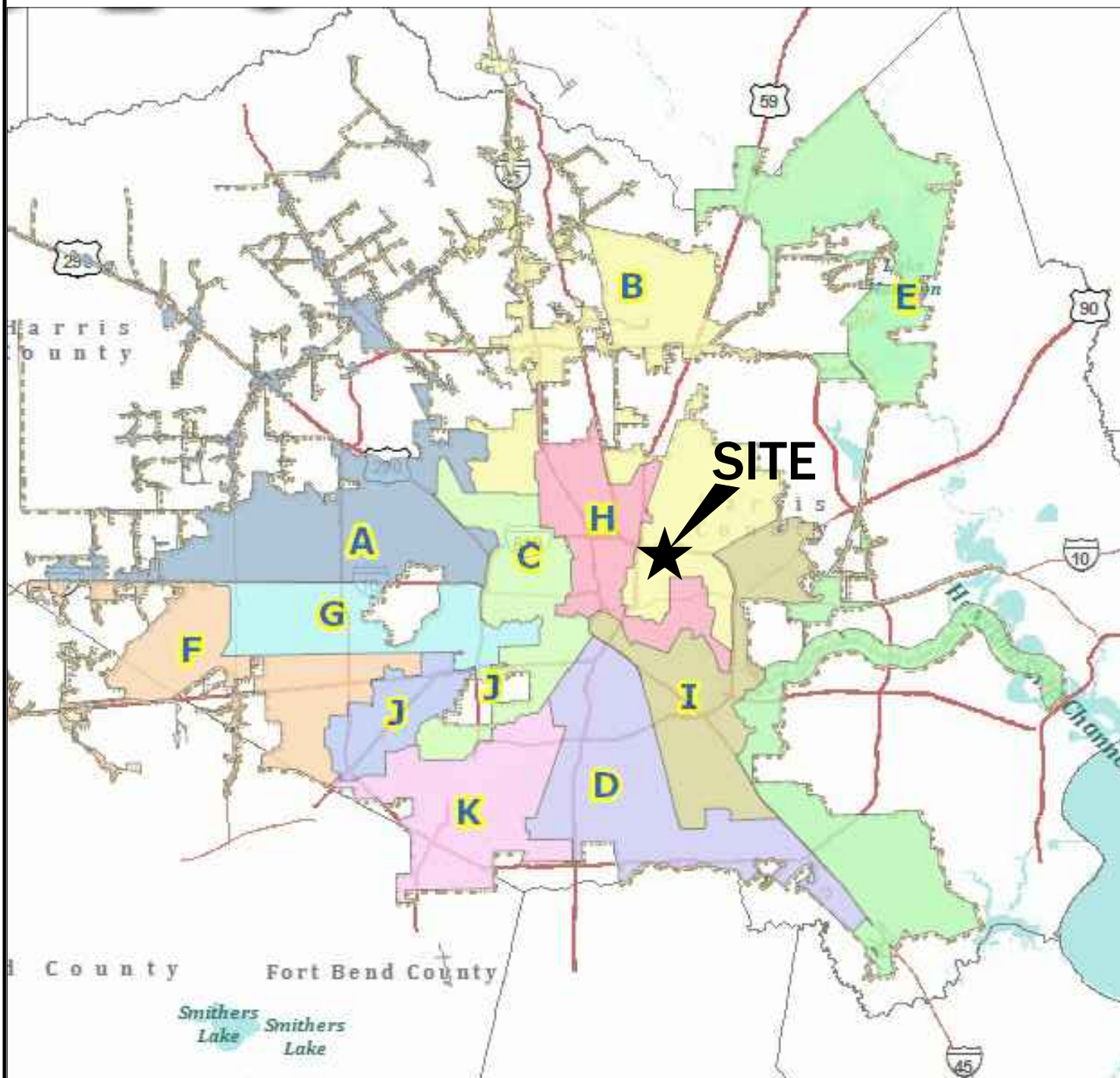
- Backup Material
- Backup Material
- Signed Cover sheet



# Kashmere Multi-Service Center

## 4802 Lockwood (Key Map 454Y)

CITY OF HOUSTON  
HARRIS COUNTY, TEXAS



**KASHMERE MULTI-SERVICE CENTER HVAC IMPROVEMENTS**  
**4802 LOCKWOOD DR. HOUSTON, TX 77026**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District I

Item Creation Date: 7/14/2023

25CONS549 – De-appropriate and Appropriate Funds for  
Issuance of Purchase Order for Slab Replacement of City  
Hall and City Hall Annex Tunnel

Agenda Item#: 38.

### **Summary:**

ORDINANCE de-appropriating \$963,893.70 out of General Improvement Consolidated Construction Fund, previously appropriated to the Task Order and Job Order Contracting Program (Approved by Ordinance No. 2020-0376, 2022-016 and 2023-0433); and appropriating \$963,893.70 out of General Improvement Consolidated Construction Fund for the issuance of a Purchase Order to **TIMES CONSTRUCTION, INC**, for Slab and Flooring Replacement at the City Hall Tunnel - **DISTRICT I - GALLEGOS**

### **Background:**

**RECOMMENDATION:** Approve an Ordinance to de-appropriate the sum of \$963,893.70 from the Task Order and Job Order Contracting (TOC/JOC) Program and appropriate the equivalent amount for the issuance of a purchase order to Times Construction for the replacement of the slab and flooring at the City Hall Tunnel at 901 Bagby Street.

**SPECIFIC EXPLANATION:** The Strategic Procurement Division issued an emergency purchase order to Times Construction, Inc. on July 12, 2023 for the repair of the slab and floor at the City Hall Tunnel. Hydrostatic pressure is causing the groundwater to create cracks through the slab of the tunnel floor connecting City Hall and City Hall Annex. This presents a safety hazard for the tenants utilizing the tunnel between the two facilities.

On May 5, 2020, by Ordinance No. 2020-376, City Council authorized the appropriation of \$100,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate \$13,376.70 out of the TOC/JOC Contracting Program and appropriate an equivalent amount to Times Construction, Inc. for the project.

On January 4, 2022, by Ordinance No. 2022-16, City Council authorized the appropriation of \$800,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate \$200,517.00 out of the TOC/JOC Contracting Program and appropriate an equivalent amount to the contract with Times Construction, Inc. for the project.

On June 12, 2023, by Ordinance No. 2023-433, City Council authorized the appropriation of \$750,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate \$750,000.00 out of the TOC/JOC Contracting Program and appropriate an equivalent amount Times Construction, Inc. for the project.

Therefore, the General Services Department recommends that City Council appropriate \$963,893.70 for the issuance of a purchase order to Times Construction, Inc. for the slab replacement at the City Hall Tunnel.

**PROJECT SCOPE:** The scope of work includes the demolition and replacement of the structural slab, waterproofing, and terrazzo replacement.

**PROJECT LOCATION:** 901 Bagby Street, Houston, Texas 77002

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

**WBS No:** D-000209, D-000236

**DIRECTOR'S SIGNATURE/DATE:**

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C. J. Messiah, Jr.  
General Services Department

**Prior Council Action:**

Ordinance No. 2020-0376; Dated May 5, 2020  
Ordinance No. 2022-016; Dated January 4, 2020  
Ordinance No. 2023-0433; Dated June 12, 2023

**Amount and Source of Funding:**

**De-appropriate/Appropriate**

**\$963,893.70** – General Improvement Consolidated Fund (4509)

**Contact Information:**

Enid M. Howard  
Council Liaison  
**Phone:** 832.393.8023

**ATTACHMENTS:**

Description	Type
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Signed Coversheet (Revised)

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 7/14/2023

25CONS549 – De-appropriate and Appropriate Funds for Issuance of Purchase Order for  
Slab Replacement of City Hall and City Hall Annex Tunnel

Agenda Item#:

### **Background:**

**RECOMMENDATION:** Approve an Ordinance to de-appropriate the sum of \$963,893.70 from the Task Order and Job Order Contracting (TOC/JOC) Program and appropriate the equivalent amount for the issuance of a purchase order to Times Construction for the replacement of the slab and flooring at the City Hall Tunnel at 901 Bagby Street.

**SPECIFIC EXPLANATION:** The Strategic Procurement Division issued an emergency purchase order to Times Construction, Inc. on July 12, 2023 for the repair of the slab and floor at the City Hall Tunnel. Hydrostatic pressure is causing the groundwater to create cracks through the slab of the tunnel floor connecting City Hall and City Hall Annex. This presents a safety hazard for the tenants utilizing the tunnel between the two facilities.

On May 5, 2020, by Ordinance No. 2020-376, City Council authorized the appropriation of \$100,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate \$13,376.70 out of the TOC/JOC Contracting Program and appropriate an equivalent amount to Times Construction, Inc. for the project.

On January 4, 2022, by Ordinance No. 2022-16, City Council authorized the appropriation of \$800,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate \$200,517.00 out of the TOC/JOC Contracting Program and appropriate an equivalent amount to the contract with Times Construction, Inc. for the project.

On June 12, 2023, by Ordinance No. 2023-433, City Council authorized the appropriation of \$750,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY20, for City Hall. The requested action will de-appropriate \$750,000.00 out of the TOC/JOC Contracting Program and appropriate an equivalent amount Times Construction, Inc. for the project.

Therefore, the General Services Department recommends that City Council appropriate \$963,893.70 for the issuance of a purchase order to Times Construction, Inc. for the slab replacement at the City Hall Tunnel.


**PROJECT SCOPE:** The scope of work includes the demolition and replacement of the structural slab, waterproofing, and terrazzo replacement.

**PROJECT LOCATION:** 901 Bagby Street, Houston, Texas 77002

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

**WBS No:** D-000209, D-000236

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:  
 8/16/2023  
1E174AD77D5641F...  
C. J. Messiah, Jr.  
General Services Department


Prior Council Action:

Ordinance No. 2020-0376; Dated May 5, 2020  
Ordinance No. 2022-016; Dated January 4, 2020  
Ordinance No. 2023-0433; Dated June12, 2023

Amount and Source of Funding:

De-appropriate/Appropriate  
\$963,893.70 – General Improvement Consolidated Fund (4509)

Contact Information:

  
Enid M. Howard  
Council Liaison  
Phone: 832.393.8023

ATTACHMENTS:

Description	Type
<a href="#">Signed coversheet</a>	Signed Cover sheet
<a href="#">25CONS549 - Tax Delinquent Report</a>	Backup Material
<a href="#">Previous Ordinances &amp; RCAs</a>	Backup Material
<a href="#">Finance -SAP Purchase Requisition</a>	Backup Material



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

Item Creation Date: 7/26/2023

### **HHD\_TEXAS EPIDEMIOLOGY CAPACITY EXPANSION GRANT PROGRAM**

Agenda Item#: 39.

#### **Summary:**

ORDINANCE approving and authorizing Grant Contract between City and **TEXAS DEPARTMENT OF STATE HEALTH SERVICES** under the Texas Epidemiology Capacity Expansion Grant Program; approving the acceptance and disbursement of Grant Funds thereunder

#### **Background:**

The Houston Health Department (HHD) requests City Council approval and authorization of an ordinance to accept the grant award between the City of Houston and the Department of State Health Services – Contract Number: HHS001315700010. The grant allocates \$187,313 during year one that begins September 1, 2023 to August 31, 2024 and year two funding in the amount of \$187,313 from September 1, 2024 to August 31, 2025. The total amount of the award is not to exceed, \$374,626. The project period is September 1, 2023, through August 31, 2027.

HHD also requests City Council authorize the Mayor to execute all related contracts, agreements and documents with the approval of the City Attorney in connection with the Amendment and to authorize the Director or his designee to act as the City's representative with the authority to apply for, accept and expend the grant funds as awarded, and to accept and expend all subsequent supplemental awards, if any, and to extend the term and/or budget and project period not to exceed five years, if extended by DSHS during the project period.

The purpose of this grant is to continue HHD's capacity to respond to all disease reports from laboratories, health care providers and other disease reporters such as school nurses and health care facility administrators; and complete all surveillance and case investigation activities relevant to the disease.

HHD will perform surveillance and epidemiology activities for all notifiable infectious disease conditions, such as COVID-19, Hepatitis A, B and C and vaccine preventable diseases. The primary emphasis is directed to conditions reported through the National Electronic Disease Surveillance System (NEDSS).

HHD epidemiology and surveillance staff will conduct case and outbreak investigations on all notifiable conditions reported through NEDSS; assess the quality of surveillance data, perform analyses on surveillance data and prepare situational updates on outbreaks. HHD will conduct timely monitoring and management of incoming infectious disease laboratory reports.

#### **Fiscal Note:**

No Fiscal Note is required on grant items.

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Stephen L Williams, M.Ed., M.P.A.  
Director - Houston Health Department

**Amount and Source of Funding:**

\$749,252.00.  
State Fund – 5010

**Contact Information:**

Porfirio Villarreal  
Cell: 713-826-5695  
Office: 832-393-5014

**ATTACHMENTS:**

**Description**

Signed Coversheet\_HHD\_DSHS TX EPI  
CAPACITY EXPANSION GRANT

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/26/2023

### HHD\_TEXAS EPIDEMIOLOGY CAPACITY EXPANSION GRANT PROGRAM

Agenda Item#: 32.

#### **Background:**

The Houston Health Department (HHD) requests City Council approval and authorization of an ordinance to accept the grant award between the City of Houston and the Department of State Health Services – Contract Number: HHS001315700010. The grant allocates \$187,313 during year one that begins September 1, 2023 to August 31, 2024 and year two funding in the amount of \$187,313 from September 1, 2024 to August 31, 2025. The total amount of the award is not to exceed, \$374,626. The project period is September 1, 2023, through August 31, 2027.

HHD also requests City Council authorize the Mayor to execute all related contracts, agreements and documents with the approval of the City Attorney in connection with the Amendment and to authorize the Director or his designee to act as the City's representative with the authority to apply for, accept and expend the grant funds as awarded, and to accept and expend all subsequent supplemental awards, if any, and to extend the term and/or budget and project period not to exceed five years, if extended by DSHS during the project period.

The purpose of this grant is to continue HHD's capacity to respond to all disease reports from laboratories, health care providers and other disease reporters such as school nurses and health care facility administrators; and complete all surveillance and case investigation activities relevant to the disease.

HHD will perform surveillance and epidemiology activities for all notifiable infectious disease conditions, such as COVID-19, Hepatitis A, B and C and vaccine preventable diseases. The primary emphasis is directed to conditions reported through the National Electronic Disease Surveillance System (NEDSS).

HHD epidemiology and surveillance staff will conduct case and outbreak investigations on all notifiable conditions reported through NEDSS; assess the quality of surveillance data, perform analyses on surveillance data and prepare situational updates on outbreaks. HHD will conduct timely monitoring and management of incoming infectious disease laboratory reports.

#### **Fiscal Note:**

No Fiscal Note is required on grant items.

DocuSigned by:

*Stephen Williams*

A8219D332CF4498  
Stephen L. Williams, M.Ed., M.P.A.  
Director - Houston Health Department

#### **Amount and Source of Funding:**

\$749,252.00.  
State Fund – 5010

#### **Contact Information:**

Porfirio Villarreal  
Cell: 713-826-5695  
Office: 832-393-5014



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 3/15/2023

E32677 - Records Storage and Imaging Service (Texas State Library and Archives Commission) - ORDINANCE

Agenda Item#: 40.

### **Summary:**

ORDINANCE authorizing and awarding contract between City of Houston and **TEXAS STATE LIBRARY AND ARCHIVES COMMISSION** for Records Storage and Imaging Services for the Administration and Regulatory Affairs Department; providing a maximum contract amount - 3 Years with 2 one-year options - \$262,396.44 - General Fund

### **Background:**

**S87-E32677 - Approve an Ordinance authorizing and awarding a contract between the City of Houston and the Texas State Library and Archives Commission (TSLAC) in an amount not to exceed \$262,396.44, for records storage and imaging services for the Administration & Regulatory Affairs Department (ARA).**

### **Specific Explanation:**

The Director of the Administration & Regulatory Affairs Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract with two one-year options** to the **Texas State and Library Archives Commission** in the total amount not to exceed **\$262,396.44** for digital scanning and imaging microfilm services.

The interlocal agreement with the Texas State and Library Archives Commission (TSLAC) is for scanning services to digitize the City of Houston documents stored at the City Secretary's Office.

The Mayor's Office created the City Secretary's Office Operations Transformation Program to preserve physical documents, which include ordinances, resolutions, contracts, motions, etc., in a digital format and increase transparency. After a one-year pilot program from November 2021 to November 2022 with TSLAC that resulted in the scanning and storage of approximately 120 boxes, 5,700 documents, and 300,000 pages, City Council action is required to approve a new contract to continue the scanning project. TSLAC will pick up approximately 900 boxes of documents from the City Secretary's office for scanning. The scanned files will be uploaded to the City's network and the original documents will be returned to be stored at a City facility, or other secured location, upon completion of the scanning.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local

government to seek competitive bids for the purchase of the goods or services."

**M/WBE Subcontracting:**

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 Interlocal or Cooperative Purchasing agreement for this purchase.

**Fiscal Note**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Jedediah Greenfield, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

**Estimated Spending Authority**

<b>Department</b>	<b>FY24</b>	<b>Out Years</b>	<b>Total</b>
Administration and Regulatory Affairs Department	\$50,000.00	\$212,396.44	\$262,396.44

**Amount and Source of Funding:**

**\$262,396.44**

General Fund

Fund 1000

**Contact Information:**

Lena Farris 832-393-8729

Candice Gambrell 832-393-9129

Jedediah Greenfield 832-393-9126

**ATTACHMENTS:**

**Description**

Covesheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 3/15/2023

E32677 - Records Storage and Imaging Service (Texas State Library and Archives Commission) - ORDINANCE

Agenda Item#:

### **Background:**

**S87-E32677 - Approve an Ordinance authorizing and awarding a contract between the City of Houston and the Texas State Library and Archives Commission (TSLAC) in an amount not to exceed \$262,396.44, for records storage and imaging services for the Administration & Regulatory Affairs Department (ARA).**

### **Specific Explanation:**

The Director of the Administration & Regulatory Affairs Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract with two one-year options** to the **Texas State and Library Archives Commission** in the total amount not to exceed **\$262,396.44** for digital scanning and imaging microfilm services.

The interlocal agreement with the Texas State and Library Archives Commission (TSLAC) is for scanning services to digitize the City of Houston documents stored at the City Secretary's Office.

The Mayor's Office created the City Secretary's Office Operations Transformation Program to preserve physical documents, which include ordinances, resolutions, contracts, motions, etc., in a digital format and increase transparency. After a one-year pilot program from November 2021 to November 2022 with TSLAC that resulted in the scanning and storage of approximately 120 boxes, 5,700 documents, and 300,000 pages, City Council action is required to approve a new contract to continue the scanning project. TSLAC will pick up approximately 900 boxes of documents from the City Secretary's office for scanning. The scanned files will be uploaded to the City's network and the original documents will be returned to be stored at a City facility, or other secured location, upon completion of the scanning.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services."

### **M/WBE Subcontracting:**

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 Interlocal or Cooperative Purchasing agreement for this purchase.

### **Fiscal Note**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/4/2023

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**Jedediah Greenfield, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

8/4/2023

DS  
EC

### **Estimated Spending Authority**

Department	FY24	Out Years	Total
Administration and Regulatory Affairs Department	\$50,000.00	\$212,396.44	\$262,396.44

### **Amount and Source of Funding:**

**\$262,396.44** - General Fund (1000)

### **Contact Information:**

Lena Farris 832-393-8729

Candice Gambrell 832-393-9129

Jedediah Greenfield 832-393-9126

**ATTACHMENTS:**

**Description**

E32677 - OBO Waiver 0% Goal  
E32677 - Fiscal Form A  
E32677 - Certification of Funds  
E32677 - Signed Contract  
E32677 - PR# 10305473  
E32677 - Imaging Microfilm Fee Schedule  
E32677 - Digital Scanning Fee Schedule  
E32677 - Interlocal / CoOp Approval

**Type**

Backup Material  
Financial Information  
Financial Information  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date: 7/14/2023

### L25853.A1 - Used Oil, Oily Water, Oil Filters, Absorbents, and Antifreeze Disposal Services (Q Environment, Inc.) - ORDINANCE

Agenda Item#: 41.

#### **Summary:**

ORDINANCE approving and authorizing first amendment to agreement between City of Houston and **Q ENVIRONMENTAL, INC** for Used Oil, Oily Water, Oil Filters, Absorbents and Antifreeze Disposal Services for the Fleet Department - 1 Year

#### **Background:**

**S05-L25853.A1 - Approve an ordinance authorizing a first amendment to Contract No. 4600014736 between the City of Houston and Q Environment, Inc. (Approved by Ordinance No. 2018-0397, Passed May 16, 2018) to extend the contract term from August 26, 2023 to August 26, 2024 for used oil, oily water, oil filters, absorbents, and antifreeze disposal services for the Fleet Management Department.**

#### **Specific Explanation:**

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to Contract No. 4600014736 between the City of Houston and **Q Environmental, Inc.** to extend the contract term from **August 26, 2023 to August 26, 2024** for used oil, oily water, oil filters, absorbents, and antifreeze disposal services for the Fleet Management Department.

The original contract was awarded on May 16, 2018, by Ordinance No. 2018-0397 for a three-year term with two one-year options to renew in the amount not to exceed \$1,434,101.30. The contract term was from May 29, 2018 through May 28, 2023. Prior to expiration, the contract was extended for 90 days until August 26, 2023. Expenditures as of July 14, 2023, totaled \$405,242.67. There is sufficient spending authority remaining in the contract to carry the City through the extended one-year period. The one-year extension is necessary to allow the department to revise its technical specifications and will allow for sufficient time for the Fleet Management Department to have a new contract in place.

The scope of work requires the contractor to provide all labor, supervision, materials, supplies, tools, equipment, and transportation necessary to properly dispose of used oil filters, antifreeze, absorbents, and contaminated and non-contaminated oil extracted from automobiles, trucks, tractors, and heavy equipment by the City's fleet management personnel.

**M/WBE Participation:**

This bid was issued with an 11% M/WBE participation goal. **Q Environmental, Inc.** submitted a Good-Faith Effort to the Office of Business Opportunity, which was approved.

**Fiscal Note:**

No additional spending authority is required. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Jedediah Greenfield, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

**Department Approval Authority**

**Prior Council Action:**

Ordinance No. 2018-0397 - Approved by City Council on May 16, 2018

**Amount and Source of Funding:**

NO FUNDING REQUIRED

**Contact Information:**

Desiree Heath	SPD	832-393-8742
Candice Gambrell	SPD	832-393-9129
Jedediah Greenfield	SPD	832-393-9126

**ATTACHMENTS:****Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/1/2023

Item Creation Date: 7/14/2023

L25853.A1 - Used Oil, Oily Water, Oil Filters, Absorbents, and Antifreeze Disposal Services (Q Environment, Inc.) - ORDINANCE

Agenda Item#: 46.

### **Background:**

**S05-L25853.A1 - Approve an ordinance authorizing a first amendment to Contract No. 4600014736 between the City of Houston and Q Environment, Inc. (Approved by Ordinance No. 2018-0397, Passed May 16, 2018) to extend the contract term from August 26, 2023 to August 26, 2024 for used oil, oily water, oil filters, absorbents, and antifreeze disposal services for the Fleet Management Department.**

### **Specific Explanation:**

The Director of the Fleet Management Department and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to Contract No. 4600014736 between the City of Houston and **Q Environmental, Inc.** to extend the contract term from **August 26, 2023 to August 26, 2024** for used oil, oily water, oil filters, absorbents, and antifreeze disposal services for the Fleet Management Department.

The original contract was awarded on May 16, 2018, by Ordinance No. 2018-0397 for a three-year term with two one-year options to renew in the amount not to exceed \$1,434,101.30. The contract term was from May 29, 2018 through May 28, 2023. Prior to expiration, the contract was extended for 90 days until August 26, 2023. Expenditures as of July 14, 2023, totaled \$405,242.67. There is sufficient spending authority remaining in the contract to carry the City through the extended one-year period. The one-year extension is necessary to allow the department to revise its technical specifications and will allow for sufficient time for the Fleet Management Department to have a new contract in place.

The scope of work requires the contractor to provide all labor, supervision, materials, supplies, tools, equipment, and transportation necessary to properly dispose of used oil filters, antifreeze, absorbents, and contaminated and non-contaminated oil extracted from automobiles, trucks, tractors, and heavy equipment by the City's fleet management personnel.

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

This bid was issued with an 11% M/WBE participation goal. **Q Environmental, Inc.** submitted a Good-Faith Effort to the Office of Business Opportunity, which was approved.

### **Fiscal Note:**

No additional spending authority is required. Therefore, no Fiscal Note is required as stated in the Financial Policies.

7/19/2023

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**Jedediah Greenfield, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

7/20/2023

### **Prior Council Action:**

Ordinance No. 2018-0397 - Approved by City Council on May 16, 2018

### **Amount and Source of Funding:**

NO FUNDING REQUIRED

### **Contact Information:**

Desiree Heath	SPD	832-393-8742
Candice Gambrell	SPD	832-393-9129
Jedediah Greenfield	SPD	832-393-9126

### **ATTACHMENTS:**

#### **Description**

OBO Good Faith Effort Approval  
 Previous Ordinance 2018-397

#### **Type**

Backup Material  
 Backup Material

90 Day Extension  
Executed Contract

Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District B, District I

Item Creation Date:

L32555 - WIFI and Data Network Maintenance and Support Services  
(Layer 3 Communications, LLC ) - ORDINANCE

Agenda Item#: 42.

### **Summary:**

ORDINANCE appropriating \$969,351.17 out of HAS Renewal and Replacement Fund and awarding contract to **LAYER 3 COMMUNICATIONS, LLC** for Public WIFI and Data Network Maintenance and Support Services for the Houston Airport System; providing a maximum contract amount - 3 Years with 2 one-year options - \$3,073,955.33 - Enterprise Fund - **DISTRICTS B - JACKSON and I - GALLEGOS**

### **Background:**

**Formal Bids Received April 20, 2023 for S19-L32555 – Approve an ordinance authorizing the appropriation of \$969,351.17 out of the HAS Renewal and Replacement Fund (8010) and awarding a contract to Layer 3 Communications, LLC in an amount not to exceed \$4,043,306.50 for public WIFI and data network maintenance and support services for the Houston Airport System.**

### **Specific Explanation:**

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing the appropriation of \$969,351.17 out of the HAS Renewal and Replacement Fund and awarding a **three-year contract with two one-year options** to **Layer 3 Communications, LLC**, in the total amount not to exceed **\$4,043,306.5** on its low bid meeting specifications for public WIFI and data network maintenance and support services for the Houston Airport System.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Twenty-five (25) prospective bidders downloaded the solicitation document from SPD's e-bidding website. Two (2) bids were received and deemed responsive, as outlined below. Two (2) bidders submitted their bid online and not with the City Secretary's Office, which deemed them as nonresponsive.

<b><u>Company</u></b>	<b><u>Total Amount</u></b>
1. <b>Layer 3 Communications, LLC</b>	<b>\$4,043,306.50</b>
2. All About It Incall, Inc.	\$4,908,923.70 <b>(Nonresponsive)</b>
3. Comterra Holdings, LLC	\$6,829,391.44 <b>(Nonresponsive)</b>
4. Comsys Technology Corporation	\$6,829,391.44

The scope of work requires the contractor to furnish all labor, supervision, management, equipment, parts, materials, supplies, tools, incidentals, transportation, clean-up, and necessary insurance to provide basic and other work services in support of the public WIFI and associated public data network for the City of Houston airports.

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

M/WBE zero-percent goal document approved by the Office of Business Opportunity.

### **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, Layer 3 Communications, LLC provides health benefits to eligible employees in compliance with City policy.

### **Hire Houston First:**

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses, while supporting job creation. In this case, Layer 3

Communications, LLC does not meet the requirements for HHH designation; no HHH firms were within three percent.

**Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

No significant Fiscal Operating impact is anticipated as a result of this project.

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**Jedediah Greenfield**  
**Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

Estimated Spending Authority			
DEPARTMENT	FY2024	OUT YEARS	TOTAL
Houston Airport System	\$1,178,704.08	\$2,864,602.42	\$ 4,043,306.50

**Amount and Source of Funding:**

\$3,049,705.33 - HAS Revenue Fund (8001)

\$ 969,351.17 – HAS Renewal & Replacement Fund (8010)

\$ 24,250.00 – HAS AIF Capital Outlay Fund (8012)

**\$4,043,306.50 - Total**

**Contact Information:**

Name	Dept/Division	Phone No.:
Barbara Fisher, Division Manager	Finance/SPD	(832) 393-8722
Carolyn Hanahan, Assistant Chief Policy Officer	Finance /SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date:

L32555 - WIFI and Data Network Maintenance and Support Services (Layer 3 Communications, LLC ) - ORDINANCE

Agenda Item#:

### **Background:**

**Formal Bids Received April 20, 2023 for S19-L32555 – Approve an ordinance authorizing the appropriation of \$969,351.17 out of the HAS Renewal and Replacement Fund (8010) and awarding a contract to Layer 3 Communications, LLC in an amount not to exceed \$4,043,306.50 for public WIFI and data network maintenance and support services for the Houston Airport System.**

### **Specific Explanation:**

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing the appropriation of \$969,351.17 out of the HAS Renewal and Replacement Fund and awarding a **three-year contract with two one-year options** to **Layer 3 Communications, LLC**, in the total amount not to exceed **\$4,043,306.5** on its low bid meeting specifications for public WIFI and data network maintenance and support services for the Houston Airport System.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Twenty-five (25) prospective bidders downloaded the solicitation document from SPD's e-bidding website. Two (2) bids were received and deemed responsive, as outlined below. Two (2) bidders submitted their bid online and not with the City Secretary's Office, which deemed them as nonresponsive.

<b><u>Company</u></b>	<b><u>Total Amount</u></b>
1. <b>Layer 3 Communications, LLC</b>	<b>\$4,043,306.50</b>
2. All About It Incall, Inc.	\$4,908,923.70 (Nonresponsive)
3. Comterra Holdings, LLC	\$6,829,391.44 (Nonresponsive)
4. Comsys Technology Corporation	\$6,829,391.44

The scope of work requires the contractor to furnish all labor, supervision, management, equipment, parts, materials, supplies, tools, incidentals, transportation, clean-up, and necessary insurance to provide basic and other work services in support of the public WIFI and associated public data network for the City of Houston airports.

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

M/WBE zero-percent goal document approved by the Office of Business Opportunity.

### **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, Layer 3 Communications, LLC provides health benefits to eligible employees in compliance with City policy.


### **Hire Houston First:**

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses, while supporting job creation. In this case, Layer 3 Communications, LLC does not meet the requirements for HHF designation; no HHF firms were within three percent.

### **Fiscal Note:**

Funding for this item is included in the FY24 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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7/7/2023

**Jedediah Greenfield**  
**Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

**Department Approval Authority**

<b>Estimated Spending Authority</b>			
<b>DEPARTMENT</b>	<b>FY2024</b>	<b>OUT YEARS</b>	<b>TOTAL</b>
Houston Airport System	\$1,178,704.08	\$2,864,602.42	\$ 4,043,306.50

### **Amount and Source of Funding:**

\$3,049,705.33 - HAS Revenue Fund (8001)  
\$ 969,351.17 – HAS Renewal & Replacement Fund (8010)  
\$ 24,250.00 – HAS AIF Capital Outlay Fund (8012)  
**\$4,043,306.50 - Total**

**Contact Information:**

Name	Dept/Division	Phone No.:
Barbara Fisher, Division Manager	Finance/SPD	(832) 393-8722
Carolyn Hanahan, Assistant Chief Policy Officer	Finance /SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

**ATTACHMENTS:****Description**

Ownership Information Form  
Tax Clearance Report  
Secretary of State (SOS)  
Certificate of Interested Parties  
Conflict of Interest Questionnaire  
POP 1  
POP 2  
POP 3  
COI and Endorsements  
AM Best Ratings  
Drug Policy Forms  
Contract  
Funding  
MWBE Waiver  
Bid Tab

**Type**

Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material  
Contract/Exhibit  
Financial Information  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/28/2023

T26354.A1 - Jury Management System Services  
(QuestMark Information Management, Inc.) - ORDINANCE

Agenda Item#: 43.

### **Summary:**

ORDINANCE approving and authorizing first amendment to extend contract term between City of Houston and **QUESTMARK INFORMATION MANAGEMENT, INC** for Jury Management System Services for the Houston Municipal Courts Department

### **Background:**

**P18-T26354.A1 – Approve an ordinance authorizing a first amendment to contract 4600014962 between City of Houston and QuestMark Information Management, Inc. (approved by Ord. No. 2018-0678 on September 6, 2018) to extend the contract term from September 06, 2023, to September 30, 2024, for jury management system services for the Municipal Courts Department (MCD).**

### **Specific Explanation:**

The Presiding Judge for the Municipal Courts Department and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to the contract between the City of Houston and **QuestMark Information Management, Inc.** to extend the contract term from **September 6, 2023 to September 30, 2024**, for jury management system services for Municipal Courts Department.

The original contract was awarded on September 6, 2018, by Ordinance No. 2018-0678 for a three (3) year term with two (2) one-year options in the original amount of \$327,000.00. No additional funding is required as there are enough remaining funds to cover future costs of jury management system services for an additional one (1) year. All other terms and conditions of the original contract shall remain the same.

The scope of work requires the contractor to provide all supervision, labor, equipment, materials, supplies, transportation, and postage related to the summoning of prospective jurors for MCD. Services include the maintenance of the list of prospective jurors (jury wheel) that is provided by Harris County every two years, the preparation and mailing of summons forms, and an Interactive Voice Response (IVR) system and an online platform, both of which allow prospective jurors to claim an exemption/disqualification from service and reset their scheduled appearance date.

### **M/WBE Subcontracting:**

The contract was awarded with a 11% goal for M/WBE participation, and QuestMark Information

Management, Inc. is currently achieving 10.07% of the required MWBE goal. OBO will continue to monitor the contract for MWBE participation compliance.

**Fiscal Note:**

There is no additional spending authority. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Jedediah Greenfield, Chief Procurement Officer**  
**Authority**  
**Finance/Strategic Procurement Division**

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**Department Approval**

**Prior Council Action:**

Ordinance No. 2018-0678, passed on September 6, 2018

**Amount and Source of Funding:**

**NO SPENDING REQUIRED**

**Contact Information:**

	DEPARTMENT	PHONE NO.
Adeola Otukoya, Division Manager	FIN/SPD	832-393-8786
Candice Gambrell, Assistant Director	FIN/SPD	832-393-9129
Jedediah Greenfield, Chief Procurement Officer	FIN/SPD	832-393-9126

**ATTACHMENTS:**

**Description**

Coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/28/2023

T26354.A1 - Jury Management System Services (QuestMark Information Management, Inc.) - ORDINANCE

Agenda Item#: 62.

### **Summary:**

### **Background:**

**P18-T26354.A1 – Approve an ordinance authorizing a first amendment to contract 4600014962 between City of Houston and QuestMark Information Management, Inc. (approved by Ord. No. 2018-0678 on September 6, 2018) to extend the contract term from September 06, 2023, to September 30, 2024, for jury management system services for the Municipal Courts Department (MCD).**

### **Specific Explanation:**

The Presiding Judge for the Municipal Courts Department and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a first amendment to the contract between the City of Houston and **QuestMark Information Management, Inc.** to extend the contract term from **September 6, 2023 to September 30, 2024**, for jury management system services for MCD to allow such services to continue until a new contract is in place.

The original contract was awarded on September 6, 2018, by Ordinance No. 2018-0678 for a three (3) year term with two (2) one-year options in the original amount of \$327,000.00. No additional funding is required as there are enough remaining funds to cover future costs of jury management system services for an additional one (1) year. This extension will allow for sufficient time for MCD and SPD to complete a new procurement for these services, which will result in a new contract being submitted to City Council. All other terms and conditions of the original contract shall remain the same.

The scope of work requires the contractor to provide all supervision, labor, equipment, materials, supplies, transportation, and postage related to the summoning of prospective jurors for MCD. Services include the maintenance of the list of prospective jurors (jury wheel) that is provided by Harris County every two years, the preparation and mailing of summons forms, and an Interactive Voice Response (IVR) system and an online platform, both of which allow prospective jurors to claim an exemption/disqualification from service and reset their scheduled appearance date.

### **M/WBE Subcontracting:**

The contract was awarded with a 11% goal for M/WBE participation, and QuestMark Information Management, Inc. is currently achieving 10.07% of the required MWBE goal. OBO will continue to monitor the contract for MWBE participation compliance.

### **Fiscal Note:**

There is no additional spending authority. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/3/2023

DocuSigned by:  
  
6121834A077C41A...

**Jedediah Greenfield, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

DocuSigned by:  
  
8FEE8FC6E79F48D...

**Department Approval Authority**

8/3/2023

### **Prior Council Action:**

Ordinance No. 2018-0678, passed on September 6, 2018

### **Amount and Source of Funding:**

**NO SPENDING REQUIRED**

### **Contact Information:**

	DEPARTMENT	PHONE NO.
Adeola Otukoya, Division Manager	FIN/SPD	832-393-8786
Candice Gambrell, Assistant Director	FIN/SPD	832-393-9129
Jedediah Greenfield, Chief Procurement Officer	FIN/SPD	832-393-9126

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
T26354.A1 - Ownership Forms	Backup Material
T26354.A1 - Tax Report	Backup Material
T26354.A1 - MWBE Verification Form	Backup Material
T26354.A1 - Certification of Funds	Financial Information
T26354.A1 - First Amendment - CPO, MCD and Vendor -Signed	Contract/Exhibit
T26354 - RCA _Approved 2018	Backup Material
T26354 - Ordinance 2018-0678	Backup Material
T26354 - Contract 2018	Backup Material



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/1/2023

MYR-RCA FY23 ISD\_Cty\_CC Appropriations

Agenda Item#: 44.

### **Summary:**

ORDINANCE appropriating \$26,832,195.98 out of Tax Increment Funds for **REINVESTMENT ZONE NUMBERS ONE (LAMAR TERRACE ZONE), TWO (MIDTOWN ZONE), THREE (MAIN STREET/MARKET SQUARE ZONE), FIVE (MEMORIAL HEIGHTS ZONE), SIX (EASTSIDE ZONE), SEVEN (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE), EIGHT (GULFGATE ZONE), NINE (SOUTH POST OAK ZONE), TEN (LAKE HOUSTON ZONE), ELEVEN (GREATER GREENSPPOINT ZONE), TWELVE (CITY PARK ZONE), THIRTEEN (OLD SIXTH WARD ZONE), FOURTEEN (FOURTH WARD ZONE), FIFTEEN (EAST DOWNTOWN ZONE), SIXTEEN (UPTOWN ZONE), SEVENTEEN (MEMORIAL CITY ZONE), EIGHTEEN (FIFTH WARD ZONE), NINETEEN (UPPER KIRBY ZONE), TWENTY (SOUTHWEST HOUSTON ZONE), TWENTY-ONE (HARDY/NEAR NORTHSIDE ZONE), TWENTY-TWO (LELAND WOODS ZONE), TWENTY-THREE (HARRISBURG ZONE), TWENTY-FIVE (HIRAM CLARKE/FORT BEND ZONE), TWENTY SIX (SUNNYSIDE ZONE), and TWENTY-SEVEN (MONTROSE ZONE)** for payment of administrative expenses, payment to **HARRIS COUNTY**, and payments to certain redevelopment authorities as provided herein

### **Background:**

**SUBJECT:** Ordinance appropriating \$26,823,195.98 in tax increment revenue payments made by the City of Houston, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD and Fort Bend County; also appropriating \$5,263,547.58 in earned interest generated in various tax increment revenue funds and authorizing the transfer of tax increment revenues to various funds and to the redevelopment authorities on behalf of the Tax Increment Reinvestment Zones ("TIRZ") pursuant to the City's interlocal agreements with Houston Community College, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD and Fort Bend County.

**RECOMMENDATION:** City Council approve an ordinance appropriating \$26,823,195.98 in tax increment revenue payments made by the City of Houston, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD, and Fort Bend County; appropriating \$5,263,547.58 in earned interest from various tax increment funds and authorizing the transfer of tax increment revenues to various TIRZ funds pursuant to the City's Interlocal Agreements with Houston Community College, Harris County, Lone Star College, Aldine ISD and Fort Bend County.

### **SPECIFIC EXPLANATION:**

The appropriation of \$26,823,195.98 results from tax increment payments received in the City's Fiscal Year 2023 from the City of Houston, Harris County, Harris County Flood Control, Lone Star

College, Aldine ISD and Fort Bend County for transfer to the various TIRZs.

The appropriation of \$5,263,547.58 results from interest earned on tax increment deposited into various tax increment funds from fiscal year 2016 through fiscal year 2023 where applicable.

As shown in the attached spreadsheet, \$746,717.16 will be transferred to the General Fund for TIRZ administrative costs plus earned interest; \$221,697.45 will be transferred to Harris County's Community Services Department for the County's Homeless Housing Program; \$31,118,328.95 will be paid to the various redevelopment authorities on behalf of the TIRZ.

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**Andy F. Icken, Chief Development Officer**

All tri-party agreements and creation documents can be found on the following website:  
<http://www.houstontx.gov/ecodev/>

**Prior Council Action:**

Ordinance 2021 – 762, 9/1/21

**Contact Information:**

---

**Gwendolyn Tillotson, Deputy Director**

Mayor's Office

Phone: 832.393.0937

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/1/2023

MYR-RCA FY23 ISD\_Cty\_CC Appropriations

Agenda Item#: 34.

## **Summary:**

NOT A REAL CAPTION

ORDINANCE appropriating \$26,823,195.98 in tax increment revenue payments made by the City of Houston, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD and Fort Bend County; also appropriating \$5,263,547.58 in earned interest generated in various tax increment revenue funds and authorizing the transfer of tax increment revenues to various funds and to the redevelopment authorities on behalf of the Tax Increment Reinvestment Zones ("TIRZ") pursuant to the City's interlocal agreements with Houston Community College, Harris County, Harris County Flood Control, Lone Star College, Aldine, ISD, and Fort Bend County

## **Background:**

**SUBJECT:** Ordinance appropriating \$26,823,195.98 in tax increment revenue payments made by the City of Houston, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD and Fort Bend County; also appropriating \$5,263,547.58 in earned interest generated in various tax increment revenue funds and authorizing the transfer of tax increment revenues to various funds and to the redevelopment authorities on behalf of the Tax Increment Reinvestment Zones ("TIRZ") pursuant to the City's interlocal agreements with Houston Community College, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD and Fort Bend County.

**RECOMMENDATION:** City Council approve an ordinance appropriating \$26,823,195.98 in tax increment revenue payments made by the City of Houston, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD, and Fort Bend County; appropriating \$5,263,547.58 in earned interest from various tax increment funds and authorizing the transfer of tax increment revenues to various TIRZ funds pursuant to the City's Interlocal Agreements with Houston Community College, Harris County, Lone Star College, Aldine ISD and Fort Bend County.

## **SPECIFIC EXPLANATION:**

The appropriation of \$26,823,195.98 results from tax increment payments received in the City's Fiscal Year 2023 from the City of Houston, Harris County, Harris County Flood Control, Lone Star College, Aldine ISD and Fort Bend County for transfer to the various TIRZs.

The appropriation of \$5,263,547.58 results from interest earned on tax increment deposited into various tax increment funds from fiscal year 2016 through fiscal year 2023 where applicable.

As shown in the attached spreadsheet, \$746,717.16 will be transferred to the General Fund for TIRZ administrative costs plus earned interest; \$221,697.45 will be transferred to Harris County's Community Services Department for the County's Homeless Housing Program; \$31,118,328.95 will be paid to the various redevelopment authorities on behalf of the TIRZ.

DocuSigned by:

Andy E. Finken, Chief Development Officer

All tri-party agreements and creation documents can be found on the following website:  
<http://www.houstontx.gov/ecodev/>

## **Prior Council Action:**

Ordinance 2021 – 762, 9/1/21

DS

## **Contact Information:**

Gwendolyn Tillotson, Deputy Director

Mayor's Office

Phone: 832.393.0937

## **ATTACHMENTS:**

### **Description**

Ord. No. 2021-762

Cover Sheet

### **Type**

Backup Material

Signed Cover sheet

Backup

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District I

Item Creation Date:

MYR - ILA Jones Hall Funding Agreement

Agenda Item#: 45.

### **Summary:**

ORDINANCE approving and authorizing first amendment to Interlocal Agreement with **HOUSTON FIRST CORPORATION** for improvements at Jones Hall; amending Ordinance 2022-0847 to increase the maximum contract amount - \$2,700,000.00 - General Fund - **DISTRICT I - GALLEGOS**

### **Background:**

**SUBJECT:** ORDINANCE approving and authorizing an amendment to the Interlocal Agreement between Houston First Corporation (HFC) and the City of Houston (City) approved by Ordinance 2022-847 and amending the ordinance to increase the maximum contract amount.

### **RECOMMENDATION:**

City Council adopt an ordinance authorizing execution of an amendment to the Interlocal Agreement between Houston First Corporation (HFC) and the City of Houston (City).

### **SPECIFIC EXPLANATION:**

On June 2011, City Council enacted Ordinance 2011-0390, approving an Interlocal Agreement between City and HFC (formally known as the Houston Convention Center Hotel Corporation) to lease various City facilities to HFC, including Jones Hall. Pursuant to the Interlocal Agreement, HFC has the right to make capital improvements to City facilities covered by the Lease Agreement, including Jones Hall.

On October 12, 2022, City Council enacted Ordinance 2022-847, approving an Interlocal Agreement between City and HFC for improvements at Jones Hall to upgrade the acoustics, infrastructure, and safety, providing a maximum contract amount of \$2,500,000.00.

City and HFC now desire to amend the Interlocal Agreement to improve the experience for visitors with disabilities at Jones Hall. The Americans with Disabilities Act (ADA) had not been established in 1966 when Jones Hall was dedicated, and only small accommodations were made in the early 1990s. With the proposed renovations, Jones Hall will be brought to 21st century standards for those needing accommodations to enter, move about, and enjoy programs inside Jones Hall.

The renovations (collectively, the "Project") will address:

- Create significantly more welcoming and accessible entries to the Hall on both the Louisiana and Texas sides of the building;
- Improve access into the auditorium on two sides of the room, as well as access across the theater;
- Create improved seat locations with companion seats across the center of the orchestra section;
- Improve access to the Green Room as well as access to the bar and creation of appropriate seating; and
- Adjust restroom access, entrance into stalls, counter heights, sinks, and fixtures in all restrooms.

The City desires to contribute an additional \$2.7 million to the management and implementation of the Project, which we believe will lead to additional private funds raised for further improvements for Jones Hall.

**FISCAL NOTE:**

Funding for this item is not included in the FY2024 Adopted Budget. Therefore, a Fiscal Note is required as stated in the financial Policies.

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**Andrew F. Icken, Chief Development Officer**

**Estimated Fiscal Operating Impact**

<b>Fund Name</b>	<b>Current Fiscal Year</b>	<b>Outyear</b>	<b>Total</b>
<b>General Government General Fund</b>	\$2,700,000.00	\$0.00	\$2,700,000.00
<b>Total</b>	<b>\$2,700,000.00</b>	<b>\$ -</b>	<b>\$2,700,000.00</b>

**Prior Council Action:**

Ordinance 2011-0390; 062011

Ordinance 2022-847; 10/12/2022

**Amount and Source of Funding:**

\$2,700,000.00

General Fund

Fund 1000

**Contact Information:**

Andrew F. Icken, Chief Development Officer

**Phone:** 832-393-1064

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District I

Item Creation Date: 8/7/2023

MYR - ILA Downtown Murals

Agenda Item#: 46.

### **Summary:**

ORDINANCE appropriating \$72,500.00 out of Tourism Promotion Fund; approving and authorizing Interlocal Agreement between City of Houston, Texas and **HOUSTON DOWNTOWN MANAGEMENT DISTRICT** for Management and Installation of Artwork on public buildings - **DISTRICT I - GALLEGOS**

### **Background:**

**SUBJECT:** ORDINANCE approving and authorizing an Interlocal Agreement between Houston Downtown Management District (District) and the City of Houston (City) for the installation of artwork on public buildings; providing a maximum City contribution of \$72,500.00.

### **RECOMMENDATION:**

City Council adopt an ordinance authorizing the execution of an Interlocal Agreement between Houston Downtown Management District (District) and the City of Houston (City).

### **SPECIFIC EXPLANATION:**

The Mayor's Office and Houston Public Works recommends that City Council approve an ordinance of an Interlocal Agreement between Houston Downtown Management District for the installation of artwork on public buildings to provide the maximum City contribution of \$72,500.00 toward the contract amount.

The District has committed to managing the mural program "Big Art. Bigger Change", which will support artists, including Houston-area artists, and support their participation in the program (the "Project"). The City has agreed to participate in the Project by entering into this Agreement to provide \$72,500.00 of City funds toward the cost of the Big Art. Bigger Change program.

The District will manage the Project along with the creation and installation of twelve (12) murals to be installed on buildings located in downtown Houston and will ensure that at least two (2) of the murals be created by local artists. The District will provide an opportunity for a university student to participate in the Project. The District will also coordinate all promotions for the Project, including press releases and other forms of publicity. The District will use the City funds solely for the purpose of the creation and installation of the murals within the Project, and funds not expended by the District for completion of the Project will be promptly returned to the City upon completion of the Project.

This Agreement is effective on the Effective Date and remains in effect until Final Completion of the Project, unless terminated in accordance with the Agreement, and in no event shall the term of this Agreement extend longer than thirty (30) years from the Effective Date. The City may terminate the Agreement, with or without cause, any time prior to the completion of the Project, by written notice to the District.

### **FISCAL NOTE:**

Funding for this item is in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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**Andrew F. Icken, Chief Development Officer**  
Mayor's Office

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**Carol Ellinger Haddock, P.E., Director**  
Houston Public Works

### **Estimated Fiscal Operating Impact:**

Fund Name	Current Fiscal	Out Years	Total
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	Year		
Tourism Promotion	\$72,500.00	-	\$72,500.00
<b>Total</b>	<b>\$72,500.00</b>	-	<b>\$72,500.00</b>

**Amount and Source of Funding:**

\$72,500.00

Tourism Promotion

Fund:2429

**Contact Information:**

Andy Icken, Chief Development Officer, MYR (832) 393-1064

Carol Haddock, Director, HPW (832) 395-2450

**ATTACHMENTS:**

**Description**

Signed cover sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District I

Item Creation Date: 8/7/2023

MYR - ILA Downtown Murals

Agenda Item#: 76.

### **Background:**

**SUBJECT:** ORDINANCE approving and authorizing an Interlocal Agreement between Houston Downtown Management District (District) and the City of Houston (City) for the installation of artwork on public buildings; providing a maximum City contribution of \$72,500.00.

### **RECOMMENDATION:**

City Council adopt an ordinance authorizing the execution of an Interlocal Agreement between Houston Downtown Management District (District) and the City of Houston (City).

### **SPECIFIC EXPLANATION:**

The Mayor's Office and Houston Public Works recommends that City Council approve an ordinance of an Interlocal Agreement between Houston Downtown Management District for the installation of artwork on public buildings to provide the maximum City contribution of \$72,500.00 toward the contract amount.

The District has committed to managing the mural program "Big Art. Bigger Change", which will support artists, including Houston-area artists, and support their participation in the program (the "Project"). The City has agreed to participate in the Project by entering into this Agreement to provide \$72,500.00 of City funds toward the cost of the Big Art. Bigger Change program.

The District will manage the Project along with the creation and installation of twelve (12) murals to be installed on buildings located in downtown Houston and will ensure that at least two (2) of the murals be created by local artists. The District will provide an opportunity for a university student to participate in the Project. The District will also coordinate all promotions for the Project, including press releases and other forms of publicity. The District will use the City funds solely for the purpose of the creation and installation of the murals within the Project, and funds not expended by the District for completion of the Project will be promptly returned to the City upon completion of the Project.

This Agreement is effective on the Effective Date and remains in effect until Final Completion of the Project, unless terminated in accordance with the Agreement, and in no event shall the term of this Agreement extend longer than thirty (30) years from the Effective Date. The City may terminate the Agreement, with or without cause, any time prior to the completion of the Project, by written notice to the District.

### **FISCAL NOTE:**

Funding for this item is in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

  
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**Andrew F. Icken, Chief Development Officer**

Mayor's Office

  
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**Carol Ellinger Haddock, P.E., Director**

Houston Public Works

### **Estimated Fiscal Operating Impact:**

Fund Name	Current Fiscal Year	Out Years	Total
Tourism Promotion	\$72,500.00	-	\$72,500.00
<b>Total</b>	<b>\$72,500.00</b>	<b>-</b>	<b>\$72,500.00</b>

### **Amount and Source of Funding:**

\$72,500.00

Tourism Promotion

Fund: 2429

### **Contact Information:**

Andy Icken, Chief Development Officer, MYR (832) 393-1064

Carol Haddock, Director, HPW (832) 395-2450





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date:

HPD- HGAC Agreement for Stalled Vehicles

Agenda Item#: 47.

### **Summary:**

ORDINANCE approving and authorizing Interlocal Agreement between City of Houston and the **HOUSTON-GALVESTON AREA COUNCIL ("HGAC")** for the Tow and Go Program - \$3,905,000.00 - Grant Fund

### **Background:**

The Chief of Police for the Houston Police Department (HPD) recommends that City Council approve an Intergovernmental Agreement between the City of Houston and the Houston-Galveston Area Council (H-GAC) to fund the Tow & Go Program. H-GAC will provide \$3,905,000.00 in grant funding for the grant period June 1, 2023 through December 31, 2024. No matching funds or in-kind contributions from the City of Houston are required.

The Houston-Galveston Area Council Tow & Go Program provides stalled vehicles within the City of Houston's freeways to be towed to a nearby safe location off the freeway at no cost to the motorist. Vehicles can be towed to a nearby storage lot where they will be stored at no cost for up to 48 hours. Storage fees will begin to accrue after 48 hours. In 2005, this program was included as part of the Houston-Galveston Area Council's regional traffic management plan and is now known as the Tow and Go Program. Current towing costs are \$60.00 per tow.

The Houston Police Department also requests City Council to authorize the Chief of Police or his designee to act as the City's representative in the application process with the authority to apply for, accept and expend the grant funds as awarded, and apply for, accept and expend all subsequent awards, if any, to extend the budget period, and to authorize the Mayor to execute all related agreements with the approval of the City Attorney in connection with the grant not to exceed five years.

### **Fiscal Note:**

No Fiscal Note is required on grant items.

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Troy Finner  
Chief of Police

**Amount and Source of Funding:**

\$3,905,000.000

Federal/Local/State Pass

Fund 5030

**Contact Information:**

Rhonda Smith, Deputy Director/CFO (713) 308.1708

Sonja D. O'Dat, Executive Staff Analyst (713) 308.1728

**ATTACHMENTS:**

**Description**

**Type**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District C

Item Creation Date:

PLN - Historic Protected Landmark: The Salzman House  
3615N. Braeswood

Agenda Item#: 48.

### **Summary:**

ORDINANCE designating the property municipally known as 3615 N Braeswood Blvd and also known as "The Salzman House" being located within the City of Houston, Texas, as a protected Landmark - **DISTRICT C - KAMIN**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for **Protected Landmark** designation of The Salzman House at 3615 North Braeswood Boulevard was initiated by the owner.

A public hearing was held on October 20, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 3615 North Braeswood Boulevard as a Protected Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

**ATTACHMENTS:**

**Description**

RCA  
Designation Report

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/8/2023

District C

Item Creation Date:

PLN - Historic Protected Landmark: The Salzman House 3615N. Braeswood

Agenda Item#: 39.

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for **Protected Landmark** designation of The Salzman House at 3615 North Braeswood Boulevard was initiated by the owner.

A public hearing was held on October 20, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 3615 North Braeswood Boulevard as a Protected Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown", is written over a blue DocuSign signature line.

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Margaret Wallace Brown, AICP, CNU-A

Director

Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison

832-393-6578

Yasmin Arslan, Planner IV

832-393-6631

### **ATTACHMENTS:**

Description	Type
Designation Report	Backup Material

**PROTECTED LANDMARK DESIGNATION REPORT****LANDMARK NAME:** Salzman House**OWNERS:** Mehreen Gul & Ashraf Gheni**APPLICANTS:** Mehreen Gul & Ashraf Gheni**LOCATION:** 3615 N Braeswood Blvd, Houston, TX**AGENDA ITEM:** B**HPO FILE NO.:** HP2022\_0209**DATE ACCEPTED:** SEPT- 19-2022**HAHC HEARING:** OCT-20-2022

**SITE INFORMATION:** Lot 4, Block 43, Braes Heights Sec 13, City of Houston, Harris County, Texas. The site includes a 1 story raised, brick veneer 3,472 sq ft single family residence with attached garage built on a 12,670 sq ft (137.72 x92) interior lot c. 1956. The building was remodeled c. 2020 which included elevating the property estimated 4' from grade and building a new attached garage in front of the original.

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

Meets Criteria 1,3,4,6,8 of Sec. 33-224 and Criteria 1 of Sec 33-229

**HISTORY AND SIGNIFICANCE SUMMARY**

The Salzman House at 3615 N Braeswood Boulevard was built c.1956 in the Braes Heights subdivision within Braeswood Place, Houston. Julius and Terry Salzman moved to Houston in the 1940s from Chicago and New York City after they were married. Once the home was built, they lived the rest of their lives in this home designed by Joseph Krakower and Herb Greene. This Mid-Century Modern home is distinctive in form and detail. The design also takes cues from Japanese and International styles of architecture on the interior and exterior. The current condition tells the story of change over time and the need for adapting to the landscape near Brays Bayou. This home reflects the resilient spirit of Houston.

Braes Heights is located west of Buffalo Speedway inside the 610 Loop, in a location which could be considered southwest Houston. This area was developed after World War II and showcased many architect-designed homes as well as ranch homes prevalent in this period. Braes is a Scottish word that means "hillside" and most likely speaks to its position close to the bayou. The Braeswood Place Homeowners Association (BPHA) was created in 1951 and helps to protect Ayrshire, Braes Heights, Braes Manor, Braes Oaks, Braes Terrace, Emerald Forest and Southern Oaks subdivisions. 3615 N Braeswood Boulevard in Braes Heights Section 10 is part of a deed restricted community. Deed restrictions were first created for Braes Heights c.1945 by the Braes Development Company.

*"Architect Joseph Krakower, with associate Herb Greene, designed this exceptional house for the Salzman family who owned it until 2014. The house incorporates a number of handsome artistic design elements including the repeated triangular theme, pyramidal volumes over several rooms, the corner placed plate glass windows, and the textured glass elements with graduated divisions. The house was damaged by Hurricane Harvey but has recently been elevated and repaired in a thoughtful manner. It is listed in the AIA Houston Architectural Guide, in which Stephen Fox states, 'Herb Greene's hand is evident in this low-slung house, especially in the vertical slot windows that take the place of corners and the tense profile of the hipped roof.'" -current owner*

## HISTORY AND SIGNIFICANCE

### Julius and Terry Salzman and son, Jerry Salzman

*"Julius "Jules" Salzman and his wife Terry commissioned architect Joseph Krakower to design the house in 1956; the Salzman family owned the home until Terry's death in 2014. Julius Salzman was born in Chicago on April 12, 1913. In 1940, he lived in Chicago and worked as a salesman for the Reliance Picture Frame Company. He relocated to Houston by 1950 in a sales position with the same company. Terry Flaum was born July 3, 1913, in New York City; she married Julius Salzman in New York on November 1, 1948. Their son, Gerald "Jerry" Salzman, was born July 18, 1951, in Houston. The Salzmanns were members of Congregation Beth Yeshurun. Julius Salzman died December 17, 2005, at age 92, and Terry Salzman died April 22, 2014, at age 100. Both are interred in Beth Yeshurun Cemetery in Houston."*

-Courtesy Preservation Houston

In speaking with Jerry Salzman on October 13<sup>th</sup>, 2022, he remembers being about 5 years old when the family moved into the home. He commented that the neighbor at 3611 N Braeswood was designed by the same architects. He did not know how his parents came to select Krakower and Greene as their architects but knew that they were prominent during the period.

His parents met in the Catskills, NY before they married and moved to Houston in the 1940s. His mother, Terry, grew up in New York City where narrow interior corridors were typical. Jerry mentioned that it was a special request of his mother to have wide hallways. Jerry described her as a very Mid-Mod person who gravitated towards clean lines, low profiles, and horizontal expanses.

Jerry explained that the couple liked to entertain which most likely inspired the central common area. Jerry has supplied a few photos of them enjoying the great room, centrally located in the home. His father had a passion for sports, especially golf. This interest may have inspired welcoming the outdoor landscape into the design which is a feature of this style of architecture. His position at the Reliance Framing Company may have also given him an eye and appreciation for design and art.

### Architects Joseph Krakower and Herb Greene

*"The team designed this exceptional house in 1956 for the Salzman family who owned it until 2014. The house incorporates a number of handsome artistic design elements including the repeated triangular theme, pyramidal volumes over several rooms, the corner-placed plate glass windows, and the textured glass elements with graduated divisions."*- current owner  
Their office was located at 505 Avondale Street.

### Joseph Krakower (1921-1986)

*"Krakower was born in Houston and graduated from Rice Institute in 1943 with a BS in architecture. He then attended USC where he earned a Master of Architecture degree in 1947. He worked for Robert Kerrah and Lenard Gabert before starting his own firm in 1949. Krakower also designed the Barvin House, until recently located at 3506 Glen Arbor."*- current owner

Herb Greene (1929-Present)

Born Herbert Ronald Greenberg in Oneonta, New York, he attended Syracuse University to study architecture, but soon left to study under Bruce Goff at the University of Oklahoma. He graduated with a Bachelor of Architecture degree in 1953 (Morris1).

"The curriculum emphasized individual creativity, organic forms, and search for authenticity beyond the influences of the established European modernists. Students were encouraged to develop their own original ideas inspired by everyday personal objects, landscape formations, and the culture of Native American tribes of Oklahoma and the Western plains." (Belogolovsky 1)

"Green studied architecture under the direction of Bruce Goff (1904–1982), one of the nation's most original architects and influential architectural educators. During and after school, Greene worked for Goff preparing numerous presentation drawings, which are now part of the Art Institute of Chicago's collection. Greene also worked for architect John Lautner (1911–1994), who was one of Frank Lloyd Wright's original apprentices. Following the retirement of Goff in 1957, Greene taught architecture at the University of Oklahoma for six years in order to continue his teacher's legacy. During this period, Greene also designed and built houses of significant historic interest before moving to Lexington, Kentucky, where he continued to work and teach for eighteen years.

In 1961, Greene designed and built his Prairie House in Norman, Oklahoma. The idiosyncratic and innovative architecture of Greene's Prairie House caused an international sensation and was published in *Life* and *Look* magazines, *Progressive Architecture* (St. Martin's Press), and numerous journals throughout Europe and Japan. Greene's residential work, following Goff's architectural philosophy, is an expression of the client's existential qualities (personality and physiognomy), as well as conditions related to site, region, and the nature of materials. In addition to architectural work, Greene makes collage paintings as an exploration of existential philosophy and the power of images on the human psyche.

After his retirement from teaching in 1982, Greene moved to Berkeley, California where he continues to write, paint, and promote his concept for building with artists. In 1981, Greene published the book *Building to Last: Architecture as Ongoing Art* (Architectural Book Publishing, 1981), which advocates incorporating the work of artists and crafts people into architecture in order to increase perceptual richness and history in an architectural form. Greene's architectural drawings are in The Art Institute of Chicago's collection alongside works by Louis Sullivan, Frank Lloyd Wright, Bruce Goff, and other works in the "Prairie Tradition." Greene's collage paintings are also in The Art Institute of Chicago's collection, as well as numerous private collections across the United States. Greene's writing has been widely published, including his books *Mind & Image* (The University Press of Kentucky, 1976), *Painting the Mental Continuum: Perception and Meaning in the Making* (Berkeley Hills Books, 2003), and *Generations: Six Decades of Collage Art and Architecture Generated with Perspectives from Science* (Oro Editions, 2015)." (Direct Quote from: <https://herbgreene.org/biography/>)

Krakower/Greene buildings identified in AIA Houston Architectural Guide:

- 2201 Caroline: Houston Typewriter Exchange Building
- 3333 Fannin: SW Bell, later Uniroyal Building
- 3611 North Braeswood
- 3615 North Braeswood
- 7 Pine Forest Circle
- 7410 Long Point: Long Point Clinic building (demolished)
- 3605 Meriburr Lane: Lyne House

## ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

### Architectural Description

The Salzman House is currently a raised one-story St. Joe brick veneer building designed in the mid-century modern style by Joseph Krakower and Herb Greene, built c. 1956. It is located at 3615 N Braeswood Boulevard, a four-lane street divided by a wide, tree-lined median. This lot shares a rear property line with a home located on Glen Arbor Drive, which directly faces Brays Bayou. This location has been a significant influence on the evolution of the home. The 3600 block of North Braeswood Boulevard consists of mostly one-story single family, mid-century ranch style homes from the post WWII era. Due to recent flooding, similar homes have been demolished which has led to development out of scale with the existing historic structures of the neighborhood. Other lots are vacant if not redeveloped where similar homes once existed, even those designed by this same architectural team.

The unique footprint of this home is centered around a great room with a brick fireplace. The kitchen, dining, and bedrooms grow from this central location. 3615 N Braeswood Boulevard historically consisted of 3 bedrooms in the east wing with large kitchen, dining room and secondary living space. This design is maintained today. Originally, the foundation was 4" concrete slab on sand and fill. The glazing of street facing windows was fluted glass for privacy. The original chimney has been slightly revised to a more simplistic form according to Robert Morris.

The original Mahogany doors and woodwork remain on the exterior on the front façade and side. The entry way and detailing around the home reflect a calculated approach to design. Measurements between horizontal woodwork expand gradually from top to bottom. The St. Joe brickwork shows another level of detail on the original portion of the home. Horizontal mortar joints are tooled to be recessed, with vertical mortar joints struck flush to the brick for a subtle degree of horizontal emphasis.

*Renovations*

Built c. 1956, 3615 N. Braeswood retained consistent ownership and appearance until 2014. An online article states that the roof was redone c. 2008. After new ownership post 2014, changes were made, mostly to the interior. The couple who had purchased the home sold to another who could help prevent further risk and damage to the property. Further changes pursued after the 3<sup>rd</sup> owner acquired the property. This owner respectfully adapted the home to make the property available for a contemporary use in respect to the landscape and flooding potential at the time. The slab foundation of the home was elevated about 4' as opposed to the 4" original foundation. The original supplier of St. Joe brick from New Orleans was also used for brick at the raised foundation. Jerry Salzman advised this is the same brick used at Rice University.

The elevation caused some complication with the on-grade garage. The alteration resulted in constructing a new garage more forward to the street than the previously attached. It does not extend beyond the historic portion of the home. Recent documents show that the former garage was converted to a guest bedroom and the new garage construction attempts to reflect the design of the original home. The current owners purchased the home after these updates and moved in during March of 2022. Exterior changes consisted of uncovering the powder room triangular window. Most all updates were on the interior since this time.

Robert Morris, R.A., R.I.D. explains the alterations during this period:

*"If you compare the exterior images of the "before raising" with the "after raised" you will notice the corner windows were changed & most of the fluted glazing was changed. Also, the chimney was revised from an Herb Greene form to a more modest plain chimney.*

*The major interior change was from the original "sliding" glass paneled doors (a method to allow the space to be completely open or sectioned) to a mostly fixed glass paneled partitions with doors only at the corners."*

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Team, CourthouseDirect.com. "The History behind Houston's Neighborhood Names." *The History Behind Houston's Neighborhood Names*, <https://info.courthousedirect.com/blog/bid/405591/the-history-behind-houston-s-neighborhood-names>.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Ashraf Gheni, Robert Morris, Preservation Houston and Amanda Coleman, 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:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input 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;
- ☒ ☐ (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)).

**Sec. 33-229. Criteria for protected landmark designation**

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Salzman House at 3615 N. Braeswood Blvd.

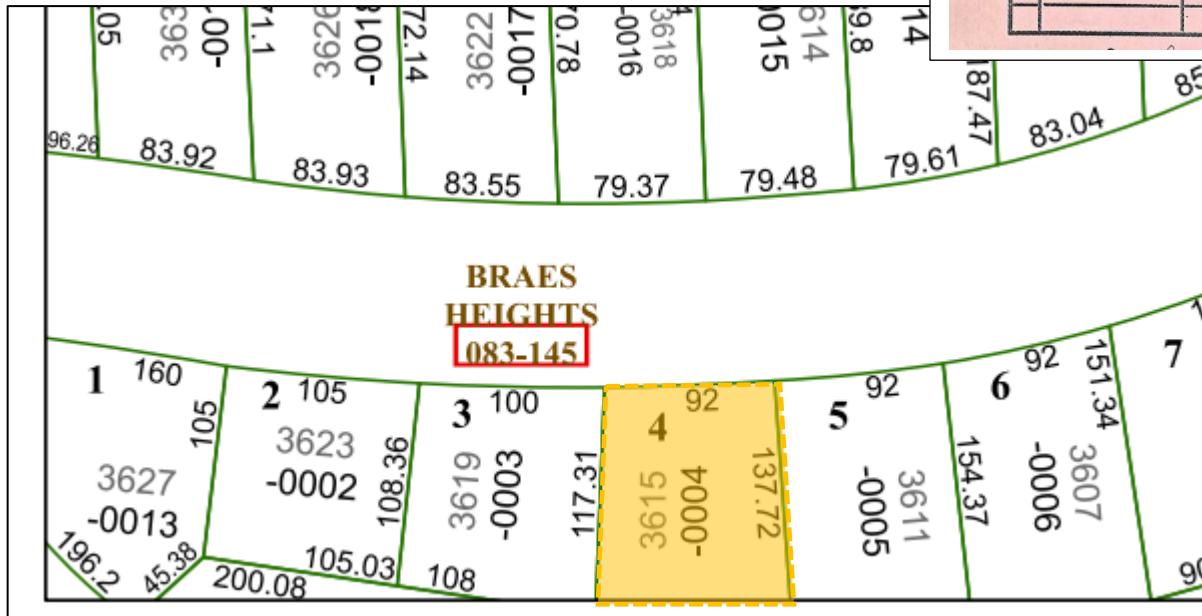
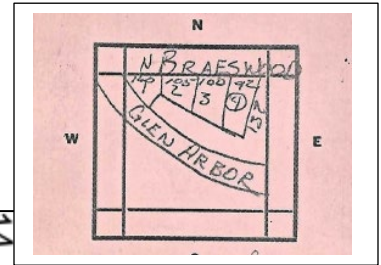
**HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation



## Exhibit A - Site Map

SALZMAN HOUSE  
3615 N BRAESWOOD BLVD

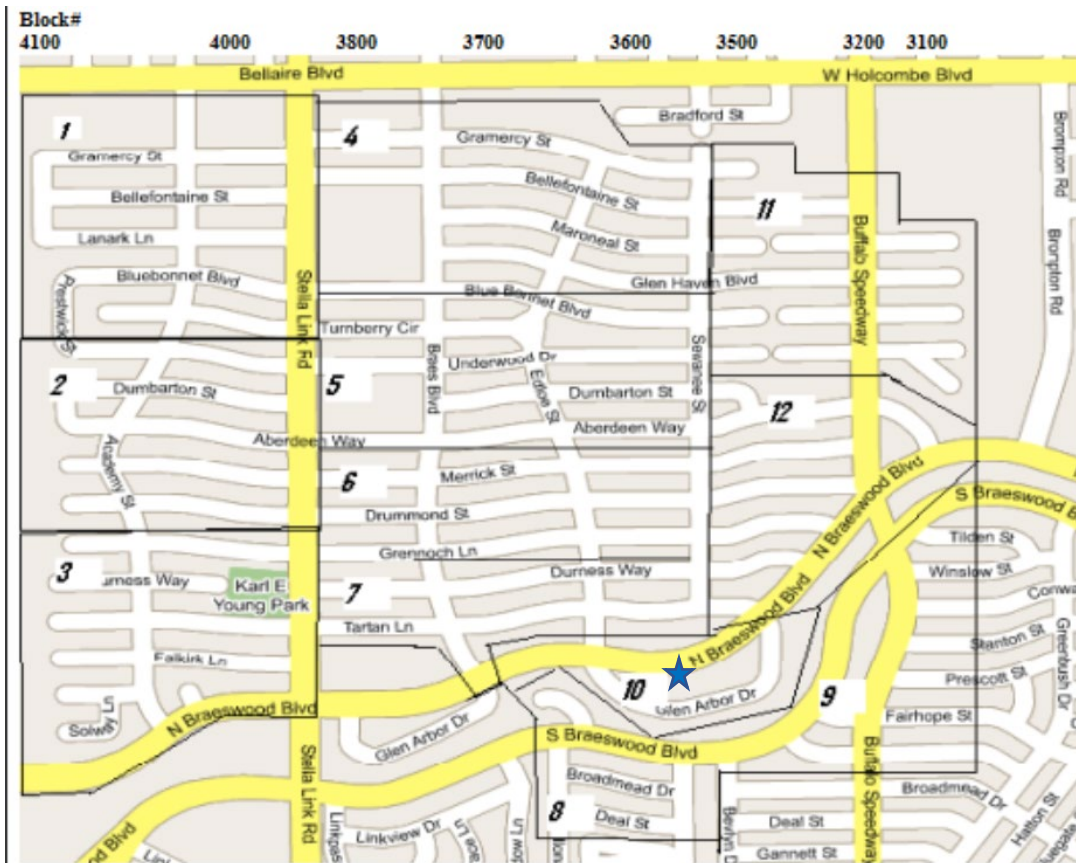
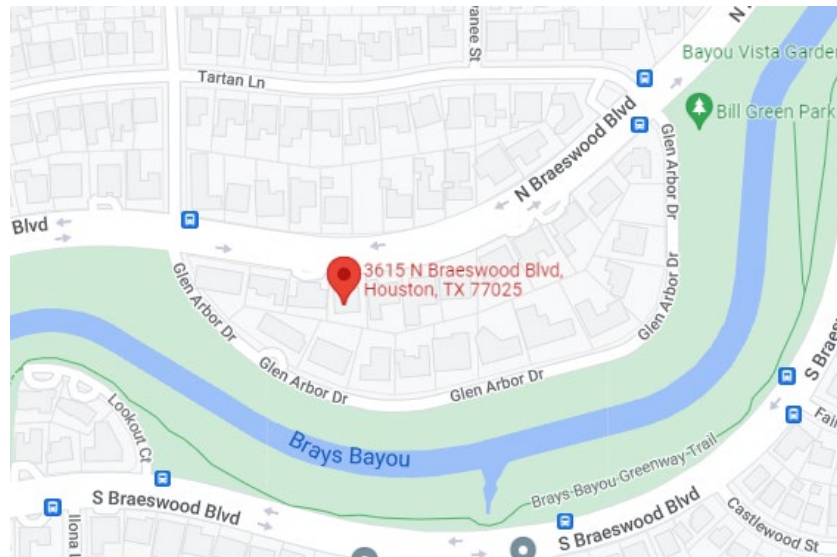


IMAGES COURTESY, GOOGLE MAPS, HCAD



## Exhibit A - Site Map, Salzman House, 3615 N Braeswood Blvd

### BRAESWOOD PLACE – SECTION 10



IMAGES COURTESY GOOGLE MAPS AND BRAESWOOD PLACE HOMEOWNERS ASSOCIATION

[HTTP://WWW.BRAESWOODPLACE.ORG/ITEM\\_LIST.ASP?SUBCAT=55&SUBTITLE=BPHA+BY+AREAS](http://www.braeswoodplace.org/item_list.asp?subcat=55&subtitle=BPHA+BY+AREAS)

## EXHIBIT B - PHOTO

### SALZMAN HOUSE, 3615 N BRAESWOOD BLVD CURRENT PHOTOS



# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

IMAGES COURTESY OWNER

## EXHIBIT B - PHOTO

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD  
CURRENT PHOTOS



IMAGES COURTESY, OWNER

## EXHIBIT C - PHOTO

### SALZMAN HOUSE, 3615 N BRAESWOOD BLVD RESTORATION/ELEVATION PHOTOS



IMAGES COURTESY, OWNER

## EXHIBIT D - PHOTO

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD



EXISTING -ALTERED GARAGE C.2022



BEGINNING FOOTPRINT OF FORWARD GARAGE C.2021



RENOVATION/ELEVATION WITH GARAGE ELEVATED C. 2020



PRE -RENOVATION/ELEVATION C. 2019  
IMAGES COURTESY, OWNER AND GOOGLE MAPS

## EXHIBIT E - ONLINE ARTICLE

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD  
PRE-RESTORATION/ELEVATION PHOTOS C.2014



**IT'S A MOD** with original features still **intact** through and through. Attributed to architect **Joseph Krakower** and **Herb Greene**, a designer who worked in his office, the well-preserved and **well-screened** (top) custom mid-fifties property has deep eaves beneath a hipped roof (redone in 2008) and spreads across a quarter-acre **Braes Heights** lot. The location is on the **spit** of homes between Brays Bayou and N. Braeswood Blvd. near Edloe St. The home was listing a week ago with an asking price of **\$518,000**.

IMAGE COURTESY:

[HTTP://SWAMPLOT.COM/A-SINGLE-OWNER-FIFTIES-ERA-MOD-JUST-NORTH-OF-BRAYS-BAYOU/2014-07-14/](http://swamplot.com/a-single-owner-fifties-era-mod-just-north-of-brays-bayou/2014-07-14/)

## EXHIBIT E - ONLINE ARTICLE

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD  
PRE -RESTORATION/ELEVATION PHOTOS C.2014



Original blueprints for the property were on display at a Houston Mod open house for the property held over the weekend. Materials from Houston Mod date the design to 1957, though the listing and HCAD peg the homes birth year as 1954.

**\*HISTORIC DRAWING SET DATES FINAL DESIGNS C.1956**

IMAGE COURTESY:

[HTTP://SWAMPLOT.COM/A-SINGLE-OWNER-FIFTIES-ERA-MOD-JUST-NORTH-OF-BRAYS-BAYOU/2014-07-14/](http://swamplot.com/a-single-owner-fifties-era-mod-just-north-of-brays-bayou/2014-07-14/)

## EXHIBIT E - ONLINE ARTICLE

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD  
PRE-RESTORATION/ELEVATION PHOTOS c.2014



IMAGE COURTESY:

[HTTP://SWAMPLOT.COM/A-SINGLE-OWNER-FIFTIES-ERA-MOD-JUST-NORTH-OF-BRAYS-BAYOU/2014-07-14/](http://swamplot.com/a-single-owner-fifties-era-mod-just-north-of-brays-bayou/2014-07-14/)

**EXHIBIT F - AIA HOUSTON  
HISTORIC PHOTO/ARTICLE**

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD



**3615 North Braeswood Boulevard** **I-38**  
(1957) Joseph Krakower

Herb Greene's hand is evident in this low-slung house, especially in the vertical slot windows that take the place of corners and the tense profile of the hipped roof. Next door, at **3611 North Braeswood**, it is the attenuated Japanese-like eaves that point to Greene's involvement (1957, Joseph Krakower).

-from the AIA Houston Architectural Guide, Second Edition, 1999, by Stephen Fox

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT G - ARCHIVE DOCUMENTS

### HISTORIC PHOTO

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD

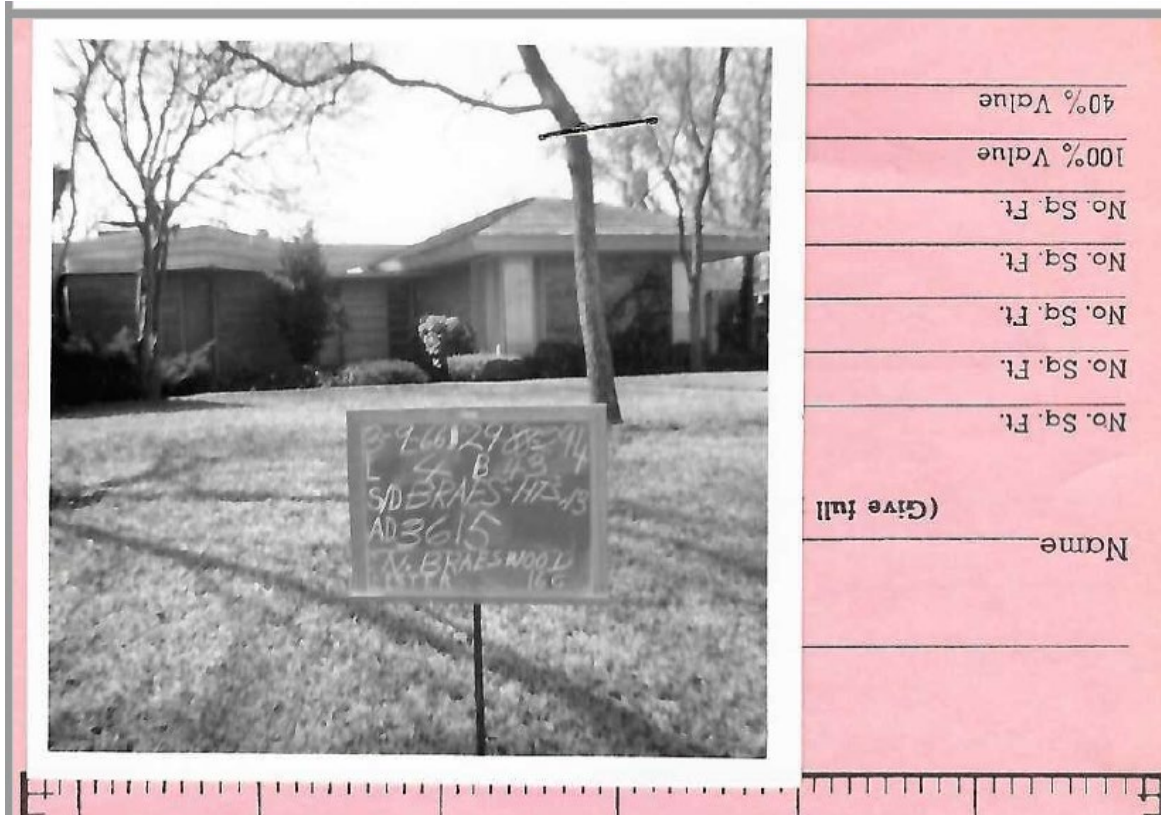


Photo Courtesy Harris County Archives c. 1956

29.88-29.4 Harris County  
BUILDING ASSESSMENT 24111990  
Houston, Texas

Vol. 33 Page 148-0-4 Permit No. 5868  
145 Inspector  
Date 7-10-1956

Owner  
No. 3615 N Braeswood Blvd Street  
Survey or Addition Braes Heights #13  
Abst. Lot or Tr. 4 Blk. 43  
Type Residential Commercial  
Industrial Pre-Fab

Exterior: Permacrete — Rock — Brick Veneer — Frame — Stucco — Concrete Tile — Claytile — Cedar Shakes — Composition — Shingles — Redwood.  
Interior: Sheetrock — Plaster — Paneling — Cellotex — Plywood — None.  
Floors: Oak — Plywood — Cement — Tile — Pine — Asrock — Higgins — Terrazzo — None.  
Roofing: Shingle — Asbestos — Terra-Cotta — Tile — Composition — Slate — Copper — Chloron — Tar and Gravel.  
Foundation: Concrete Slab — Piers — Blocks, Beams — Brick — Piers-Wood.  
Plumbing: 1 Tile — 2 Tile — 3 Tile — Other: None. 2 1/2  
Climatizers: Dual Temp. Ac-Tons, Attic Ventilation, Central Heat Unit — Gas Stoves — None.  
Electrical Equipment: Part — All — Sprinklers.  
Condition: New — Good — Fair — Poor — Obsolete. Replace  
Permit Val. 25000  
Year Built

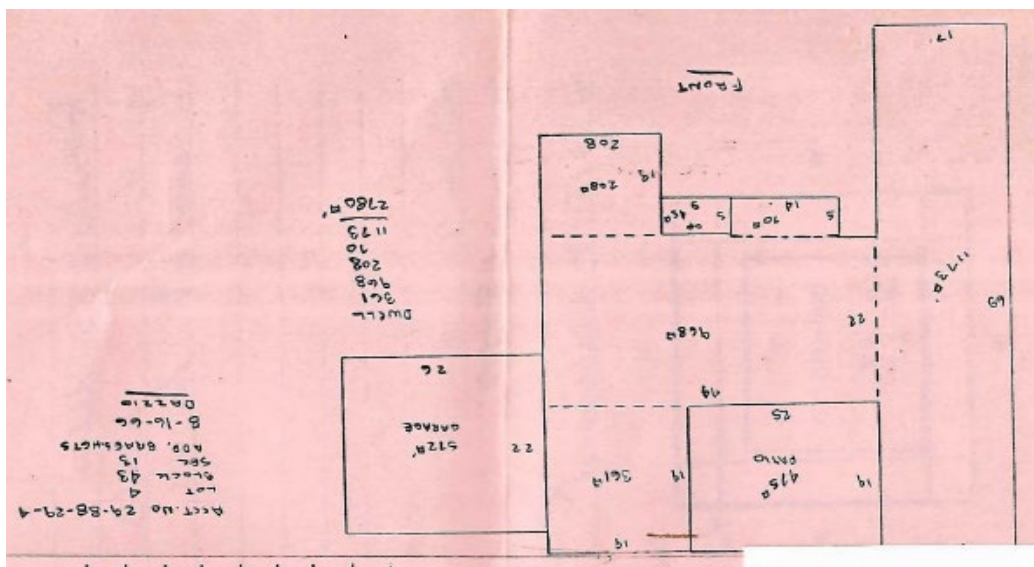
## EXHIBIT G-ARCHIVE DOCUMENTS

## HISTORIC PHOTO

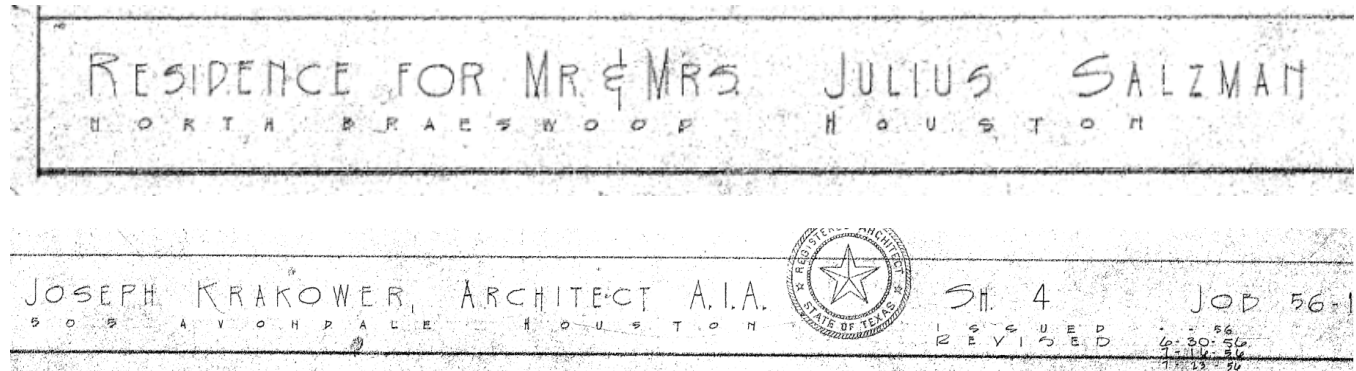
SALZMAN HOUSE, 3615 N BRAESWOOD BLVD



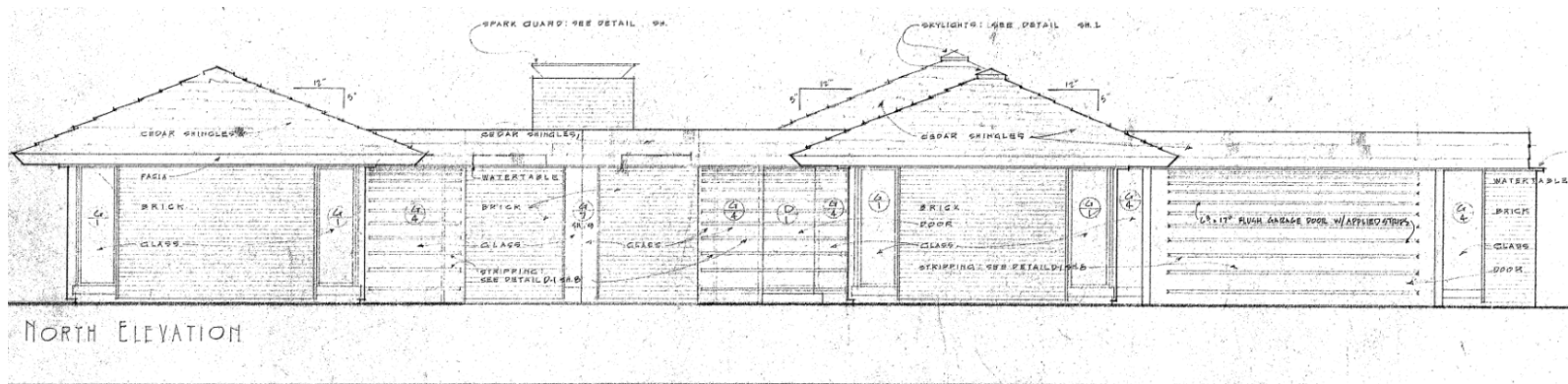
*Photo & Sketch Courtesy Harris County Archives c. 1976*



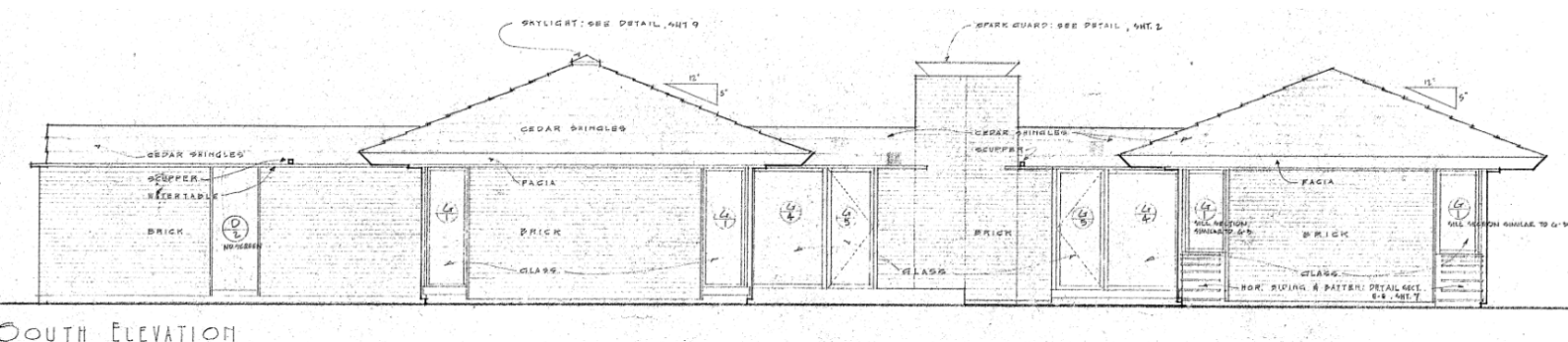
**EXHIBIT H- DRAWING SET**  
**SALZMAN HOUSE, 3615 N BRAESWOOD BLVD**  
**ORIGINAL DRAWING SET -ELEVATIONS**



**Front Elevation (North)**

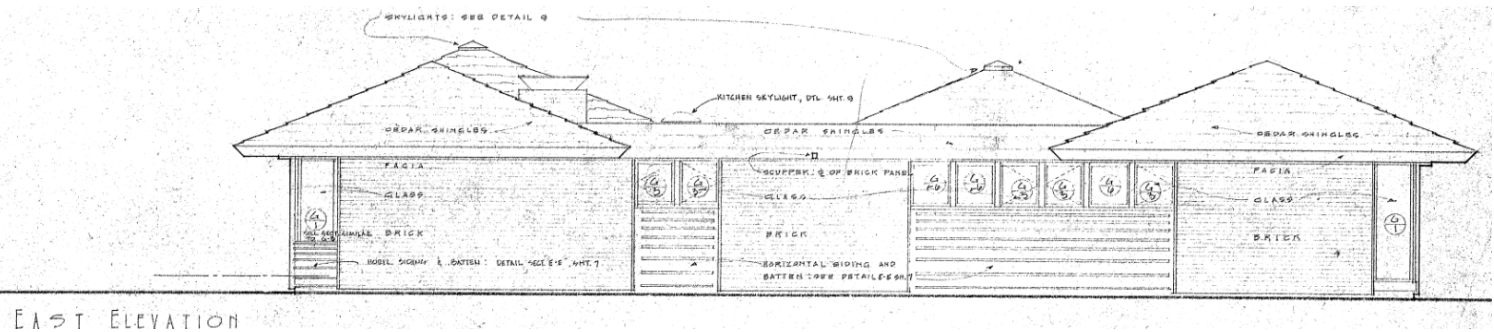


**Rear Elevation (South)**

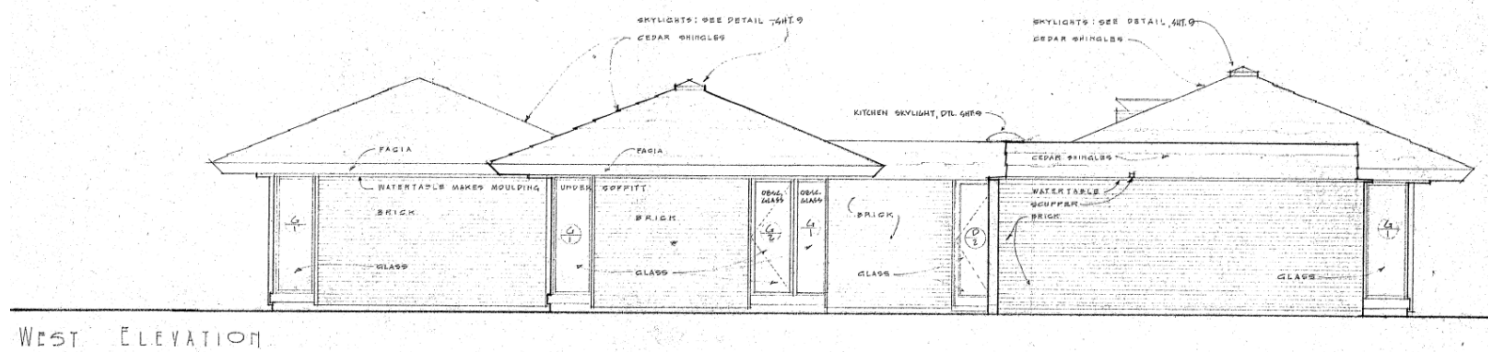


**EXHIBIT H- DRAWING SET**  
SALZMAN HOUSE, 3615 N BRAESWOOD BLVD  
ORIGINAL DRAWING SET -ELEVATIONS

### Right Side Elevation (East)

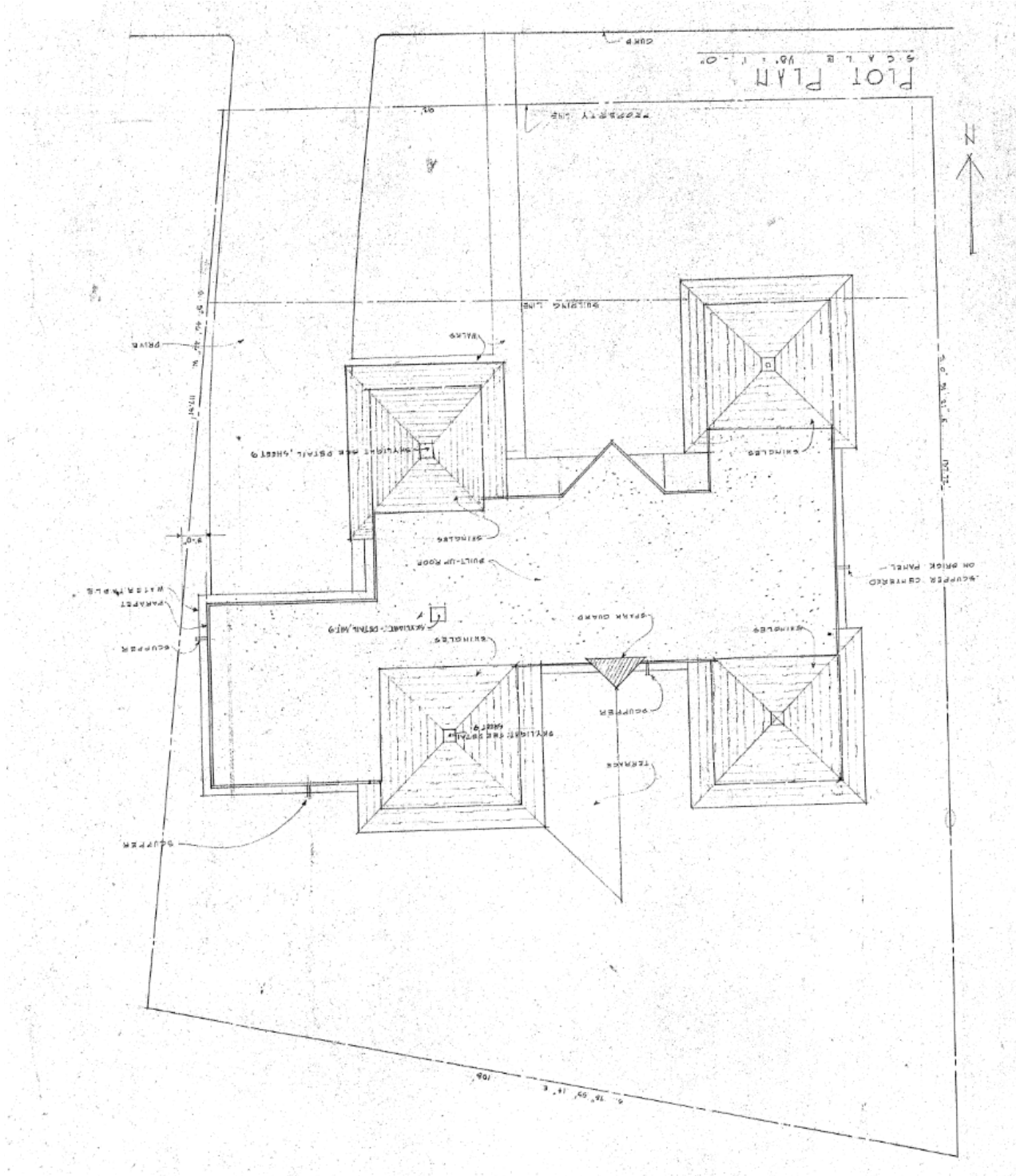


### Left Side Elevation (West)





**EXHIBIT H- DRAWING SET**  
**SALZMAN HOUSE, 3615 N BRAESWOOD BLVD**  
**ORIGINAL DRAWING SET -SITE PLAN**



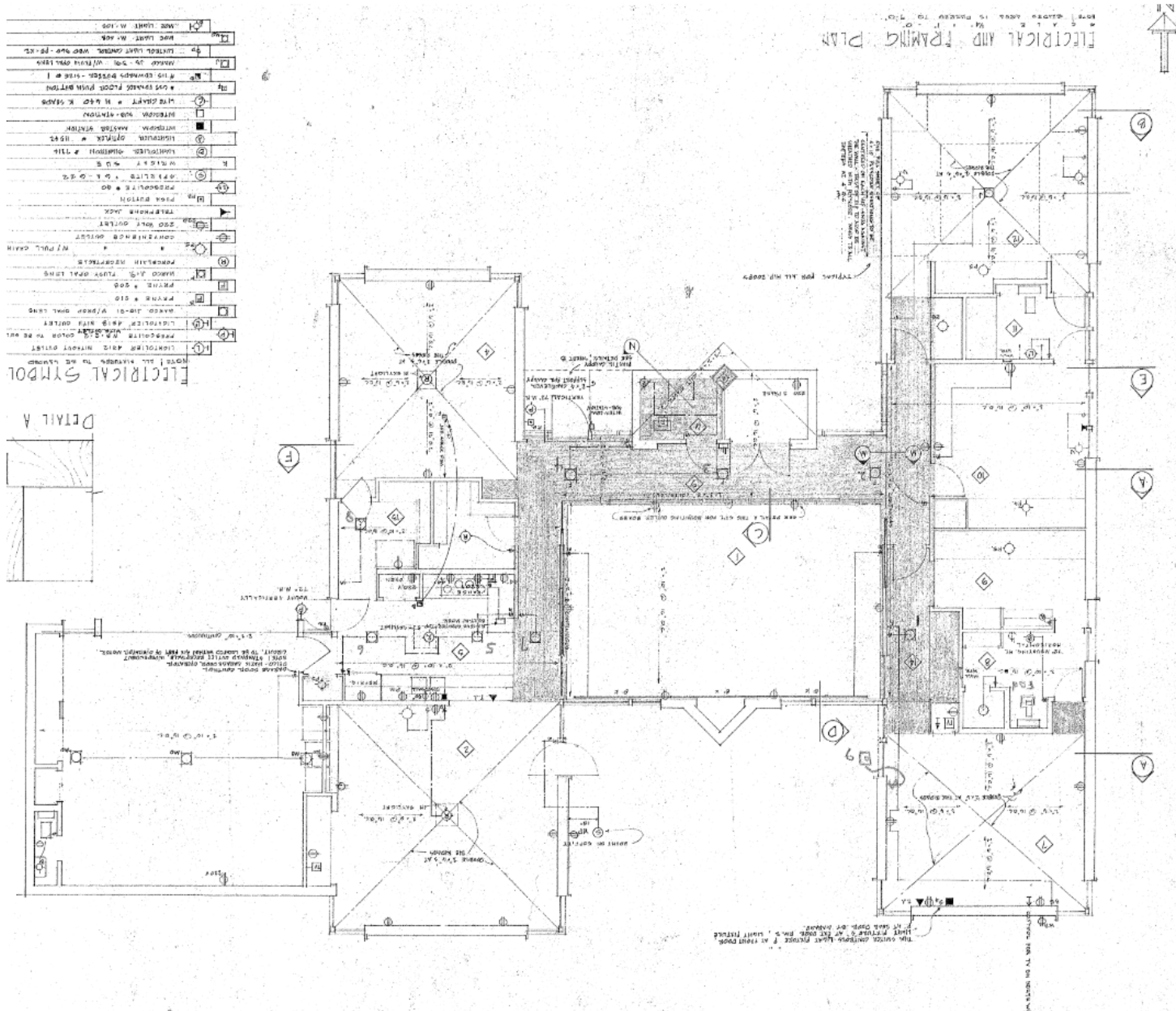


## EXHIBIT H- DRAWING SET

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD

ORIGINAL DRAWING SET -ELECTRICAL/FRAMING PLAN

ORIGINAL FIRST FLOOR PLAN UNAVAILABLE AT THIS TIME

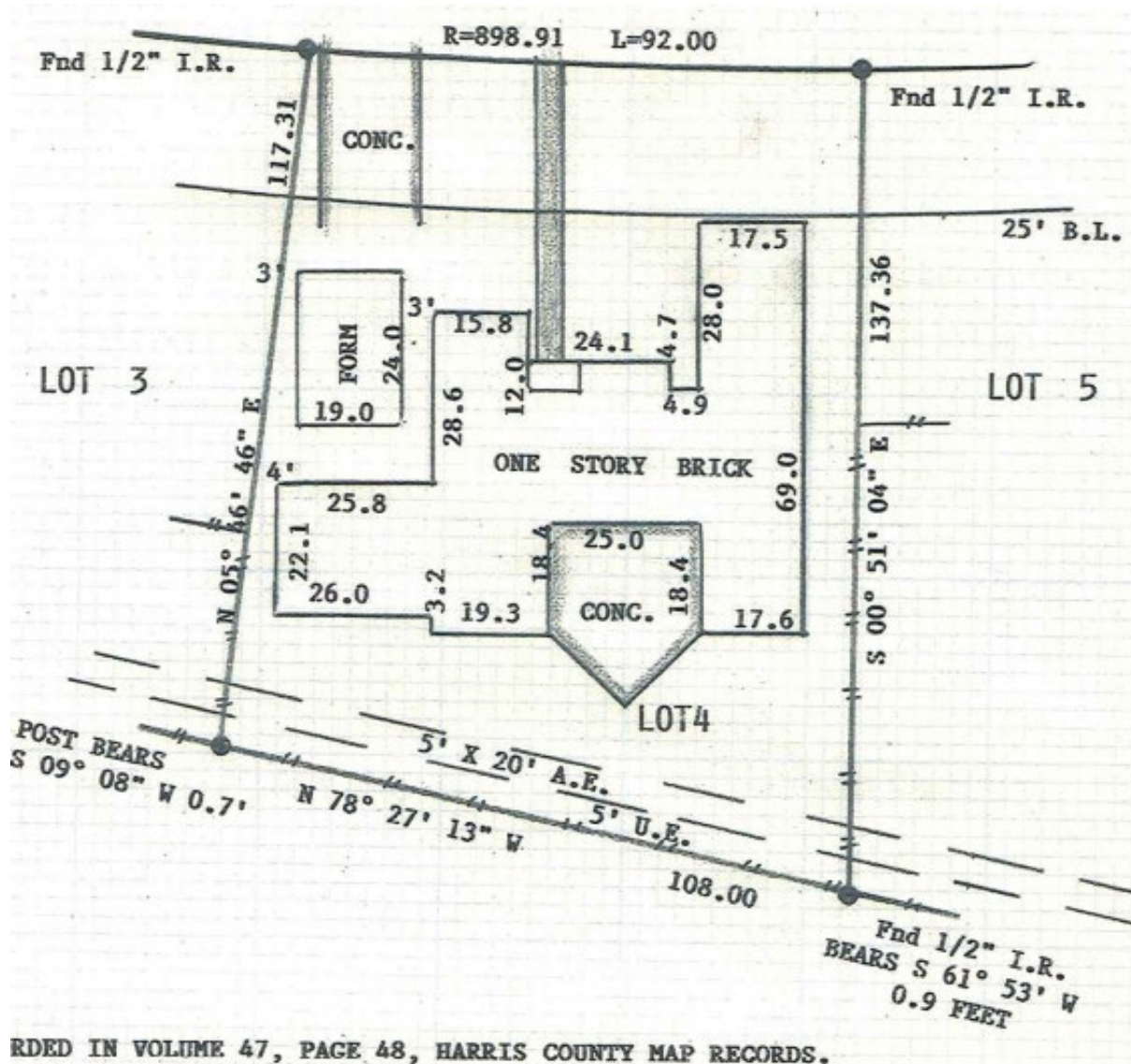




## EXHIBIT I- POST-ELEVATION/RENOVATION SITE PLAN

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD

COH DOCUMENTS



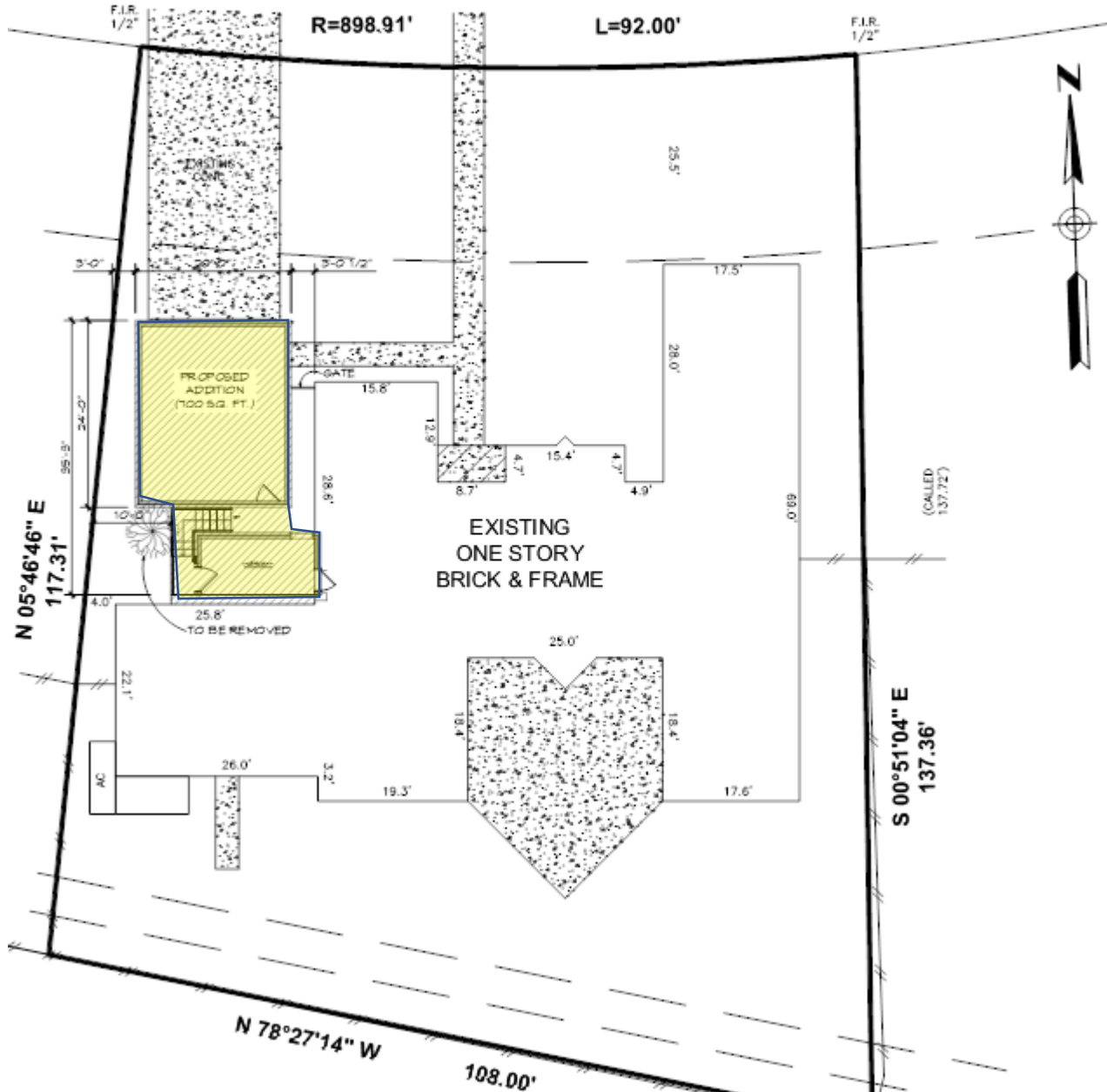


## EXHIBIT I- POST-ELEVATION/RENOVATION SITE PLAN

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD

COH DOCUMENTS

3 6 1 5 N O R T H B R A E S W O O D B O U L E V A R D  
( 100' R.O.W )

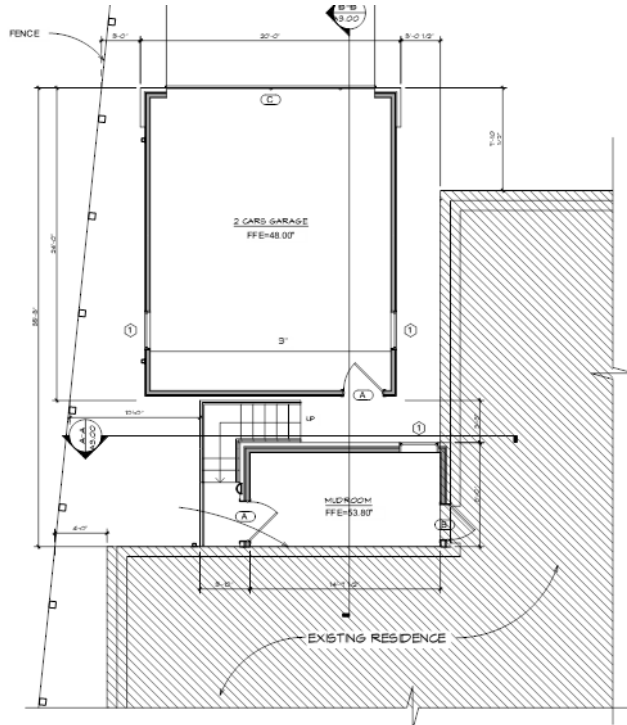




## EXHIBIT I- POST-ELEVATION/RENOVATION SITE PLAN

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD

COH DOCUMENTS



**TOTAL AREA: 700 S.F.**

### DOOR SCHEDULE

Type Mark	Family and Type	Level	Height	Width	Count
A	Door-Exterior-Single-Entry: 36" x 84"	GARAGE FLOOR PLAN	7' 0"	3' - 0"	1
A	Door-Exterior-Single-Entry: 36" x 84"	FLOOR PLAN	7' 0"	3' - 0"	1
B	Door-Interior-Single-Panel-Wood: 36" x 80"	FLOOR PLAN	6' 8"	3' - 0"	1
C	Door-Garage-Embossed- Panel: 192" x 84"	GARAGE FLOOR PLAN	7' - 5"	16' - 0"	1

Grand total: 4

### WINDOW SCHEDULE

Type Mark	Level	Family and Type	Height	Width	Count
1	FLOOR PLAN	36" x 72"	6' - 0"	3' - 0"	1
1	GARAGE FLOOR PLAN	36" x 72"	6' - 0"	3' - 0"	2

Grand total: 3

2\* FLOOD VENTS- A MINIMUM OF TWO VENTS PER ENCLOSED AREA, AND EACH MUST BE ON AT LEAST TWO DIFFERENT SIDES OF THE EXTERIOR WALLS. THE BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE.

**EXHIBIT J : SALZMAN FAMILY PHOTOS**

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD

PHOTOS COURTESY : JERRY SALZMAN



**JERRY, TERRY AND JULIUS SALZMAN**

**EXHIBIT J : SALZMAN FAMILY PHOTOS**  
SALZMAN HOUSE, 3615 N BRAESWOOD BLVD  
PHOTOS COURTESY : JERRY SALZMAN



## EXHIBIT J : SALZMAN FAMILY PHOTOS

SALZMAN HOUSE, 3615 N BRAESWOOD BLVD

PHOTOS COURTESY : JERRY SALZMAN



**EXHIBIT J- ARCHITECT PHOTO**  
SALZMAN HOUSE, 3615 N BRAESWOOD BLVD  
PHOTO: HERB GREENE



*Photo: Robert Alan Bowlby*

Greene, Herb. "Bio." Herb Greene, Herb Greene, 29 Sept. 2020, <https://herbgreene.org/biography/>.

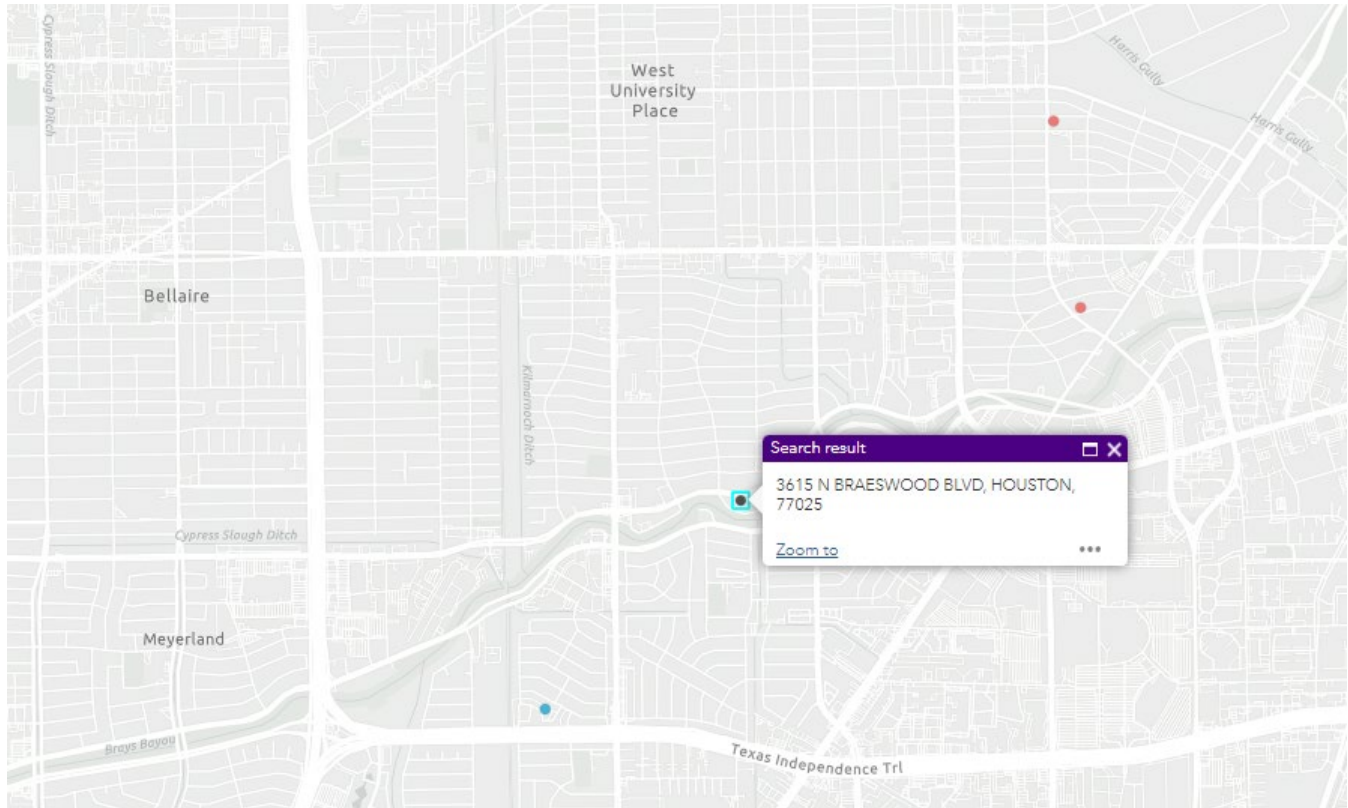
ADDITIONAL INFORMATION: ELEVATED MID-CENTURY - **5203 CAVERSHAM DR. ELEVATED C. 2020**



ADDITIONAL INFORMATION: ELEVATED MID-CENTURY



## ADDITIONAL INFORMATION: LANDMARKS NEARBY



Site Name Randolph and Virginia West House

Address 2245 Dryden Rd

ADDITIONAL INFORMATION: LANDMARKS NEARBY



Holley-Mengden House, 2240 Glen Haven Blvd

Style in Steel Townhouses, 4156-4160 Meyerwood Dr



**ADDITIONAL INFORMATION: LANDMARKS NEARBY**

4919 Heatherglen, Finger House  
Arthur Steinberg, nominated 4/17/19

***Also Elevated***

**EXHIBIT A  
PHOTOS**

MR. AND MRS. ALAN FINGER HOUSE  
4919 HEATHERGLEN DRIVE



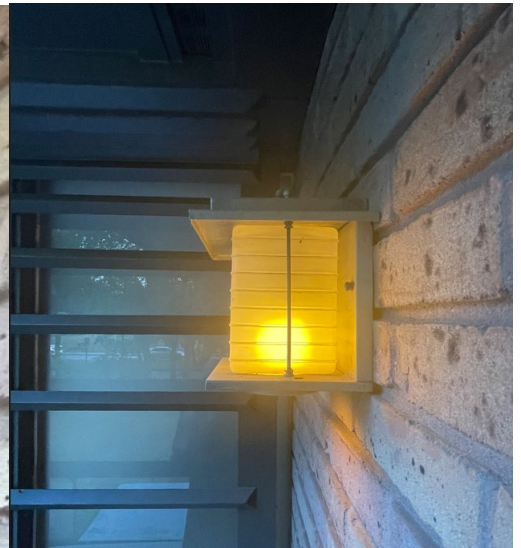
Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022



Additional information: Site visit photos October 2022: 3611 N. Braeswood, same architects





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District H

Item Creation Date:

PLN - Historic Protected Landmark: Leonel Castillo  
Community Center 2101 South Street

Agenda Item#: 49.

### **Summary:**

ORDINANCE designating the property municipally known as 2101 South Street and also known as "Leonel J. Castillo Community Center" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT H - CISNEROS**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

The application for **Protected Landmark** designation of Leonel Castillo Community Center at 2101 South Street was initiated by the owner.

A public hearing was held on October 20, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 2101 South Street as a Protected Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

**ATTACHMENTS:**

**Description**

RCA  
Protected Landmark Designation Report

**Type**

Signed Cover sheet  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/8/2023

District H

Item Creation Date:

PLN - Historic Protected Landmark: Leonel Castillo Community Center 2101 South Street

Agenda Item#: 40.

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

The application for **Protected Landmark** designation of Leonel Castillo Community Center at 2101 South Street was initiated by the owner.

A public hearing was held on October 20, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 2101 South Street as a Protected Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown", is written over a blue DocuSign signature line.

2A61A07011A5494  
Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

### **ATTACHMENTS:**

Description	Type
Protected Landmark Designation Report	Backup Material

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Leonel J. Castillo Community Center

**OWNERS:** Harris County Precinct 2

**APPLICANTS:** Jorge Bustamante and Samantha de Leon

**LOCATION:** 2101 South Street – Near Northside

**AGENDA ITEM:** A

**HPO FILE NO.:** HP2022\_0235

**DATE ACCEPTED:** 9/20/22

**HAHC HEARING:** 10/20/22

### SITE INFORMATION:

Lot # TR 2A & 4A ABST 1 J AUSTIN, City of Houston, Harris County, Texas. 2101 South Street is a one-story stucco building built c. 1920. The site includes a community center and education center, as well as a parking lot sitting on a hill overlooking White Oak Bayou.

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

### HISTORY AND SIGNIFICANCE SUMMARY

The Leonel J. Castillo Community Center (LJCCC), formerly known as Robert E. Lee Elementary, was built between 1919 and 1921. It was designed in a Spanish mission revival style by Alfred J. Finn, a prominent architect known for designing the San Jacinto Monument. The LJCCC is important for its historical, architectural, and cultural significance. Built by Houston Independent School District, the Fifth Ward school became part of the huelga school movement in the 1970s. The school closed in 2002 and remained vacant for a decade until it was bought by Harris County Precinct 2 to be historically renovated and converted into a community center. The LJCCC is recommended for Protected Landmark designation due to its historical, architectural, and cultural significance. The Leonel J. Castillo Community Center at 2101 South Street meets Criteria 1, 2, 3, 4, and 6 of Sec. 33-224 for Landmark Designation and Criteria 1, 2, and 3 of Sec. 33-229 for Protected Landmark Designation.

## HISTORY AND SIGNIFICANCE

### *The Community Center*

The Leonel J. Castillo Community Center, formerly Robert E. Lee Elementary, is a c. 1921 one-story stucco building originally designed in a Spanish mission revival style by Alfred C. Finn. The famed Houston architect is most known for the San Jacinto Monument in Baytown, as well as the Jefferson Davis Hospital and Sam Houston Coliseum in Houston. The school was designed in 1919, built in 1920, and opened in 1921. The school served the Near Northside community as an elementary school for about fifty years.

By the 1970s, Robert E. Lee Elementary became a part of Houston's history when it had converted into a huelga school – a “strike” school of 3,000 to 4,500 students who boycotted against Houston Independent School District (HISD) and their plans of integration of Mexican American students. Mexican students, who were technically classified as white, were integrated with Black students, thereby intentionally leaving out white schools from integration. The Mexican community was appalled and formed the Mexican American Education Council. Leonel J. Castillo, a community organizer and activist, represented the group and the huelga school movement. The school continued to operate until 2002, when Ketelsen Elementary opened and absorbed most of the students. The school remained out-of-use, and experienced significant damage during Hurricane Ike in 2008.

By 2011, HISD decided to sell the building to Harris County, who planned to convert the abandoned building into a community center for the Precinct 2 neighborhood. Architectural firm PGAL conducted the estimated \$5 million dollar renovation and kept most of the original building in place. The original front and side masonry walls were saved, as well as historic walls; although the original entry portico was unsalvageable, along with columns, the parapet cartouche, and capitols. Using laser scanning and historic design, PGAL was able to recreate the entry portico and the other elements to almost exact historic locations.

The building is representative of the resilience of the Near Northside district—the building has been a pillar of stability and refuge for many Hispanic children since its huelga days in the 1970s. Even with the renovation, the LJCCC has remained an institution dedicated to education and giving back to the community. The namesake of the building itself, Leonel J. Castillo, is a reminder of commitment of public service and community engagement. Castillo founded the Hispanic Chamber of Commerce, the Chicano Family Center and Houston International University, and served on numerous boards. Today, the LJCCC has expanded into an early learning academy and

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**ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY***The Architect*

The Leonel J. Castillo Community Center is one-story stucco building originally designed in a Spanish mission revival style by Alfred C. Finn. Known for the San Jacinto Monument in Baytown, Finn designed a number of commercial buildings across Houston and throughout Texas, such as the Gulf Building, the Jefferson Davis Hospital and Sam Houston Coliseum. Finn also enjoyed a long partnership with real estate entrepreneur and builder Jesse H. Jones, with Finn supervising construction over Rice Hotel and designing the Rusk Building.

*Renovations*

Robert E. Lee Elementary school closed in 2002 with the opening of Ketelsen Elementary, where it remained vacant for ten years. The school suffered heavy storm damage from Hurricane Ike in 2008 and was subsequently bought by Harris County in 2011 in hopes of converting the vacant school into a community center. Architectural firm PGAL oversaw the \$2.3 million dollar renovation, dedicated to preserving the building's architectural and historical significance.

The original front and side masonry walls were saved, as well as historic walls; although the original entry portico was unsalvageable, along with columns, the parapet cartouche, and capitols. Original doors and walls were unable to be saved as well. Intending on retaining and restoring the LJCCC's historic design, PGAL was able to recreate the entry portico and the other elements to almost exact historic locations using laser scanning and historic design. The community center also boasts public art and collaborations with Houston Arts Alliance, such as the Mega Molcajete sculpture by artist Jesus Medel Cantu.

**BIBLIOGRAPHY**

"Leonel J. Castillo Community Center." PGAL. Accessed September 29, 2022.

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"National Register of Historic Places Registration Form." United States Department of the Interior, National Park Service. October 15, 2010. Accessed October 1, 2022.

<https://catalog.archives.gov/id/40972388>.

"Picturesque Site For New Fifth Ward School." *The Houston Chronicle* (Houston, TX). July 15, 1919.

Behrens, Tom. "Castillo center reflects legacy of man, school." *The Houston Chronicle* (Houston, TX). March 31, 2014.

Fox, Stephen. "Finn, Alfred Charles (1883-1964)." Texas State Historical Association. September 1, 1995. Last updated February 22, 2022.

Gonzalez, Ana. "'Mega Molcajete': Commissioner Adrian Garcia, Houston Arts Alliance unveil new art sculpture celebrating Latino art, culture." KPRC. August 11, 2022.

González Kelly, Sam. "You probably haven't heard of Houston's huelga schools. This longtime educator wants to change that." *The Houston Chronicle* (Houston, TX). December 27, 2021.

Meeks, Flori. "Near Northside sees past as key to progress." *The Houston Chronicle* (Houston, TX). October 18, 2012.

Mindiola, Tatcho. "Castillo, Leonel Jabier (1939-2013)." Texas State Historical Association. February 11, 2016. Last updated April 21, 2021.

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<https://www.ricedesignalliance.org/from-robert-e-lee-to-leonel-j-castillo-a-transformation-on-the-bayou>.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by [Planner Name], 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:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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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)).

## Sec. 33-229. Criteria for protected landmark designation

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(1) Meets at least three of the criteria for designation in section 33-224 of this Code;				
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(2) Was constructed more than 100 years before application for designation was received by the director;				
<input type="checkbox"/>	<input type="checkbox"/>			
(3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or				
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
(4) Is recognized by the State of Texas as a Recorded State Historical Landmark.				

## STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Leonel J. Castillo Community Center at 2101 South Street.

## HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Leonel J. Castillo Community Center at 2101 South Street.

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT A

### PHOTO

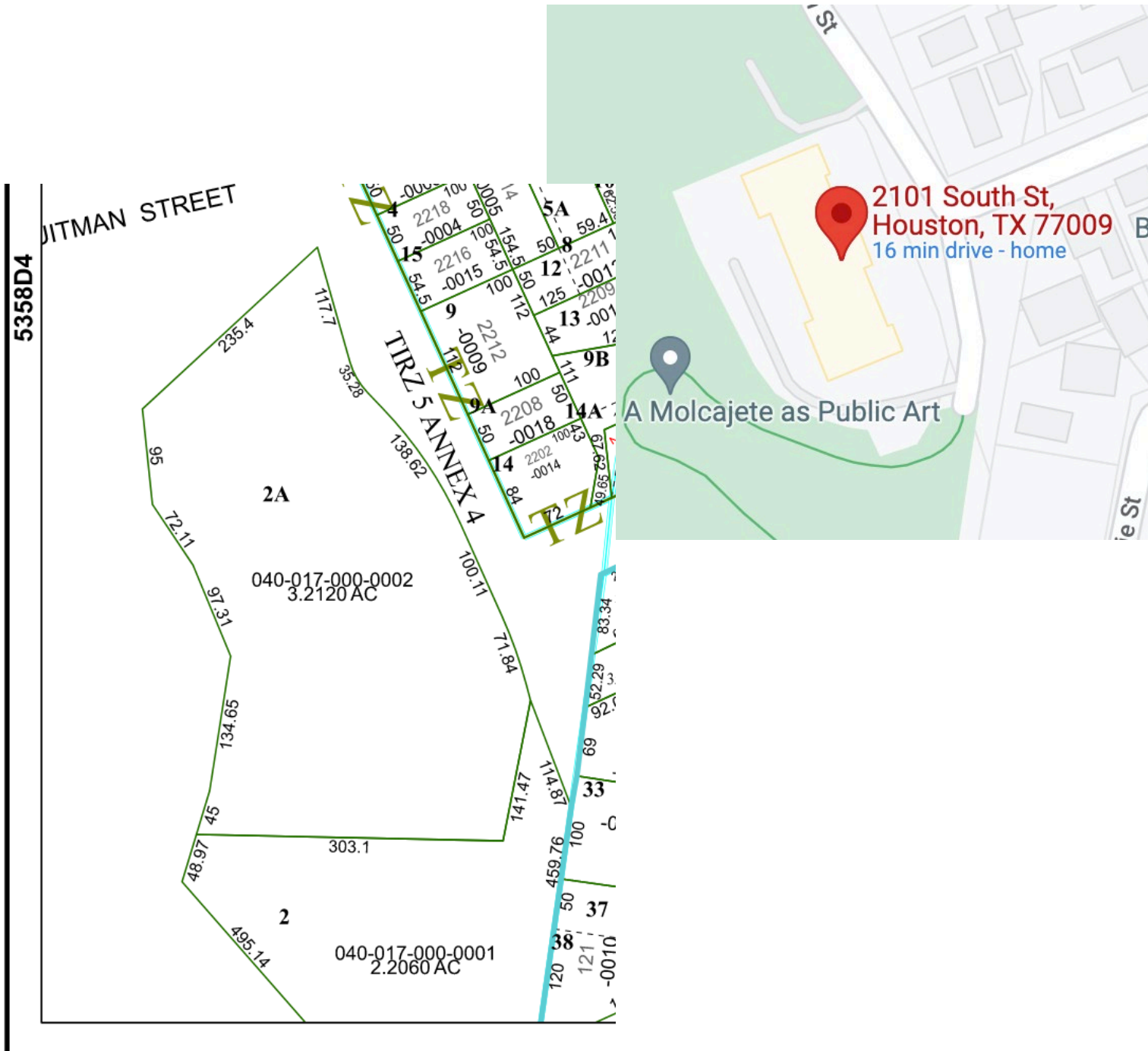
LEONEL J. CASTILLO COMMUNITY CENTER  
2101 SOUTH STREET



LEONEL J. CASTILLO COMMUNITY CENTER

## EXHIBIT B SITE MAP

LEONEL J. CASTILLO COMMUNITY CENTER  
2101 SOUTH STREET

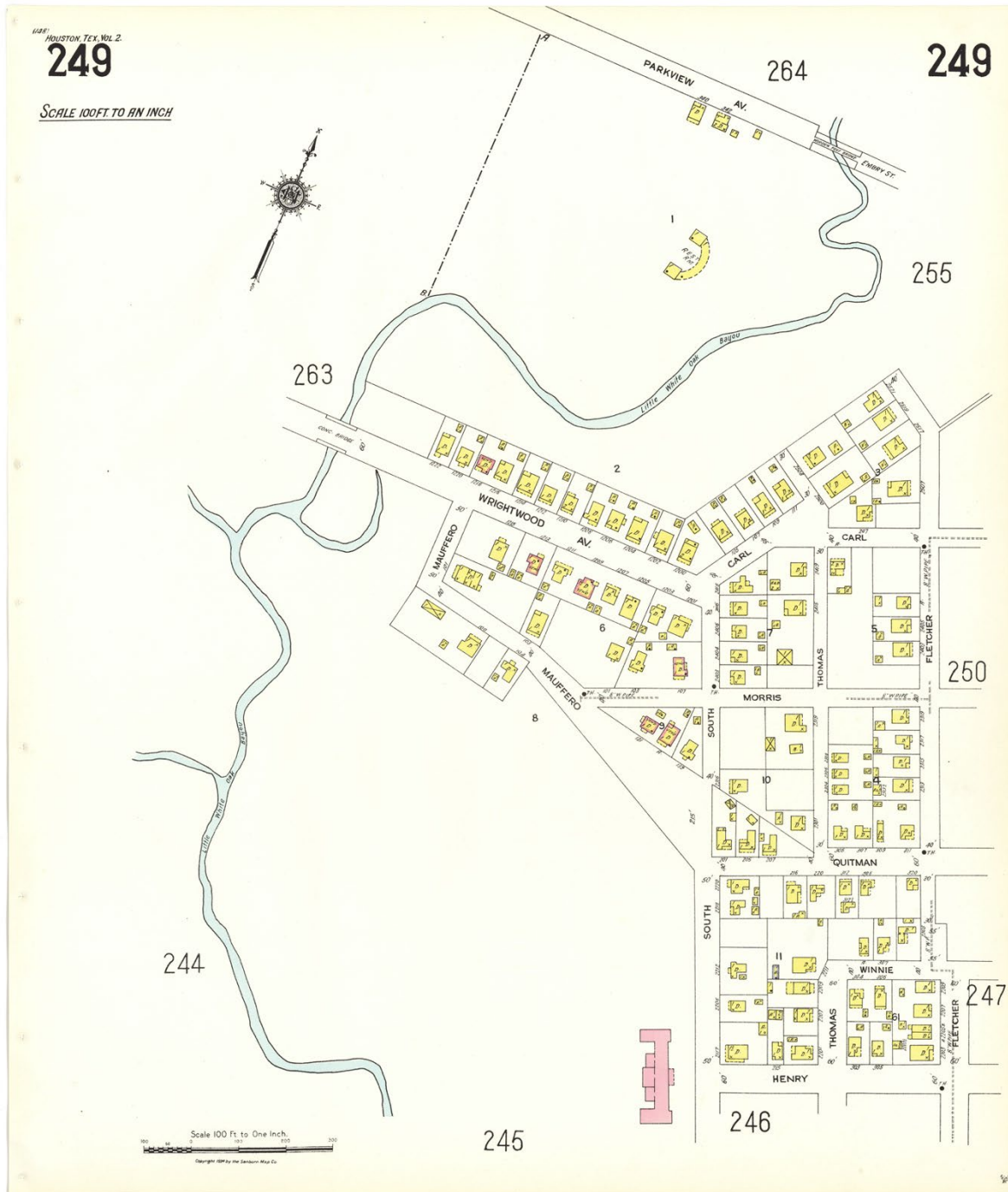


# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

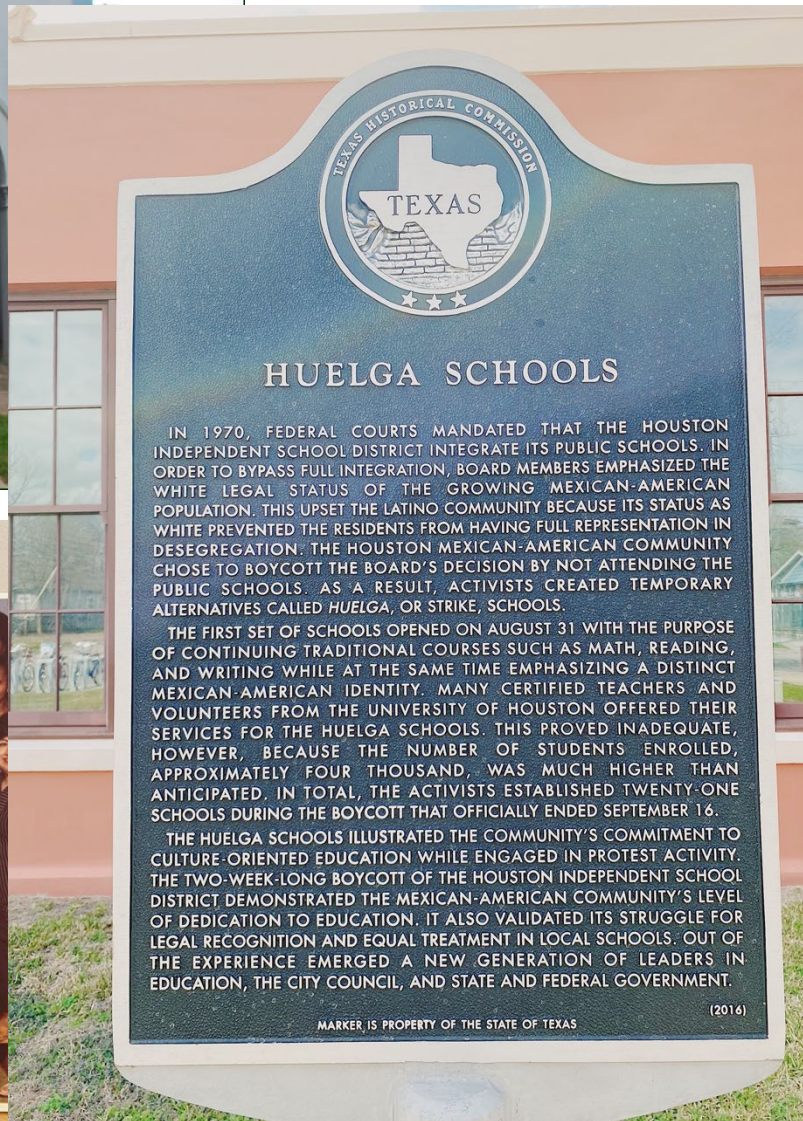
EXHIBIT C  
SANBORN FIRE INSURANCE MAP  
LEONEL J. CASTILLO COMMUNITY CENTER  
2101 SOUTH STREET



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

## EXHIBIT D HISTORIC PHOTOS

### LEONEL J. CASTILLO COMMUNITY CENTER 2101 SOUTH STREET





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date:

PLN - Historic Landmark: The Reiler Fraga House at 15  
Altic Street

Agenda Item#: 50.

### **Summary:**

ORDINANCE designating the property municipally known as 15 Altic Street and also known as "The Reiler-Fraga House" being located within the City of Houston, Texas, as a Landmark  
- **DISTRICT H - CISNEROS**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for **Landmark** designation of The Reiler Fraga House at 15 Altic Street was initiated by the owner.

A public hearing was held on April 21, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 15 Altic Street as a Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578  
Yasmin Arslan, Planner IV

832-393-6631

**ATTACHMENTS:**

**Description**

RCA

Designation Report

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/8/2023

Item Creation Date:

PLN - Historic Landmark: The Reiler Fraga House at 15 Altic Street

Agenda Item#: 43.

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner.

This application for **Landmark** designation of The Reiler Fraga House at 15 Altic Street was initiated by the owner.

A public hearing was held on April 21, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 15 Altic Street as a Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown", is written over a blue DocuSign signature line.

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Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578  
Yasmin Arslan, Planner IV  
832-393-6631

### **ATTACHMENTS:**

Description	Type
Designation Report	Backup Material

**LANDMARK DESIGNATION REPORT****LANDMARK NAME:** The Reiler-Fraga House**AGENDA ITEM:** B**OWNERS:** Lucy Fraga Fisher Cain, Gregory L. Cain, Emily Fraga Chambers, Angel O. Fraga**HPO FILE NO.:** 2022 HP\_00019**APPLICANTS:** Lucy Fraga Fisher Cain**DATE ACCEPTED:****LOCATION:** 15 Altic Street, Houston, Texas, 77011**HAHC HEARING:** 4/21/2022**SITE INFORMATION:** Lot 10, Block 6, Fullerton Place, City of Houston, Harris County, Texas. Designation is requested for the 1,148 square foot, single-family house on a 6,250 square foot lot.**TYPE OF APPROVAL REQUESTED:** Landmark Designation**HISTORY AND SIGNIFICANCE SUMMARY:**

The Reiler-Fraga House at 15 Altic Street is a one-story, frame, Craftsman-style bungalow built between 1924 and 1925 in the Fullerton Place subdivision. Fullerton Place lies east of downtown, in close proximity to the Houston Ship Channel. The subdivision is located between two major thoroughfares, Navigation Boulevard and Harrisburg Boulevard.

Fullerton Place was developed around 1905 by Herbert Eugene Fuller and Arthur Newell Latham of Fuller & Latham. They were the primary real estate agents and developers for the subdivision. The business partners also developed the neighboring subdivisions of Oak Lawn, Lenox Grove and Suburban Park.

There were two long-term owners of the house at 15 Altic: the Reiler family and the Fraga family. William and Marie Reiler owned the home from 1925 to 1961. The Reilers sold the home to Joe Z. and Lupe O. Fraga in 1961. Members of the Fraga family continue to own the home to this day. The current owners, Lucy Fraga Fisher Cain, Greg L. Cain, Emily Fraga Chambers and Angel O. Fraga purchased the home in 2021 and rehabilitated it with preservation in mind. They will be utilizing the house per Lupe Fraga's wishes to provide lodging for families of patients undergoing treatment at the Texas Medical Center.

The current owners are seeking a landmark nomination for 15 Altic Street to preserve the home's history and significance in the historic Fullerton Place subdivision. The Reiler-Fraga House meets criteria 1, 4, 5 and 8 for landmark designation.

**HISTORY AND SIGNIFICANCE***FULLERTON PLACE*

Fullerton Place lies east of downtown, in close proximity to the Houston Ship Channel. The subdivision is located between two major thoroughfares, Navigation Boulevard and Harrisburg Boulevard. Lots in

Fullerton Place were available for purchase beginning in 1905, according to the *Houston Chronicle*. Early advertisements described Fullerton Place as “the best drained addition around Houston” and boasted “beautiful oak trees, shell roads” with cement sidewalks on the way in 1907. Prices for this strictly residential area began at \$275 per lot, with liberal terms.

#### *FULLER & LATHAM*

Herbert Eugene Fuller of H.E. Fuller & Co. (later Fuller & Latham) and Arthur Newell Latham were the real estate agents and developers of Fullerton Place. In addition to Fullerton Place, Fuller and Latham developed the neighboring subdivisions of Oak Lawn, Lenox Grove and Suburban Park. The firm sold urban, suburban and properties, including farm, timber, rice, oil and ranch land.

Herbert E. Fuller was born on November 5, 1851, in Ohio. He was a member of the Woodmen of the World (a national fraternal benefit society) and organized Camp No. 13. Fuller married Ella Jessie of Ohio in 1880. They had one child together, Orrienne. Herbert Fuller died on October 23, 1907, at his home in the Oak Lawn addition in Houston. He is buried at Glenwood Cemetery.

Arthur N. Latham was born on May 5, 1870, in Ohio. Arthur married Glenna Grace Upp on December 24, 1914, in Houston. In 1935, Arthur and Glenna established a residence in Laguna Beach, California. They split their time between Houston and Laguna Beach. Glenna passed away in 1940, in Los Angeles. Arthur died on September 11, 1952. Both are buried at Rose Hills Memorial Park in California.

#### *OWNERSHIP HISTORY*

*William Charles Reiler (b. October 28, 1892, d. July 4, 1969)*

*Marie Louise Lauer Reiler (b. 1902, d. February 15, 1991)*

The house at 15 Altic Street was first listed in the Houston City Directories in 1925 with William C. Reiler as the owner. William and his wife, Marie Reiler, were the first long-term owners of the property. William Charles Reiler was born in Houston on October 28, 1892, to W.A. Reiler of Texas and Amelia T. Bernius of Louisiana. William served in World War I. He held a variety of occupations throughout his lifetime, including mechanic, elevator operator and truck driver. By the 1930s, he was a mechanical engineer and worked in the cotton compress industry.

William married Marie Louise Lauer on October 25, 1922. Marie Louise Lauer was born in 1902 to Louis Lauer of Louisiana and Marguerite Elizabeth Stork Lauer of Texas. Marie worked as a stenographer and statistician in the 1920s. The couple lived at 15 Altic Street until around 1961. They sold the property to Joe Z. Fraga in 1961. William died on July 4, 1969, and is buried at Forest Park Lawndale Cemetery. Marie died on February 15, 1991.

*Joe Z. Fraga (b. August 6, 1923, d. 2000)*

*Lupe O. Fraga (b. February 24, 1926, d. 2018)*

Joe Z. and Lupe O. Fraga were the second long term owners of 15 Altic Street. Joe and Lupe initially rented a house at 2519 Canal Street with their young family, Joe O. Jr., David O. and Rosalinda. After the birth of their fourth child, Lucy, they decided to purchase 15 Altic. In 1965, they welcomed their last child, Angel O. Fraga, at the new home.

Joe Z. Fraga was born on August 6, 1923, in San Luis Potosí, Mexico, and was raised in Houston by his parents, Felix and Angelita Fraga. Joe was the eldest brother of the Fraga family, which included Frank, Thomas, Felix, Angel and Lupe (Champ). Joe grew up on McAlpine Street in the Second Ward across from the historic Our Lady of Guadalupe Catholic Church. He was an airplane mechanic during World War II; during his service he became an American citizen. Joe grew up selling newspapers outside of many prominent buildings, such as the Lamar Hotel, Rice Hotel, Gulf Building and on the Rice University campus. He worked for Carpenter Paper Company, later became Champion Paper Company, for nearly 30 years.

Lupe Oropeza Fraga was born on February 24, 1926, in Galveston; she grew up there with her parents, Cecilio and Juana Perez Oropeza, and five siblings – Pete, Mike, Maria, Quentin and Elodia. They moved to Houston's Second Ward after working in farming communities around Pasadena and Fort Bend County. Lupe was a homemaker until she decided to become a hairdresser. She raised a family of five while attending beauty school and graduated in 1972.

Joe and Lupe only attended school through the sixth grade, so they focused on the importance of education for their children. Their hard work and love of family is evident in their history of taking extra jobs, like cleaning Lykes Bros. Steamship Co. Building in the evening for over 10 years, to save money for their eldest son's tuition at Texas A&M University. Joe and Lupe instilled the importance of education in their children as they knew that it provided opportunities they did not have. All five of their children earned college degrees – two from Texas A&M and three from the University of St. Thomas.

Joe passed away in 2000 and Lupe in 2018. Both cherished their home at 15 Altic; it was a palace in their eyes. They loved the wide porch and swing. The house was filled with much love and happiness. When her daughter Rosalinda underwent a double lung transplant, Lupe learned of the need for lodging for the families of patients receiving treatment at the Texas Medical Center. Lupe asked that 15 Altic not be sold outside of the family and be used to provide family accommodations for patients at TMC.

#### *Current Owners*

The house at 15 Altic continues to be owned by members of the Fraga family. The home was purchased in 2021 by Lupe's daughter, Lucy Fraga Fisher Cain, her son, Angel O. Fraga, Lucy's husband, Greg L. Cain, and Emily Fraga Chambers, Rosalinda's daughter. The house has been updated with preservation in mind.

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**ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY***ARCHITECTURAL STYLE**American Craftsman*

The Reiner-Fraga House is a Craftsman-style bungalow. Craftsman design evolved out of the popular Arts and Crafts Movement of the early 1900s, when residential architecture shifted away from the more elaborate Victorian styles. Craftsman design was the prevailing architectural style in the United States between 1900 and 1930. The Craftsman style is often associated with bungalow house forms, which were inspired by architects Charles Sumner Greene and Henry Mather Greene. The Greene brothers were in practice together in Pasadena, California, from 1893 to 1914. According to Virginia McAlester, author of *A Field Guide to American Houses: Identifying and Understanding America's Domestic Architecture*, the Greenes began designing Craftsman-style houses in 1903. The defining features of Craftsman-style bungalows include low-pitched gabled roofs, wide eaves (usually with exposed brackets), partial or full-width porches supported by tapered square columns or piers, and prominent but simple decorations.

*ARCHITECTURAL DESCRIPTION*

The Reiler-Fraga House at 15 Altic Street is a one-story, frame, Craftsman-style bungalow. It sits on a pier and beam foundation, which is covered by brick veneer around the perimeter of the house. The exterior brick chimney is on the right slope of the roof.

The house has a low-pitched, hipped roof, with a front-facing, projecting gable and open eaves. Five Craftsman-style decorative brackets are placed symmetrically under the front-facing, gabled roof. Centered in the gable is a single-pane casement window with an 8-light pattern; it has a wooden frame and surround with a triangular hood.

The asymmetrical front façade has two bays, which are clad in narrow, horizontal siding. A wooden stringcourse is along the bottom perimeter of both bays. The first (left) bay contains a partial-width inset porch, front entry and two, side by side, 1-over-1 windows. Both windows are encased within a wooden frame and surround, with a simple ledge molding above. The front entry door has an exterior storm door and is set within a wooden frame and surround.

Two rectangular brick columns are spaced symmetrically in the balustrade. The balustrade consists of a simple squared pattern. The porch frieze has a lattice pattern.

The second (right) bay contains two, side by side, 1-over-1 windows. Both windows are encased within a wooden frame and surround, with a simple ledge molding above.

*RESTORATION HISTORY*

The current owners replaced the roof and the windows.

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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 [Planner Name], 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"/>			
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<input type="checkbox"/>	<input checked="" type="checkbox"/>			
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<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			

**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)).

**Sec. 33-229. Criteria for protected landmark designation**

<b>S</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			

## **STAFF RECOMMENDATION**

**Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of The Reiler-Fraga House**

## **HAHC RECOMMENDATION**

**Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of The Reiler-Fraga House**

**EXHIBIT A**  
**CURRENT PHOTOS**  
THE REILER-FRAGA HOUSE  
15 ALTIC STREET, HOUSTON, TEXAS 77011



PHOTO BY PRESERVATION HOUSTON

## EXHIBIT B SITE MAP

THE REILER-FRAGA HOUSE  
15 ALTIC STREET, HOUSTON, TEXAS 77011

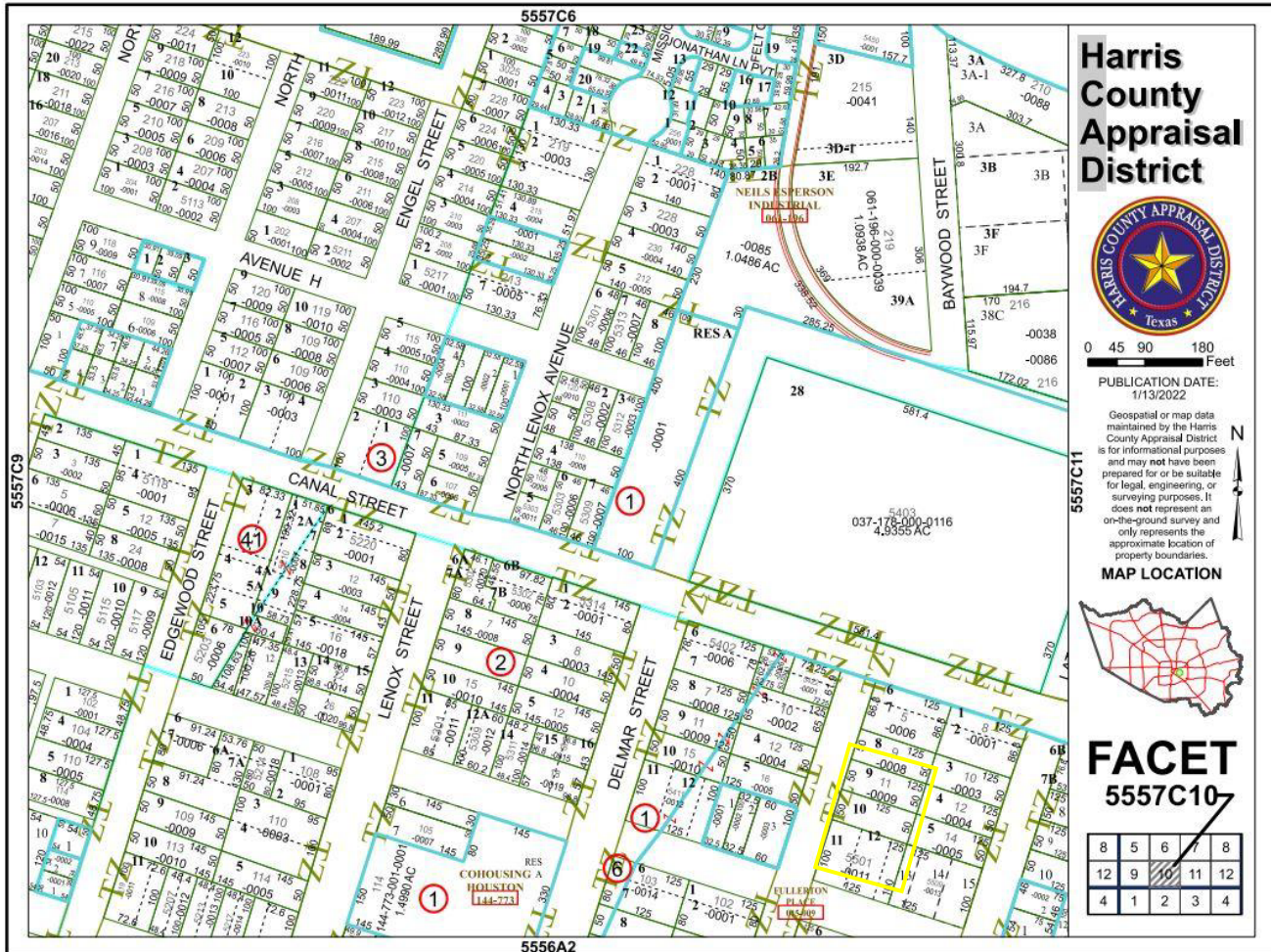


EXHIBIT C  
SANBORN FIRE INSURANCE MAP  
HOUSTON 1924-FEB. 1957, VOL. 4, SHEET 449  
THE REILER-FRAGA HOUSE  
15 ALTIC STREET, HOUSTON, TEXAS 77011

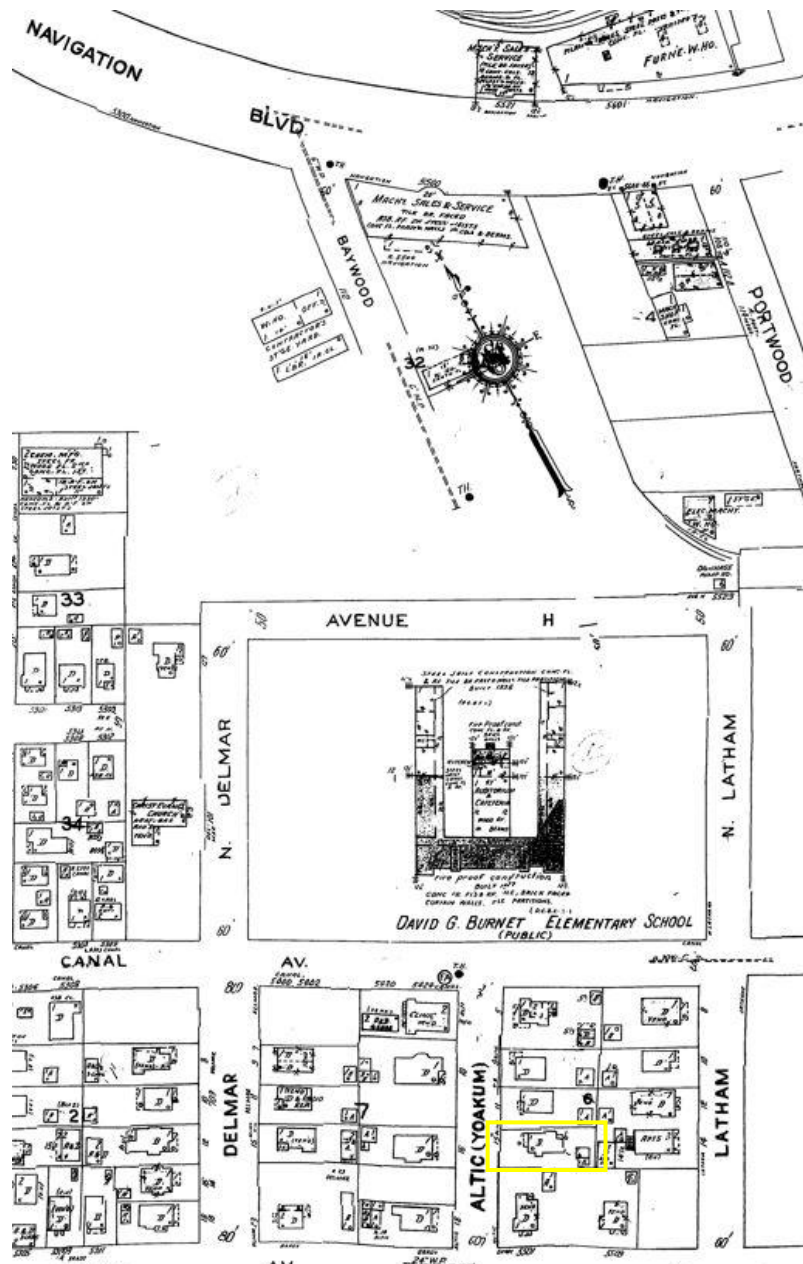


EXHIBIT D  
FULLERTON PLACE ADVERTISEMENT, 1907  
THE REILER-FRAGA HOUSE  
15 ALTIC STREET, HOUSTON, TEXAS 77011

***Lenox Grove***  
***And***  
***Fullerton***  
***Place***

On Harrisburg Shell Road

***For***  
***Residences***  
***Only***

**FULLER & LATHAM**  
45-46 Houston Theatre Bldg.  
Old Phone 2510

Beautiful oak trees,  
shell roads, cement  
sidewalks soon to  
be put down and  
the best drained  
addition around  
HOUSTON

**PRICES**  
**\$450**  
TO  
**\$550**

SOURCE: HOUSTON CHRONICLE DIGITAL ARCHIVES

EXHIBIT C  
HARRISBURG ROAD PROPERTY ADVERTISEMENT, 1907  
THE REILER-FRAGA HOUSE  
15 ALTIC STREET, HOUSTON, TEXAS 77011

**HARRISBURG ROAD  
PROPERTY.**

If you wish to buy Harrisburg road property, either as an investment or for a home, you can not do better than buy in

**OAK LAWN  
LENOX GROVE  
FULLERTON PLACE  
SUBURBAN PARK**

Prices \$275 and up. Liberal terms.

**FULLER & LATHAM,  
Houston Theatre Building.**

SOURCE: HOUSTON CHRONICLE DIGITAL ARCHIVES



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

District G

Item Creation Date:

PLN - Historic Landmark: Mr. & Mrs. Ronald Ellsworth Lee  
House at 2153 Pelham Drive

Agenda Item#: 51.

### **Summary:**

ORDINANCE designating the property municipally known as 2153 Pelham Drive and also known as "Mr. & Mrs. Ronald Ellsworth Lee House" being located within the City of Houston, Texas, as a Landmark - **DISTRICT G - HUFFMAN**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Landmark designation of Mr. & Mrs. Ronald Ellsworth Lee House at 2153 Pelham Drive was initiated by the owners.

A public hearing was held on April 21, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 2153 Pelham Drive as a Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578  
Yasmin Arslan, Planner IV

**ATTACHMENTS:**

**Description**

RCA

Designation Report

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/8/2023

District G

Item Creation Date:

PLN - Historic Landmark: Mr. & Mrs. Ronald Ellsworth Lee House at 2153 Pelham Drive

Agenda Item#: 62.

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Landmark designation of Mr. & Mrs. Ronald Ellsworth Lee House at 2153 Pelham Drive was initiated by the owners.

A public hearing was held on April 21, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 2153 Pelham Drive as a Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

2A61A07071A5494  
Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578  
Yasmin Arslan, Planner IV

### **ATTACHMENTS:**

Description	Type
Designation Report	Backup Material

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Mr. & Mrs. Ronald Ellsworth Lee House

**AGENDA ITEM:** C

**OWNERS:** Mr. & Mrs. Andrew and Joan Breckwoldt

**HPO FILE NO.:** HP2022\_0046

**APPLICANTS:** same

**DATE ACCEPTED:**

**LOCATION:** 2153 Pelham Drive, Houston, Texas 77019, River Oaks Section 3

**HAHC HEARING:** 04/21/2022

**SITE INFORMATION:** Two-story brick Colonial Revival style, single-family 2,414 square foot home built in 1938 on a 7,968 square foot lot. Track 11, Block 43, River Oaks Section 3.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Ronald Ellsworth Lee house is a two-story brick, Colonial Revival-style house constructed in 1938 by prolific Houston builder, Russell Brown. Ronald Lee was partner and vice president of Lee Brothers Oil Company; he and his wife Katherine lived at 2153 Pelham from 1939 until 1942.

Ronald Lee was the son of William Ellsworth Lee, one of the founders of the Yount-Lee Oil Company, a successful firm established in 1914; the company sparked the second Spindletop oil boom. Yount-Lee Oil Company was acquired by Standard Oil Company in 1935 for \$41 million. The Lee family were prominent members of the Houston business community and Houston society.

Ronald Lee's sister, Faustine was married to Houston oil man and developer, Glenn McCarthy. Ronald's brother and partner in Lee Brothers Oil Company, W. Howard Lee, was married to the Hollywood stars Hedy Lamarr and Gene Tierney. Ronald's uncle, Thomas Peter Lee, owned what is now known as the Link-Lee Mansion (1912) on the campus of the University of St. Thomas. The Mr. & Mrs. Ronald Ellsworth Lee House meets Criteria 1, 3, 4, 5 and 6 for Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *River Oaks*

River Oaks is adjacent to Buffalo Bayou and Memorial Park in west central Houston. Development in the residential garden suburb, which comprises 1,100 acres, began 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 and established Country Club Estates, Inc., later renamed 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 nineteen 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 minimum purchase price of \$7,000 were required.

On March 15, 1926, the subdivision's developers announced a "Room for All Predevelopment Sale" for River Oaks: Section 1. An additional 134 lots were put on the market, nearly doubling the number of house sites offered in the original development. The lots in Block 40 on Skokie Drive (renamed Pelham Drive) served as the southern boundary of River Oaks. The general restrictions for the new tract required that single-family homes be at least two-stories tall with the exception of 13 lots in Block 40. The least expensive homes in Block 40 were to cost no less than \$7,500, while the price requirements on the remaining homes on Pelham Drive ranged from \$12,000 to \$18,000.

### *Russell Brown Company*

The Lee house was built in 1938 by the Russell Brown Company in Houston. According to architectural historian Stephen Fox, the Russell Brown Company was a Houston-based architectural design and construction company. Russell Brown was born on December 12, 1875, in Taylor, Texas, and came to Houston in 1902. The company was chartered in 1906 and specialized in residential design for upper- and middle- class homebuyers. After becoming successfully established in Houston, the company opened branch offices in Dallas by 1916, San Antonio by 1922 and Los Angeles in 1923. Architects who worked for the company included Alonzo N. Dawson, Charles W. Oliver, Mike Mebane and Gonzalo Ancira.

The firm designed and built several homes in Avondale between 1908 and 1925. The company built numerous houses in the Westmoreland, Montrose, Boulevard Oaks and River Oaks neighborhoods and in the Dallas subdivision of Munger Place, and was the general contractor of such notable Houston houses as the William S. Farish House (1925) in Shadyside and the Cleveland Sewall House (1926) in River Oaks. In the early 1940s, Russell Brown retired to his ranch in Juliff, Texas, and the company ceased operations. Brown died in 1963.

**OWNERSHIP HISTORY**

*Ronald Ellsworth Lee (b.8/17/1914 - d.10/19/1967)*

Ronald Lee was born in Sour Lake, Hardin County, Texas in 1914. His father, William Ellsworth Lee (1867-1936), was from West Virginia. His mother, Mary Margaret McGuigan (1874-1948), was born in New York, the daughter of Irish immigrants. William Ellsworth Lee partnered with his brother, Thomas Peter Lee, and Miles Frank Yount in the Yount-Lee Oil Company, one of the most successful independent oil production companies of the era. Yount-Lee was founded in 1914 and sparked the second Spindletop oil boom in 1925. Standard Oil purchased the Yount-Lee Oil Company in 1935 for \$41 million, one of the largest acquisitions of the time. In 1916, Thomas Peter Lee, bought the largest home in Houston, now known as the Link-Lee Mansion, for \$90,000.

Ronald Lee grew up in a lavish home on 4218 Montrose Boulevard with five brothers and sisters. Like his father, Ronald entered the oil business as a partner, operator and vice president of the Lee Brothers Oil Company. With his brothers, W. Howard and twin Donald, he shared wide oil, banking and hotel interests. The company was headquartered in the Commerce Building in downtown Houston.

Ronald's sister Faustine, married well-known Houston oil executive and developer, Glenn McCarthy, and was active in the Junior League of Houston, the board of the Museum of Fine Arts and St. Luke's United Methodist Church.

Ronald's brother, W. Howard Lee was married to actress Hedy Lamarr from 1953 to 1958. After living briefly at Glenn McCarthy's Shamrock Hotel, the pair purchased a home at 3200 Del Monte Drive in River Oaks. In 1960, W. Howard Lee married Hollywood movie star Gene Tierney. The couple was active in many civic and charitable causes in Houston.

Ronald Lee died of a heart attack at age 53 in 1967.

*Katherine C. Pillot Lee (b.10/6/1918 - d.11/22/1975)*

Katherine Camille Pillot grew up in Houston's Third Ward. Her parents, Norman and Sue Campbell Pillot, had a home on McKinney Street. Her father worked as a buyer at a grocery store. Katherine married Ronald Lee on August 3, 1938, in Houston. Shortly after the wedding they moved into their new home at 2153 Pelham Drive. Mrs. Lee was a homemaker and mother of two: Ronald Lee Jr. and Susan Camille. In 1972, Katherine remarried Paul Barnhart.

*Aubrey Leon Watkins (b.6/14/1903 – d.1/11/1973)*

Following the Lee family, Mr. & Mrs. Aubrey Leon Watkins occupied the house from 1942 to 1967. They raised their daughter, Mary Louise, in the home. Mr. Watkins was born in Woodworth, Louisiana, to Leon Watkins and Mary Ada Ehloe Watkins and was a manager of the Gulf Envelope Company.

*Helen Louise Bowser Watkins (b.12/3/1905 – d.1/13/1977)*

A.L. Watkins married Helen Louise Bowser on September 26, 1927. She had recently completed her freshman year at the Rice Institute, which had begun admitting women in 1912. Helen Louise's father,

J.S. Bowser was born in Indiana and in the 1920s was working as a salesman at the Houston stockyards. Her mother, Mary, was from Missouri.

### *William and Dorothy Daniels*

The Daniels family lived at 2153 Pelham from the late 1960s until the current owners, Mr. & Mrs. Andrew and Joan Breckwoldt, purchased the home in 2003. Four families have resided in the home during its eighty-four year history.

## **ARCHITECTURAL DESCRIPTION**

### *Colonial Revival style*

The Mr. & Mrs. Ronald Ellsworth Lee House is a two-story, brick veneer house with a side-gabled roof. The house is constructed on a pier and beam foundation and includes design elements that are typical of Colonial Revival-style architecture, one of the 20<sup>th</sup> century's most popular types of residential design.

The house is four bays wide and has a medium-pitched, side-gabled roof with black asphalt shingles and copper gutters. An interior chimney projects above the roofline between the first and second bays. The house is substantially unchanged since the time of its construction and retains a high degree of integrity.

The first (left) bay is covered in brick veneer on the first floor and horizontal wood siding on the second floor. A six-over-six sash window with wooden sill is centered on the first floor. A matching window with brick sill is centered on the second floor. Both windows have louvered shutters. A shed-roof dormer with 10-light window is centered in the roof of the first bay.

The second bay contains matching six-over-six sash windows on the first and second floors. There is a wooden sill and decorative wooden panel below the first floor window. The second floor window has a brick sill. Both windows have louvered shutters; the shutters on the first floor extend beyond the window sill to the bottom of the decorative panel. The fourth bay mirrors the second bay.

The third bay contains the entry door, which is centered in the facade of the main body of the house. Three bluestone steps lead to a wooden front door, which contains four wooden panels and two glass panes. The entry is slightly recessed within a rounded brick arch with horizontal siding infill. The door surround consists of fluted Doric pilasters beneath a broken pediment with finial. There are copper lanterns on either side of the entry. A six-over-six sash window is centered on the second floor of the third bay. It is slightly smaller than the windows in the second and fourth bays. The window has louvered shutters and a brick sill.

## BIBLIOGRAPHY

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Accessed January 2022.

\_\_\_\_\_, *Draft cards*

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\_\_\_\_\_, *Texas Birth Certificates, 1880-1982*.

\_\_\_\_\_, *Texas Death Certificates, 1880-1982*.

\_\_\_\_\_, *Texas Marriage Records and Index, 1837-2015*.

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Harris County Appraisal District, Real Property Account Information and Ownership Information for 2153 Pelham Drive, Houston, Texas, 77019.

McAlester, Virginia Savage. *A Field Guide to American Houses: Revised and Expanded*. New York: Alfred A. Knopf, 2013.

Newspapers.com, Ronald E. Lee Obituary. Accessed January 2022.

Tshaonline.org, Handbook of Texas, "Gene Tierney," Yount, Miles Frank." Accessed January 2022.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by \_\_\_\_\_ 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>
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	<input type="checkbox"/>			
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<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**AND**

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**Sec. 33-229. Criteria for protected landmark designation**

<b>S</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

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- ☐ ☒ (3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or
- ☐ ☒ (4) Is recognized by the State of Texas as a Recorded State Historical Landmark.

### STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the [Full Name of Landmark Name] at [Address].

### HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Mr. & Mrs. [Ronald Ellsworth Lee House](#) at [2153 Pelham](#).

**EXHIBIT A**  
**MR. & MRS. RONALD ELLSWORTH LEE HOUSE**  
[2153 PELHAM DRIVE](#)



**EXHIBIT B**

**MR. & MRS. RONALD ELLSWORTH LEE HOUSE, PHOTO 1974**

[2153 PELHAM DRIVE](#)

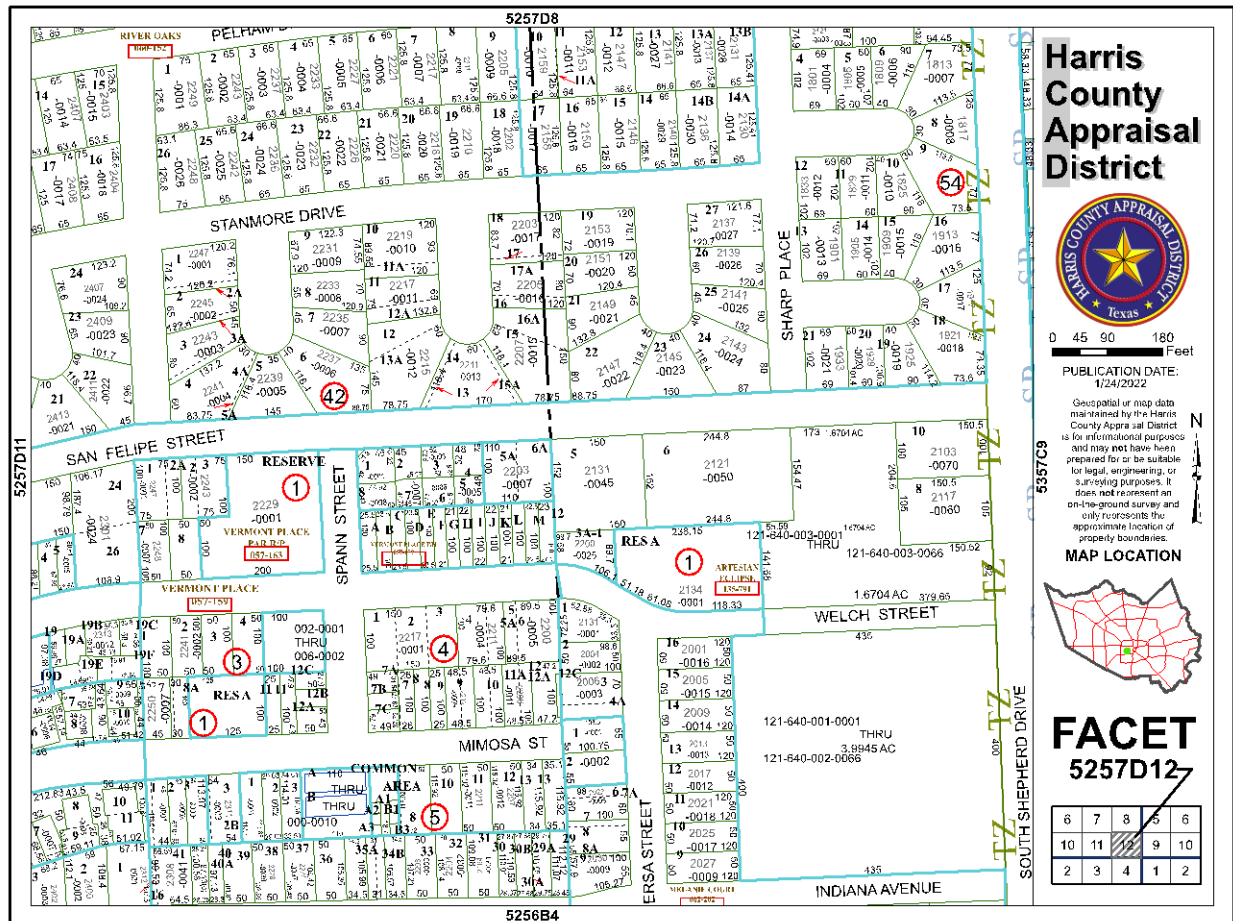


# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT C MR. & MRS. RONALD ELLSWORTH LEE HOUSE 2153 PELHAM DRIVE, FACET MAP





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District H

Item Creation Date:

PLN - Historic Protected Landmark: The house at 1134 E.  
14th Street

Agenda Item#: 52.

### **Summary:**

ORDINANCE designating the property municipally known as 1134 E. 14th Street, Houston, TX 77009 and also known as "The House at 1134 E. 14th Street" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT H - CISNEROS**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of The House at 1134 E. 14th Street was initiated by the owners.

A public hearing was held on May 19, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 1134 E. 14th Street as a Protected Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV

832-393-6631

**ATTACHMENTS:**

**Description**

RCA

Designation Report

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District H

Item Creation Date:

PLN - Historic Protected Landmark: The house at 1134 E. 14th Street

Agenda Item#: 40.

### **Summary:**

#### **NOT A REAL CAPTION**

ORDINANCE designating the property municipally known as 41134 E. 14th Street being located within the City of Houston, Texas, as a protected landmark; containing findings and other provisions related to the foregoing subject; providing for a penalty - **DISTRICT H - CISNEROS**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of The House at 1134 E. 14th Street was initiated by the owners.

A public hearing was held on May 19, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 1134 E. 14th Street as a Protected Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

2A61A07011A5492  
Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

### **ATTACHMENTS:**

#### **Description**

Designation Report

#### **Type**

Backup Material

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** The House at 1134 E. 14th Street

**OWNERS:** Yvonne Bonner

**APPLICANTS:** Yvonne Bonner

**LOCATION:** 1134 E. 14<sup>th</sup> Street, Houston, Texas, 77009

**AGENDA ITEM:** B

**HPO FILE NO.:** HP2022\_0105

**DATE ACCEPTED:** 04/22/2022

**HAHC HEARING:** 05/19/2022

**SITE INFORMATION:** Lot 9, Block 118, North Norhill, City of Houston, Harris County, Texas.  
Designation is requested for the 1,600 square foot, single-family house on a 5,200 square foot lot.

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

### HISTORY AND SIGNIFICANCE SUMMARY:

The house at 1134 E. 14<sup>th</sup> Street is a one-story, frame, Craftsman-style bungalow built in 1927. The house is located in the North section of the Norhill Historic District. Norhill was developed in the early 1920s by prominent businessman William C. Hogg as a planned community for working-class families, due to its proximity to downtown Houston.

Yvonne Bonner purchased the home in 1995 and is the current owner. She undertook a historic rehabilitation project from 2020 to 2021 to restore elements of the home's historic character. Ms. Bonner is seeking a protected landmark for the home to document and preserve its history as part of Norhill's historic housing stock.

The house at 1134 E. 14<sup>th</sup> street meets criteria 1, 4, 5 and 8 for landmark designation and criteria 1 and 3 for protected landmark designation.

### HISTORY AND SIGNIFICANCE

#### *NORHILL*

1134 E. 14<sup>th</sup> Street is located in the Norhill subdivision, a planned community for working-class families. Norhill lies north of downtown and historically consisted of three sections – North, East and South. The Norhill Historic District was designated in 2000 and includes the North and East sections. 1134 E. 14<sup>th</sup> is a contributing structure in the North Norhill section.

Prominent Houston businessman William C. “Will” Hogg developed the subdivision throughout the 1920s. He recognized the demand for new residential housing influenced by a booming economy. Hogg began to develop Norhill starting in 1920, and ensured that it would have all the characteristics of a comfortable and beautiful neighborhood – streets, sidewalks, water and sewer lines, green space from esplanades, and planned space for parks, schools and commercial activities.

The neighborhood was a good choice for working-class families due to its proximity to downtown and access to quick transportation provided by the Studewood streetcar line or a short automobile drive. Lots started selling by 1923, and the construction of homes ensued rapidly. Within one year, 700 lots had been sold.

The key architectural styles in the neighborhood are Craftsman bungalows. There are also a number of Tudor Revival style cottages, American Four-Square homes with Colonial Revival, Craftsman and Prairie characteristics.

## *OWNERSHIP HISTORY*

The house at 1134 East 14<sup>th</sup> Street has had several short-term owners and residents, especially early in its history.

Ralph (also listed as Raphe, Rafe or Forrest Ralphe), a salesman, and his wife, Anna Love Sanford Alford, were listed at the address in the 1928-1929 Houston City Directories. Not long after, the couple had moved to San Antonio. In 1930, M.B. Jones was the new resident.

In 1932, Ruth Koeppe Burnell Clay was the new owner of the property. Ruth was the recent widow of Hartley B. Clay, a chemist who died in 1931. The couple married in 1922 and had three children – Bettie Lou, Patsy Ruth and Hartley Jr. Ruth was a homemaker. She remarried in 1934; her husband's name was Leonard Martin. They lived at 1134 E. 14<sup>th</sup> until 1937, when they moved to West University Place.

A series of residents followed, including William H. Fisher, Jr. in 1940. William conducted sheet metal work and resided at the home with his wife Elva and two sons, William Jr. and Robert.

Claude W. Collins was listed at the home in 1942. Claude, a foreman and machinist, owned the home during this time and resided there along with his wife Edna and their child, until 1952. Mrs. Ethel Mercer Legge Massey, a licensed vocational nurse, followed in 1955; she was the owner of the house until the late 1960s.

The Paukert family (Thomas E. and Alice J. Paukert) owned the house from the 1970s to the mid-1990s. After Thomas E. Paukert passed away in 1984, Alice inherited the house.

## *CURRENT OWNER*

The current owner, Yvonne Bonner, has owned the home since 1995. Between 2020 and 2021, she completed a series of projects to restore the home's historic character.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

### *ARCHITECTURAL STYLE*

#### *American Craftsman*

The house at 1134 E. 14<sup>th</sup> Street is a Craftsman-style bungalow. Craftsman design evolved out of the popular Arts and Crafts Movement of the early 1900s, when residential architecture shifted away from the more elaborate Victorian styles. Craftsman design was the prevailing architectural style in the United States between 1900 and 1930. The Craftsman style is often associated with bungalow house forms, which were inspired by architects Charles Sumner Greene and Henry Mather Greene. The Greene brothers were in practice together in Pasadena, California, from 1893 to 1914. According to Virginia McAlester, author of *A Field Guide to American Houses: Identifying and Understanding America's Domestic Architecture*, the Greenes began designing Craftsman-style houses in 1903. The defining features of Craftsman-style bungalows include low-pitched gabled roofs, wide eaves (usually with exposed brackets), partial or full-width porches supported by tapered square columns or piers, and prominent but simple decorations.

#### *ARCHITECTURAL DESCRIPTION*

The house at 1134 E. 14th Street is a one-story, frame, Craftsman-style bungalow. It sits on a pier and beam foundation. The house has a medium-pitched, hipped roof with boxed eaves. The partial-width, inset porch features a front-facing, projecting gable roof. There is a rectangular vent in the gable.

The asymmetrical front façade contains two bays. The house is clad in narrow, horizontal siding with a wide, wooden stringcourse below the eaves. The first (left) bay contains a pair of 1-over-1 sash windows with a wooden surround and windowsill.

The second (right) bay contains a partial-width inset porch. Wooden steps with brick pedestals and simple metal railings lead to the front entry, which consists of a glass and wood door with wooden surround. Next to the front door is plate glass window encased with a wooden frame.

Two square brick columns support the corners of the porch roof. A brick pedestal is on the porch to the right of the porch steps. There is a simple metal railing on the porch.

#### *RESTORATION HISTORY*

Between 2020 and 2021, the current owner replaced the roof and soffits, and replaced the gable roof vent to comply with local historic standards. She completed significant repairs to the front porch, including replacing the front porch railing and porch steps, as well as repairing the brick porch columns to match the original bricks.

The owner also replaced aluminum windows with sash windows to comply with local historic standards and installed wooden sills. She removed the aluminum siding, which covered part of the original window opening. She refinished the original 117 wood siding and painted the house.

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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 [Planner Name], 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:

# CITY OF HOUSTON

Houston Archaeological & Historical Commission  
Department

Planning and Development

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 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.   |  |  |

AND

- |                          |                                     |  |  |  |
|--------------------------|-------------------------------------|--|--|--|
| <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)). |  |  |
|--------------------------|-------------------------------------|--|--|--|

## Sec. 33-229. Criteria for protected landmark designation

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
---	----	---------------	----------------------	---------------------

- |                                     |                                     |   |  |  |
|-------------------------------------|-------------------------------------|---|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) Meets at least three of the criteria for designation in section 33-224 of this Code;  |  |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (2) Was constructed more than 100 years before application for designation was received by the director;                          |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or |  |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (4) Is recognized by the State of Texas as a Recorded State Historical Landmark.  |  |  |

**STAFF RECOMMENDATION: APPROVAL**

**HAHC RECOMMENDATION: APPROVAL**

**EXHIBIT A**  
**CURRENT PHOTO**

THE HOUSE AT 1134 E. 14<sup>TH</sup> STREET  
1134 E. 14<sup>TH</sup> STREET, HOUSTON, TEXAS 77009



PHOTO PROVIDED BY YVONNE BONNER

# CITY OF HOUSTON

Houston Archaeological & Historical Commission  
Department

Planning and Development

## EXHIBIT B SITE MAP

THE HOUSE AT 1134 E. 14<sup>TH</sup> STREET  
1134 E. 14<sup>TH</sup> STREET, HOUSTON, TEXAS 77009



**EXHIBIT C**  
**BEFORE & AFTER PHOTOS**  
THE HOUSE AT 1134 E. 14<sup>TH</sup> STREET  
1134 E. 14<sup>TH</sup> STREET, HOUSTON, TEXAS 77009



BEFORE REHAB  
GOOGLE STREET VIEW, 2020



AFTER REHAB, 2022  
PHOTOS PROVIDED BY YVONNE BONNER

# CITY OF HOUSTON

Houston Archaeological & Historical Commission  
Department

Planning and Development

EXHIBIT D  
SANBORN FIRE INSURANCE MAP  
HOUSTON 1924-FEB. 1951, VOL. 2, SHEET 275  
THE HOUSE AT 1134 E. 14<sup>TH</sup> STREET  
1134 E. 14<sup>TH</sup> STREET, HOUSTON, TEXAS 77009

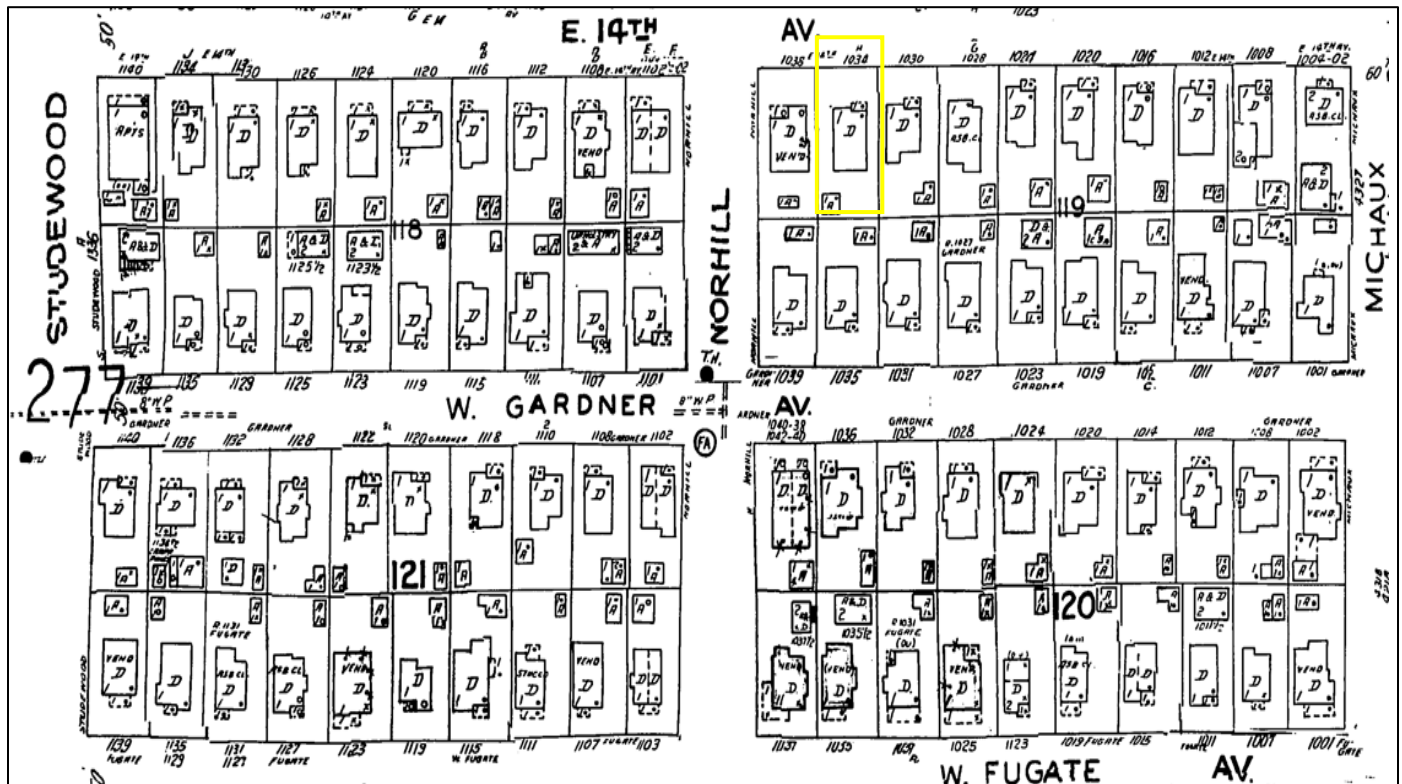


EXHIBIT E  
REAL ESTATE LISTING, 1927  
THE HOUSE AT 1134 E. 14<sup>TH</sup> STREET  
1134 E. 14<sup>TH</sup> STREET, HOUSTON, TEXAS 77009

**Real Estate**

**88—Improved Property For Sale**

**NEW 5-room home in Nerhill, beautifully finished and complete. See it at 1134 East 14th. Price and terms reasonable. Will take lot or good equity as first payment. Tax. 3341.**

SOURCE: HOUSTON CHRONICLE DIGITAL ARCHIVES



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

District C

Item Creation Date:

PLN - Historic Protected Landmark: John C. Penn House at  
428 Hawthorne Street

Agenda Item#: 53.

### **Summary:**

ORDINANCE designating the property municipally known as 428 Hawthorne Street-Westmoreland Historic District and also known as "John C. Penn House" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT C - KAMIN**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of John C. Penn House at 428 Hawthorne Street was initiated by the owners.

A public hearing was held on May 19, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 428 Hawthorne Street as a Protected Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578  
Yasmin Arslan, Planner IV  
832-393-6631

**ATTACHMENTS:**

**Description**

RCA

Designation Report

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District C

Item Creation Date:

PLN - Historic Protected Landmark: John C. Penn House at 428 Hawthorne Street

Agenda Item#: 41.

### **Summary:**

#### **NOT A REAL CAPTION**

ORDINANCE designating the property municipally located at 428 Hawthorne Street and also known as the "John C. Penn House" being located within the City of Houston, Texas, as a protected landmark; containing findings and other provisions related to the foregoing subject; providing for a penalty - **DISTRICT C - KAMIN**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of John C. Penn House at 428 Hawthorne Street was initiated by the owners.

A public hearing was held on May 19, 2022 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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The Planning and Department recommends that City Council approve the designation of 428 Hawthorne Street as a Protected Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

2A61A07011A5494

Margaret Wallace Brown, AICP, CNU-A

Director

Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison

832-393-6578

Yasmin Arslan, Planner IV

832-393-6631

### **ATTACHMENTS:**

#### **Description**

Designation Report

#### **Type**

Backup Material

**PROTECTED LANDMARK DESIGNATION REPORT****LANDMARK NAME:** John C. Penn House**OWNERS:** Dr. Natasha Afonso and Dr. Ravinder Legha**APPLICANTS:** same**LOCATION:** 428 Hawthorne Street, Houston, Texas 77006,  
Westmoreland Historic District**AGENDA ITEM:** A**HPO FILE NO.:** HP2022\_0019**DATE ACCEPTED:** 1\_25\_2022**HAHC HEARING:** 5\_19\_2022**SITE INFORMATION:** Two-story single-family 3,130 square foot home built in 1906 on a 6,000 square foot lot. Lot 22, Block 1, Westmoreland Historic District.**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation**HISTORY AND SIGNIFICANCE SUMMARY**

The John C. Penn House is a Queen Anne style, two-story clapboard home with a wrap-around porch built in 1906. It was one of the earliest homes built in Westmoreland by Russell Brown. John Penn, a prominent real estate broker, was the first owner of the house and lived there with his family until approximately 1914.

When the house was built in 1906, its address was 215 Hawthorne Street as shown on early Sanborn maps. In the early 1920s, Hawthorne Street was renumbered and the address of the Penn House became 428 Hawthorne.

The house is a contributing building in the City of Houston Westmoreland Historic District and is listed on the National Register of Historic Places as part of the Westmoreland National Register Historic District.

The John C. Penn house meets Criteria 1, 3, 4, 5 and 6 for Landmark Designation and satisfies Criteria 1, 2 and 3 for Protected Landmark Designation.

**HISTORY AND SIGNIFICANCE***Montrose*

The J.C. Penn House is located in the Westmoreland Historic District, which is situated within Montrose. Montrose was conceived in 1910 and platted in September 1911 when prominent businessman and developer John Wiley Link and his Houston Land Corporation envisioned a “great residential addition” on land then occupied by dairy farms. J.W. Link named the area Montrose after the historic town in Scotland. In the original sales brochures Link advertised that, “Houston has to grow. Montrose is going to lead the procession.”

Link built his own home in the neighborhood at Montrose Boulevard and West Alabama Street. The Link-Lee Mansion, as it is known, is now part of the University of St. Thomas. It was built in a deliberately unique style, instead of one of the more commonly found styles in the neighborhood at the time: Bungalow, Prairie, Mission Revival, Colonial Revival and Queen Anne, as well as the most prevalent - Craftsman style.

One of the most prominent features of the Montrose addition was its four grand boulevards designed with esplanades - Lovett, Montrose, Yoakum and Audubon Place. J.W. Link hired the engineering and construction firm Stone & Webster, which had just completed construction of the interurban electric rail line between Houston and Galveston, to design the subdivision. Edward Teas, Sr., who later founded Teas Nursery, helped plan and landscape Montrose with thousands of shade and palm trees. Original deed restrictions required significant setbacks, limited the construction of fences and prohibited the operation of businesses within the interior of the neighborhood.

A streetcar, the Montrose Line, ran through the neighborhood and helped to shape it. An early advertisement in the *Houston Daily Post* described Montrose as “the most fashionable district of Houston...between Westmoreland and Main Street, the South End (streetcar) line passing through it. It is fifteen minutes ride from the center of the city. Cars run every seven minutes. It is convenient to two of the best schools in the city.” The intersection at Roseland and Branard (formerly West Main) was the terminus and turnaround for the Montrose Streetcar Line. On opening day, August 18, 1912, hundreds of Houstonians gathered to wait for a ride on the streetcar’s inaugural run. The car traveled north down Roseland Street, over to Hawthorne Street and then north again on Taft Street. The streetcar line was in operation for nearly twenty-five years. The last ride was on March 13, 1937. By 1940, there were no streetcars remaining in Houston.

### *Westmoreland Historic District*

In 1900, the land that was to become the Westmoreland Addition was a forty-four acre expanse of open prairie. In August 1902, South End Land Company purchased and platted the land as a 12-block subdivision of Lot 22 of the original Obedience Smith Survey. It was planned as a “private place” neighborhood, and set the standard for many exclusive neighborhoods throughout Houston.

South End Land Company was founded in 1902 by W. W. Baldwin of Burlington, Iowa and was based in Des Moines County, Iowa. At this time, the Secretary of South End Land Company was Martin T. Baldwin and the Treasurer was J. E. Breed, both of Cook County, Illinois. In addition to being the president of South End Land Company, W. W. Baldwin was a lawyer and a railroad executive. He was president of the St. Louis, Keouk & Northwestern Railway and the Chicago, Burlington & Kansas City Railway. Under South End Land Company Mr. Baldwin later developed Westmoreland Farms on the southwest side of Houston in what is now Bellaire, Texas.

Julius Pitzman, an engineer from St. Louis, Missouri, was hired by W.W. Baldwin to plan Westmoreland. Pitzman was experienced in developing private neighborhoods in St. Louis. In order to represent the neighborhoods status, he planned a wide central street (Westmoreland Avenue) with an entrance of stone piers and street gates, and surfaced the streets with crushed oyster shells.

Many of the lots in Westmoreland were developed between 1903 and 1913. This initial wave of building saw many houses built in the late Victorian style, with Queen Anne styles dominating. There were also a number of houses built in the Craftsman and Prairie style. A second wave of development occurred after World War I, and many were built in the “Revival” styles – Colonial Revival, Classic Revival and Italian Renaissance.

Westmoreland became a historic district in 1997 and was recognized for its importance in the development of Houston between 1902 and 1943. Its innovative approach to community planning,

through the “private place” model, was applied to many subsequent subdivisions throughout the city. The neighborhood is also significant for its architecture and many notable residents, such as Walter J. Fondren (co-founder of the Humble Oil and Refining Company), Lyndon Baines Johnson (the 36<sup>th</sup> President of the United States) and Houston Mayor Annise Parker. The historic district includes most of the original Westmoreland Addition. It consists of six full blocks, two partial blocks and two partial long blocks including four streets that run east-west (Hawthorne, Emerson, Westmoreland and Marshall) and three streets north-south (Garrott, Flora and Burlington). The district’s boundaries are the north side of Hawthorne Street, south of Marshall street and west of Garrott street. The eastern boundary is the Spur 527.

The district still contains a mixture of historic late Victorian and early 20<sup>th</sup>-century houses, including Queen Anne, American Four Square, Craftsman and Colonial Revival styles, in addition to some apartment complexes and townhomes. Westmoreland Street contains the largest concentration of grand houses on large lots, and is also the broadest street. The neighborhood was the first in Houston to have deed restrictions, which specified that the properties could only be used for residential purposes, and also outlined setbacks, or how far back houses had to be built from the street.

Still, the neighborhood experienced a loss of historic properties. From the 1950s through the 1980s, the historic character of the neighborhood was impacted by the demolition of forty-two single family homes in the district. The multi-family housing built in its place did not take into account the neighborhood’s historic character. Large apartment complexes were built on lots where historic homes had been. With the construction of the US 59 Spur, additional historic houses were demolished along with the original street gates.

The early residents of the Westmoreland Historic District included individuals who contributed to the history of Houston in the fields of commerce, community planning and development, engineering, architecture, education, the performing arts and politics. The planning of the neighborhood – as well as the design and scale of its houses – reflects trends in the development of residential real estate and domestic architecture in early 20th-century Houston. By virtue of its community planning features, its contributions to the evolution of suburban real estate development practices in Houston, its breadth of house types and its association with individuals who were active in the city’s business and cultural life, the Westmoreland Historic District is an excellent representation of early twentieth-century Houston.

### *Russell Brown Company*

The Penn House was one of the first homes built by the Russell Brown Company in Houston. According to architectural historian Stephen Fox, the Russell Brown Company was a Houston-based architectural design and construction company. Russell Brown was born on December 12, 1875, in Taylor, Texas, and came to Houston in 1902. The company was chartered in 1906 and specialized in residential design for upper- and middle- class homebuyers. After becoming successfully established in Houston, the company opened branch offices in Dallas by 1916, San Antonio by 1922 and Los Angeles in 1923. Architects who worked for the company included Alonzo N. Dawson, Charles W. Oliver, Mike Mebane and Gonzalo Ancira.

The firm designed and built several homes in Avondale between 1908 and 1925. The company built numerous houses in the Westmoreland, Montrose, Boulevard Oaks and River Oaks neighborhoods and in the Dallas subdivision of Munger Place, and was the general contractor of such notable Houston

houses as the William S. Farish House (1925) in Shadyside and the Cleveland Sewall House (1926) in River Oaks. In the early 1940s, Russell Brown retired to his ranch in Juliff, Texas, and the company ceased operations. Brown died in 1963.

## OWNERSHIP HISTORY

*John Christopher Penn (b. 10/25/1862 - d. 2/10/1937)*

John C. Penn was born in Austin, Texas in 1862. His father, Robert R. Penn was from Virginia and his mother Sarah Allen was born in Texas. John Penn was one of five children. Penn owned and operated a successful real estate investment company, John C. Penn Land Company. City directories indicate that the company handled “real estate, loans and investments” and that Penn’s partner was M. Lerew. Penn’s oldest son, Robert worked as a salesman at the company.

Mr. and Mrs. Penn lived at 215 Hawthorne (later 428) with their four children, sons Robert and John, Jr., and daughters Sidney and Bessie. They subsequently lived at other addresses in the Montrose neighborhood, including 516 Colquitt and 1210 Welch.

*Frankie White Penn (b. 3/14/1868 - d. 12/29/1940)*

Frankie Anna White was born in Texas in 1868 to parents who were native Texans. She married John Penn on December 27, 1887, in Ellis, Texas. She was the mother of four and a homemaker.

Following the Penn family, Mr. & Mrs. Hugh Cornelius Gibbs occupied the house. The Gibbses raised three children in the home: Ray, Hugh Jr. and Mary. They lived there for approximately twenty years. H.C. Gibbs was born in Texas; his parents emigrated from Ireland and Germany. Gibbs began his career as a waiter at the Interurban Buffet and later became the restaurant manager.

Subsequent owners included Raymond Butts and Robert Turner, W.J. Schliemann and A. Smith. Mr. Butts and Mr. Turner constructed an addition at the rear of the home in the 1970s.

## ARCHITECTURAL DESCRIPTION

*Queen Anne/late Victorian Style*

The John C. Penn house is a Queen Anne style house of wood construction on a pier and beam foundation, with a prominent two-tiered wrap-around porch. The clapboard house includes design elements that are typical of Victorian style residential architecture. The asymmetrical footprint, front-gabled roofs, central hipped roof and large porch exemplify the Queen Anne style, which was popular during the late nineteenth and early twentieth centuries.

The asymmetrical, two-story house faces north on Hawthorne Street and consists of two bays on the first floor and three bays on the second floor.

The front entry is positioned on the far left side of the home. Three brick steps lead to the wooden front door which has sidelights and a transom window above. Stretching the entire length of the first story is a shingled shed roof supported by five slender wooden Doric columns that create a large porch. A railing of simple wooden slats wraps around the porch.

Also on the first floor, within the home's second bay, there is an oversized window with a decorative glass transom above it.

In the first bay of the second floor, a front-facing gable roof sits above two side-by-side double-hung windows. The pair of windows is positioned above the front entry. The second bay on floor two consists of another front-gabled roof. The roof is positioned above a pair of French doors that open onto the second floor porch. There is a decorative arched roof vent centered within each of the gables. The hipped roof with front-facing gables are a typical feature of Victorian style homes.

The third bay includes an oversized one-over-one window. Three classical columns, matching the ones below, support the second story porch. The large two-tiered porch curves around the right edge of the house and continues along its east side. The railing on the second floor matches the one below.

The house is a contributing building in the City of Houston Westmoreland Historic District and is listed on the National Register of Historic Places as part of the Westmoreland National Register Historic District.

### BIBLIOGRAPHY

Ancestry.com, *1880, 1890, 1900, 1910, 1920, 1930, and 1940 United States Federal Census*. Accessed November 2021.

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\_\_\_\_\_, *Texas Death Certificates, 1880-1982*.

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<http://www.westmorelandpreservationalliance.org/westmorelandhistory.html>

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by \_\_\_\_\_ 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"/>			
	<input type="checkbox"/>			
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**AND**

# 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)).

## Sec. 33-229. Criteria for protected landmark designation

- | S                                   | NA                                  | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|---------------|----------------------|---------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |               |                      |                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |                      |                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |                      |                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |                      |                     |
- (1) Meets at least three of the criteria for designation in section 33-224 of this Code;
- (2) Was constructed more than 100 years before application for designation was received by the director;
- (3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or
- (4) Is recognized by the State of Texas as a Recorded State Historical Landmark.

## STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the [Full Name of Landmark Name] at [Address].

## HAHC RECOMMENDATION

Approved

## EXHIBIT A

### PHOTO

JOHN C. PENN HOUSE  
428 HAWTHORNE STREET



**EXHIBIT B**  
**PHOTO, SIDE**  
JOHN C. PENN HOUSE  
428 HAWTHORNE STREET

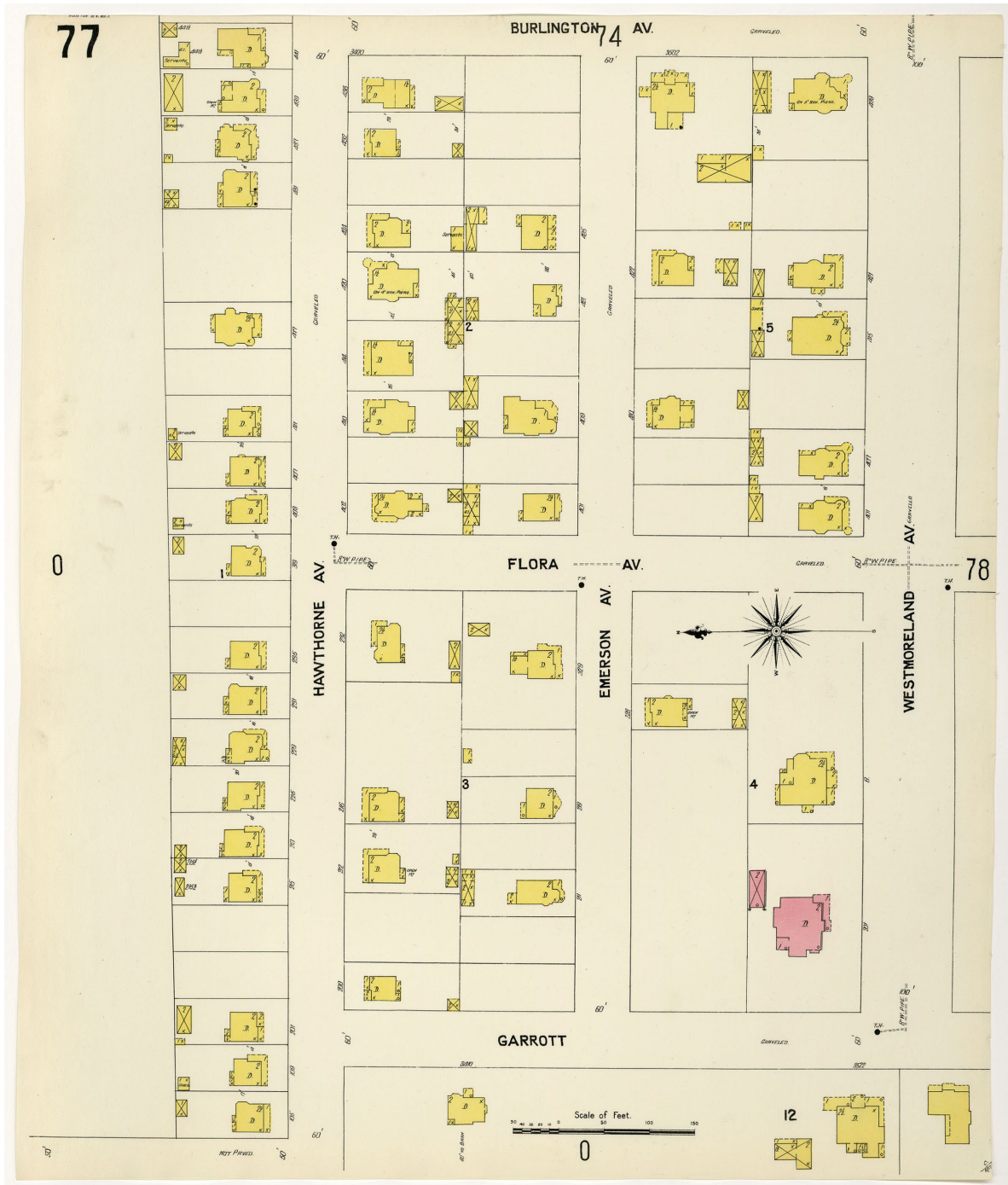


## EXHIBIT C

JOHN C. PENN HOUSE, SANBORN MAP, 1924, VOL.5

428 HAWTHORNE STREET

(Shows 428 was originally 215)



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

District C

Item Creation Date:

PLN - Historic Protected Landmark: Saint's Mary Missionary  
Baptist Church at 4602 Eli Street

Agenda Item#: 54.

### **Summary:**

ORDINANCE designating the property municipally known as 4602 Eli Street and also known as "Saint Mary's Missionary Baptist Church" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT C - KAMIN**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of Saint's Mary Missionary Baptist Church at 4602 Eli Street was initiated by the owners.

A public hearing was held on October 20, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 4602 Eli Street as a Protected Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

**ATTACHMENTS:**

**Description**

RCA

Designation Report

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District C

Item Creation Date:

PLN - Historic Protected Landmark: Saint's Mary Missionary Baptist Church at 4602 Eli Street

Agenda Item#: 42.

### **Summary:**

#### **NOT A REAL CAPTION**

ORDINANCE designating the property municipally known as 4602 Eli Street and also known as Saint Mary's Missionary Baptist Church being located within the City of Houston, Texas, as a protected landmark; containing findings and other provisions related to the foregoing subject; providing for a penalty - **DISTRICT C - KAMIN**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of Saint's Mary Missionary Baptist Church at 4602 Eli Street was initiated by the owners.

A public hearing was held on October 20, 2022 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 4602 Eli Street as a Protected Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

2A61A07071A5494

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

### **ATTACHMENTS:**

#### **Description**

Designation Report

#### **Type**

Backup Material

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Saint Mary's Missionary Baptist Church

**AGENDA ITEM:** C

**OWNERS:** Saint Mary's Missionary Baptist Church

**HPO FILE No.:** HP2022\_0123

**APPLICANTS:** Geraldine D. Grant and Margott Williams

**DATE ACCEPTED:** MAY 12, 2022

**LOCATION:** 4602 Eli Street, Houston, Texas, 77007

**HAHC HEARING:** OCT. 20, 2022

**SITE INFORMATION:** Lots 1 & 2, Block 83, Brunner, City of Houston, Harris County, Texas.  
Designation is requested for the two-story, brick building.

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

### HISTORY AND SIGNIFICANCE SUMMARY:

Saint Mary's Missionary Baptist Church is a two-story, brick building constructed in 1964. It is located in the Brunner Addition, which lies west of downtown Houston and is adjacent to the Rice Military Addition. The church was founded in 1919 by a group of African American settlers new to the area. Two of the settlers, Brother John Dixon and Brother George Stubberfield, worked to establish a home for the congregation by appealing to the Reverend W.M. Jones of Mt. Sinai Baptist Church for assistance in organizing a Baptist church.

The current brick building that serves as the home for Saint Mary's was built in 1964 under the direction of the Reverend C.S. Gunnells, who was pastor at the time. The church building was previously located at 1901 Patterson Street, which is now in the path of Interstate 10. When the freeway was built, many homes, churches and businesses had to relocate.

Saint Mary's Missionary Baptist Church is seeking a protected landmark designation to record, preserve and commemorate its important history, as well as ensure that the building remains part of the historic architecture in Brunner for generations to come. The church is among the last surviving structures from the African American community that settled in Houston's West End in the early 20<sup>th</sup> century. The building meets criteria 1, 5 and 8 for landmark designation and criteria 1 for protected landmark designation.

### HISTORY AND SIGNIFICANCE

#### *BRUNNER ADDITION*

The Brunner Addition is located west of downtown Houston, adjacent to the Rice Military Addition. Historically, Brunner was situated on the Houston and Texas Central Railway three miles west of Houston. This area was once an independent community with a post office as early as 1888, a Baptist College from 1895, a German school and a public school. Furthermore, the community had two

churches and a saloon. A streetcar shuttle line was opened in 1892, providing transportation between Brunner and downtown Houston.

Brunner was founded as a German community. When the town was established, it was considered to be “way out” on Washington Avenue. In 1894, the population was approximately 200. In the late 1890s, the population increased to 500 and remained around that figure through the early 1900s. It was considered to be a successful residential development; building lots sold for \$150 to \$300.

By 1913, Houston had built up around Brunner. As Houston extended its city limits, several small towns were annexed into the city. An article published in the *Houston Chronicle* on July 27, 2013, noted that a proposal was brought before City Council to extend the city limits and “take in territory on the west of the present city limits, including Montrose, Hyde Park Heights and surrounding additions, Brunner, Military Park, Cheneyville, etc.” In another article from 1913, it was suggested that Brunner be annexed by Houston Heights, which was an independent city at that time. Some residents of Brunner opposed annexation by either the Heights or Houston, stating that they did not want “heavy taxation.” Brunner was annexed by the City of Houston in 1913.

#### *SAINT MARY’S MISSIONARY BAPTIST CHURCH*

Saint Mary’s Missionary Baptist Church was founded in 1919 by a group of African American settlers new to the area now known as the West End. Two of the settlers, Brother John Dixon and Brother George Stubberfield, worked to establish a home for the congregation by appealing to the Reverend W.M. Jones of Mt. Sinai Baptist Church for assistance in organizing a Baptist church.

Saint Mary’s was first located at the foot of Patterson Street; it later relocated to 1901 Patterson Street. Construction of Interstate 10 required the congregation to relocate. In 1964, a new church building was completed and the congregation moved to 4602 Eli Street, where the church is located today.

The first pastor of Saint Mary’s was Reverend R.J. Jordan, who had ministered at Mt. Sinai Baptist Church. As the first pastor, he helped organize the church; under his direction, the initial officers were chosen and the membership grew. Reverend Jordan served as minister for twelve years.

Reverend M.J. Steward of Kansas City, Missouri, and Revard J.L. Lampley of Houston, followed as ministers of the church. Each served briefly. Reverend M.H. Hunter was the next pastor for 12 years. While he was pastor, Saint Mary’s church debts were paid, membership grew and improvements were made to the church building.

In 1942, Reverend J.B. Norman was the pastor. He served for 10 years. His wife was also a spiritual leader. During the 1940s, land was purchased to build a new sanctuary for the growing membership.

Following Reverend Norman was Reverend C.S. Gunnells, who served for 45 years. He trained and ordained many ministers during his tenure. The current brick building that serves as the home for Saint Mary’s was built in 1964 under the direction of Reverend Gunnells. The church building was previously

located at 1901 Patterson Street, which is now in the path of Interstate 10. When the freeway was built, many homes, churches and businesses had to relocate.

The current pastor of Saint Mary's is Reverend Charles C. Davis, who was elected in April 1999. During his time, the membership has continued to grow. The choir, mission and other auxiliaries were rebuilt. Reverend Davis has mentored community members and aspiring ministers. He believes that the church should be of service to the community.

Note: History is adapted from "The History of St. Mary's Missionary Baptist Church Located at 4602 Eli Street, Houston, Texas" document provided by the applicant, see Exhibit D.

## ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

### *ARCHITECTURAL DESCRIPTION*

Saint Mary's Missionary Baptist Church is a two-story, L-shaped, brick veneer building at the corner of Eli Street and Fowler Street. It sits on a slab foundation. The building has a front-gabled, low-pitched roof facing Eli Street.

The façade facing Eli Street is asymmetrical. It is two bays wide. The first (left) bay contains a pair of glass and metal doors under a flat-roofed metal canopy. A two-over-two, metal sash window with diamond-pattern grille and brick sill is centered above the door. The first bay has a very low pitched hipped roofed, which is topped by a four-tiered, stepped-back steeple surmounted by a metal cross. The second (right) bay is much wider than the first bay and contains the main body of the church. The second bay is topped by a shallow prow gable with boxed eaves. A large panel with horizontal siding is centered under the gable. The panel is topped by a string of four metal windows with diamond-pattern grille. The cornerstone is located on the lower right side of the façade.

There is a pair of metal and glass doors with a flat-roofed metal canopy on the left side of the Fowler Street façade. Three tall, narrow, six-light metal-frame windows are to the right of the entry doors. The windows have diamond-patterns grilles and brick sills. A single, metal and glass door with flat-roofed metal canopy is on the right side of the building. A single two-over-two, metal sash window with diamond-patter grille and brick sill is centered above the door.

### *RESTORATION HISTORY*

During Hurricane Ike, the decorative bricks on the exterior façade facing Eli Street were blown off. The church replaced the bricks with wood panels.

## BIBLIOGRAPHY

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Harris County Archives Map (Brunner annexed):

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Harris County Appraisal District, Real Property Account Information and Ownership Information for 4602 Eli Street, Houston, Texas, 77007. Accessed April 2022.

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\_\_\_\_\_, "Twenty-two Charter Amendments Ready for O.K. by Houston Voters." July 27, 1913.

\_\_\_\_\_, "Citizens Adjacent to Heights Protest Against Annexation." July 15, 1913.

\_\_\_\_\_, "Council Will Hear Citizens on Annexation." April 21, 1914.

\_\_\_\_\_, "Majority in Brunner Favors Annexation with City of Houston." September 6, 1913.

\_\_\_\_\_, "Brunner an Old Section." September 13, 1913.

McAlester, Virginia Savage. *A Field Guide to American Houses: Revised and Expanded*. New York: Alfred A. Knopf, 2013.

Saint Mary's Missionary Baptist Church, 100<sup>th</sup> Anniversary Celebration, Documents. Scanned and provide by applicant Geraldine D. Grant. See Exhibit C through J. Received via Email.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by [Planner Name], 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:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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**EXHIBIT A**  
**CURRENT PHOTOS**

SAINT MARY'S MISSIONARY BAPTIST CHURCH  
4602 ELI STREET, HOUSTON, TEXAS 77007



FAÇADE FACING ELI STREET



# CITY OF HOUSTON

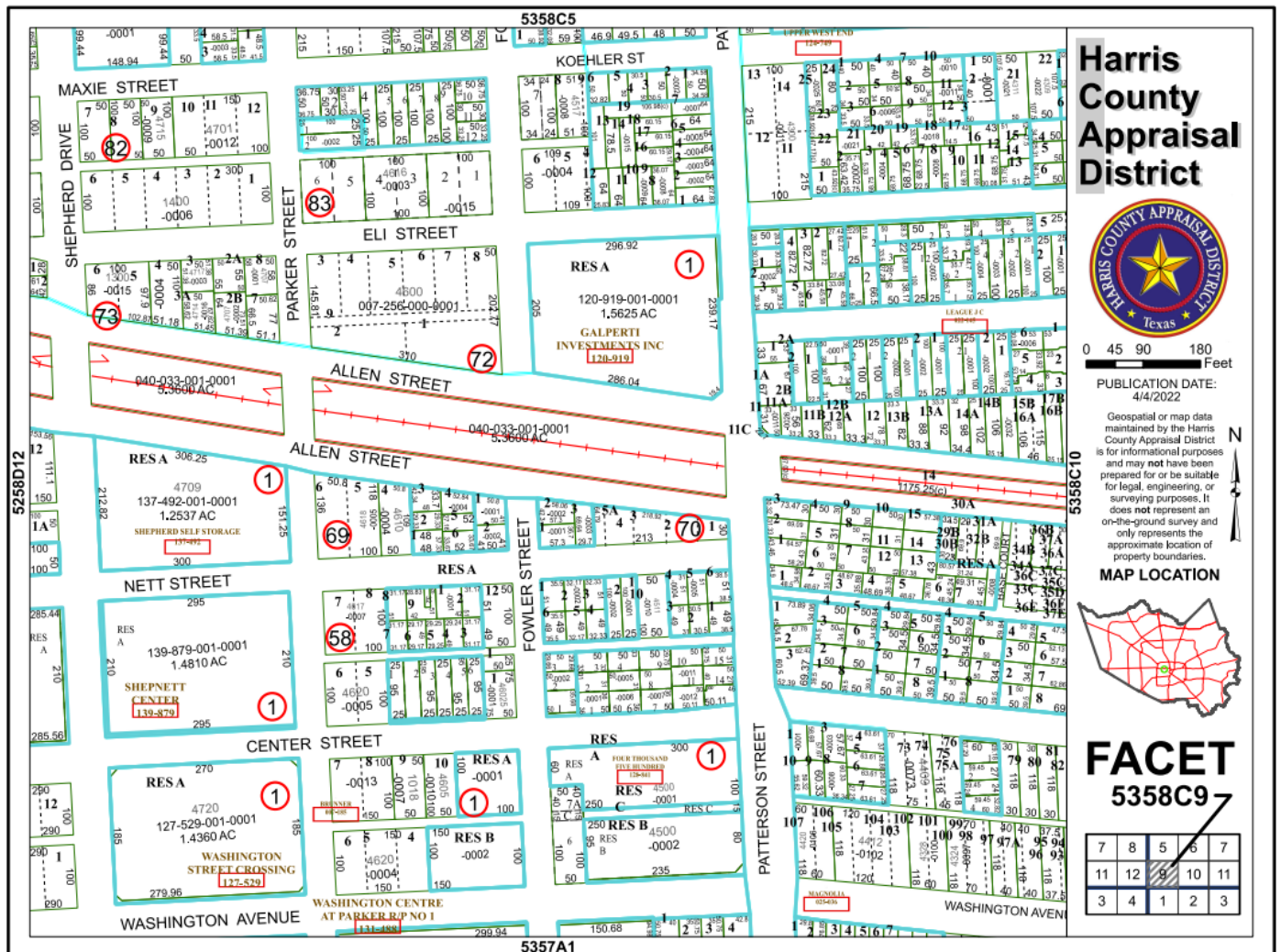
Houston Archaeological & Historical Commission  
Department

Planning and Development

FAÇADE FACING FOWLER STREET

## EXHIBIT B SITE MAP

SAINT MARY'S MISSIONARY BAPTIST CHURCH  
4602 ELI STREET, HOUSTON, TEXAS, 77007



**EXHIBIT C**  
**SAINT MARY'S FOUNDERS**  
 SAINT MARY'S MISSIONARY BAPTIST CHURCH  
 4602 ELI STREET, HOUSTON, TEXAS, 77007

<p><b>Founders</b></p> <p>Bro John Dixon          Sis. Freddie Dixon          Bro. Batiste Hanes</p> <p><b>First Meeting</b>          Slaughter pen of Mr. Gus Anderson</p> <p><b>1<sup>st</sup> Minister: Rev. R. J. Jordan (1919)</b>    <b>1<sup>st</sup> Lady: Sis. Sophia Jordan</b></p> <p><b>First Members (1919)</b>          George &amp; Ellen Stubberfield          Joe &amp; Birdie Bush          Sis. Mattie Cavanaugh          Sis. Mary James          Carrie &amp; Arthur Fitch          Harvey Rucker          Ben F. Rucker Sr.</p> <p><b>1<sup>st</sup> Officers: (1919)</b>  <b>Deacons :</b> Batiste Hanes, John Dixon, Joe Bush, George Stubblefield  <b>Secretary:</b> Sis. Freddie Dixon  <b>Treasurer:</b> Sis. Ellen Stubberfield  <b>Supt., Sunday School:</b> George Stubblefield  <b>President, Mission:</b> Sis. Birdie Bush  <b>President, Bible Band:</b> Sis. Hattie Cavanaugh  <b>President, Choir:</b> Batiste Hanes  <b>President, BYPU:</b> Bro. D. C. Cavanaugh</p> <p><b>Early Officers under Rev. Norman (1942)</b>  <b>Deacons:</b> Harold Norton, E. Van Owens, Jimmie Reese, Gus Williams, George Davis, Jerry Johnson, Dan D. Lane, John Wilder, John Wilson</p> <p><b>Associate Pastors:</b> Rev. Joe Paley, Rev. L. L. Jones  <b>President of Mission:</b> Sis. Hattie Lane  <b>Church Secretary:</b> Bro. Wilbert Rasmus  <b>Supt., Sunday School:</b> Bro. E. Van Jones  <b>President, BYPU:</b> Rev. J. L. Jones  <b>President, Laymen League:</b> Harold Norton  <b>President, Usher Board:</b> Wilbert Rasmus  <b>President of Choir:</b> Sis. Viola Norman  <b>President, Mission Chorus:</b> Sis. Leola Davis  <b>President, Men Chorus:</b> Bro. Ray Franklin  <b>President, Junior Choir:</b> Bro. C. B. Blanton</p> <p>Note: There is also a cornerstone which was removed from the original building at 1901 Patterson St.</p>
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**EXHIBIT D**  
**SAINT MARY'S HISTORICAL NARRATIVE**  
**SAINT MARY'S MISSIONARY BAPTIST CHURCH**  
**4602 ELI STREET, HOUSTON, TEXAS, 77007**

**The History of St. Mary's Missionary Baptist Church  
located at 4602 Eli St., Houston, Texas**

In the early part of 1919, a group of settlers moved into what is now known as the West End Section of the City of Houston. There were few houses and one Methodist Church in the area at the time. Two settlers, Bro. John Dixon and Bro. George Stubberfield, appealed to Rev. W. M. Jones, a pastor at Mt. Sinai Baptist Church and Vice Moderator of the Independent District Association, to assist them in organizing a Baptist church. After an initial meeting, the church was named St. Mary's Baptist Church.

Rev. R. J. Jordan, an energetic soul-stirring minister associated with Mt. Sinai Baptist Church, was selected as the first pastor of the newly organized church. Initial officers were chosen and, after three months meeting at the foot of Patterson St., the church relocated to 1901 Patterson St. Rev. Jordan served as minister of St. Mary's for 12 years before being called to pastor a church in San Antonio, Texas. During Rev. Jordan's tenure, the membership grew.

Two ministers briefly succeeded Rev. Jordan as pastors of St. Mary's MBC: Rev. M.J. Steward of Kansas City, Missouri and Rev. J. L. Lampley of Houston, Texas.

Rev. M. H. Hunter succeeded Rev. Lampley and served as pastor for 12 years. During that time, membership continued to grow, the church's original indebtedness was paid off, and many improvements were made to the building.

In 1942, Rev. J. B. Norman was selected as pastor. The church continued to thrive and purchased land to build a sanctuary large enough to accommodate its growing membership. Rev. Norman ordained several ministers and led St. Mary's for 10 years, before relocating to Beaumont, Tx. Rev. and Mrs. Norman were great spiritual leaders who strived for a program ordained by the Lord.

In 1953, Rev. C. S. Gunnells was called to pastor St. Mary's. In 1964, under the leadership of Rev. Gunnells, the church built and moved to its current location on Eli St. Rev. Gunnells presided over legions of baptisms, weddings, and eulogies, and his legacy includes the training and/or ordainment of numerous ministers, including our current pastor, Rev. Charles C. Davis. Rev. Gunnells served faithfully for 45 years before retiring and joining the church as a member. During that time, he left a lasting impression on hundreds of families in the city of Houston and beyond.

Rev. Charles C. Davis was elected as pastor in April, 1999, and humbly continues to strive toward the spiritual growth and development of the church. Progress has been made, members have been added, and the choir, Mission, and other auxiliaries have been rebuilt. Rev. Davis believes the church should be of service to the community at large. For more than 20 years, he has participated in numerous baptisms, weddings, and Homegoing services and has made himself available as a mentor to aspiring ministers and to those in need. His mottos are "Is it Well with your Soul?" and "I Will Trust in the Lord".

We have come this far by faith, and, although the West End has faced the challenge of gentrification throughout the last three decades, we pray that St. Mary's, here on the corner of Eli and Fowler, will continue to thrive and serve as a beacon of light to the West End and the community at large.

April, 2019

## EXHIBIT E

### SAINT MARY'S PREVIOUS BUILDING SAINT MARY'S MISSIONARY BAPTIST CHURCH 4602 ELI STREET, HOUSTON, TEXAS, 77007

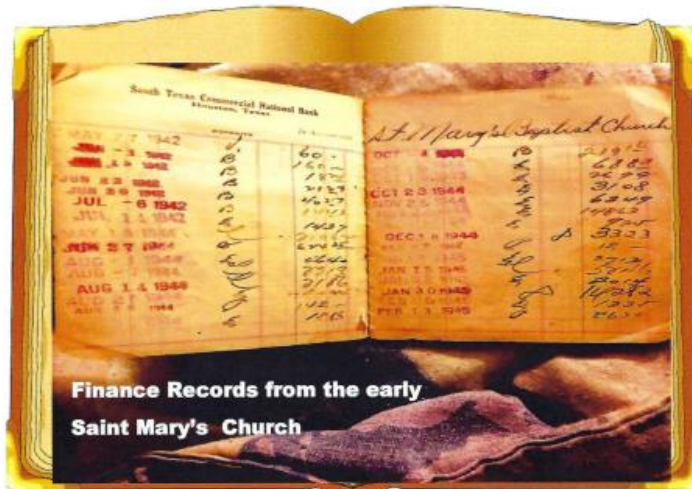
**Rebuilding of Saint Mary's Baptist Church 1901 Patterson , 1940**

**Reverend W Jordan, Pastor**

**Sis Freddie Dixon, Church Secretary , Deacon John Dixon**

**C Cavannough, W J Parks, Sis J H Haines, Sis Walker, Deacon Joe Bush**

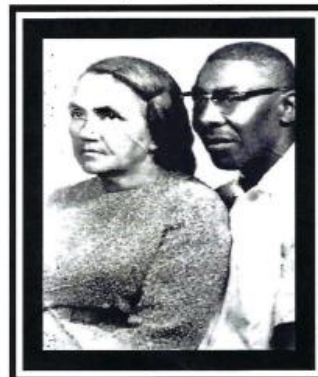
**G W Stubblefield, S Fitch, E W Walkins , Deacon Alex Walker**



**Finance Records from the early  
Saint Mary's Church**



**Dea A Walker, Mrs Libbey Nelson**



**NOTE: CORRECT SPELLING IS MRS. LIBBIE NELSON**

## EXHIBIT F

## SAINT MARY'S ORIGINAL CORNERSTONE 1919

SAINT MARY'S MISSIONARY BAPTIST CHURCH

4602 ELI STREET, HOUSTON, TEXAS, 77007

*Cornerstone 1919***St. Mary's Baptist Church Organized 1919**

By Rev. W Jordan — Pastor

Sis. Freddie Dixon — Secretary

## Deacons

Dea. Joe Bush

Dea. G. W. Stubblefield

Dea. J. Dixon

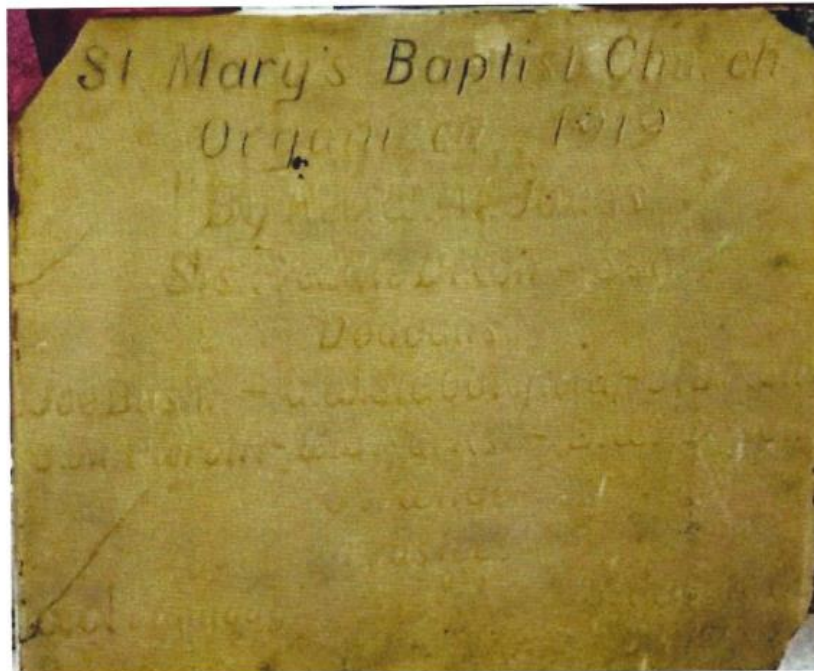
Dea. W. J. Parks

Dea. E. W. Walkins

Dea. A. Walker

## Trustee

Bro. C. Cavannough

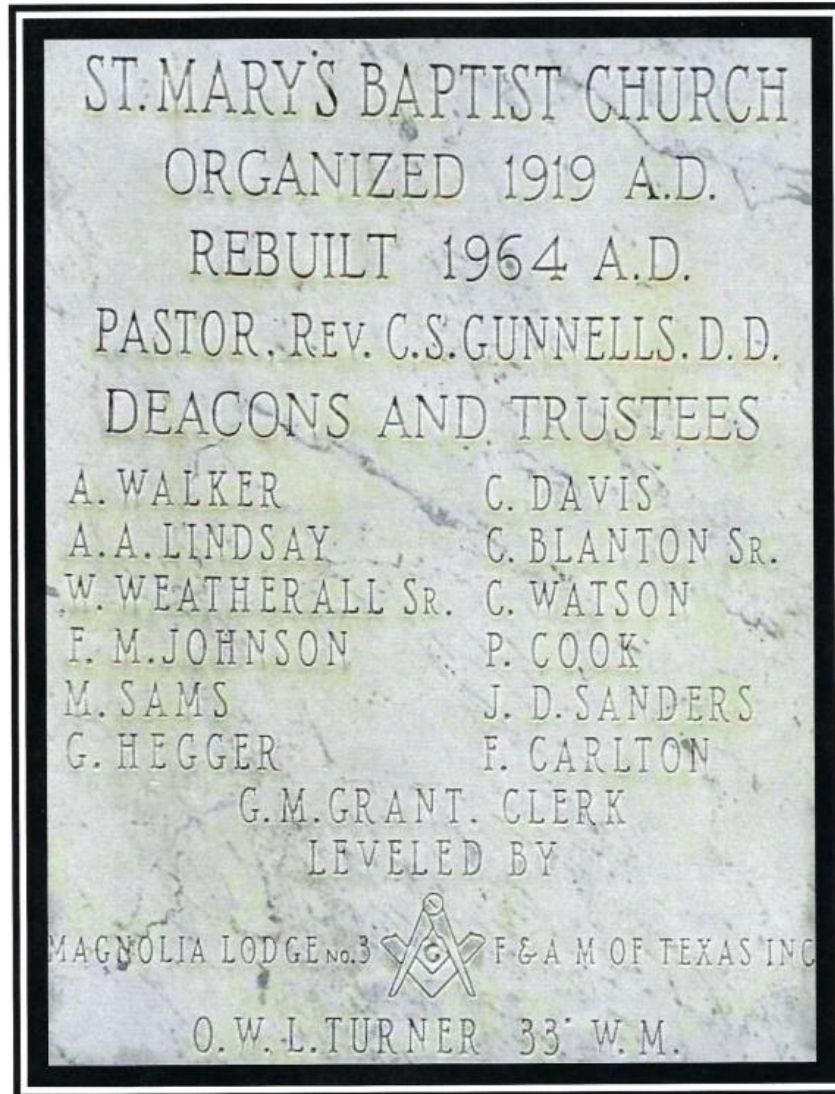


## EXHIBIT G

### SAINT MARY'S CURRENT CORNERSTONE 1964

SAINT MARY'S MISSIONARY BAPTIST CHURCH  
4602 ELI STREET, HOUSTON, TEXAS, 77007

#### *Cornerstone 1964*



Rev C S Gunnells, Pastor



## EXHIBIT H

### SAINT MARY'S CONGREGATION, 1930s & 1950s

SAINT MARY'S MISSIONARY BAPTIST CHURCH

4602 ELI STREET, HOUSTON, TEXAS, 77007

#### HISTORICAL MEMORIES

**Saint Mary's Missionary Baptist Church -Pastor Jordan**

**Nineteen Thirties**



**Gospel Chorus Nineteen Fifties**





## EXHIBIT I

### SAINT MARY'S LETTER FROM SHEILA JACKSON LEE

SAINT MARY'S MISSIONARY BAPTIST CHURCH

4602 ELI STREET, HOUSTON, TEXAS, 77007

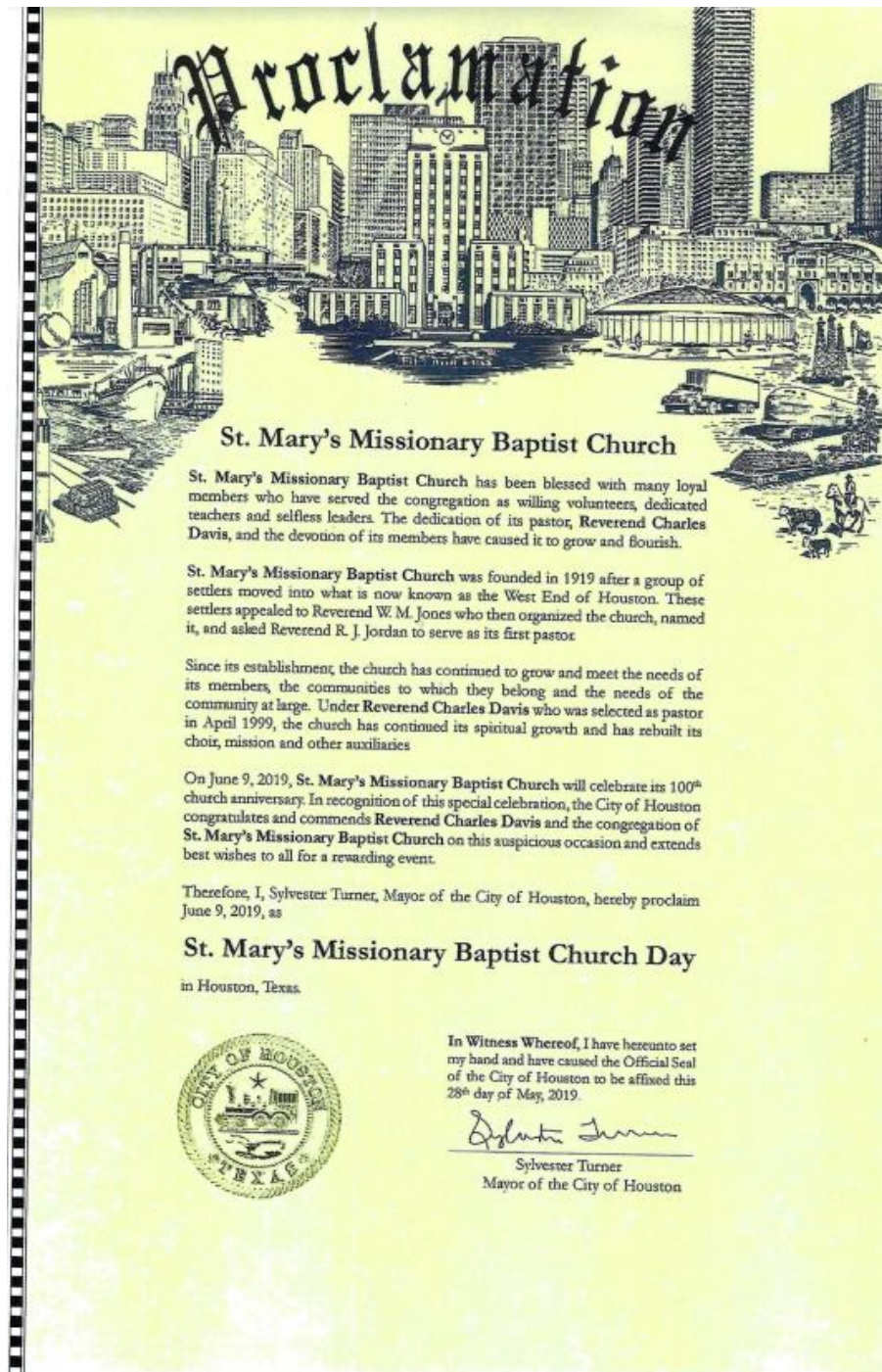
<p><b>SHEILA JACKSON LEE</b> 18<sup>TH</sup> DISTRICT TEXAS COMMITTEES:</p> <p><b>JUDICIARY</b> SUBCOMMITTEES: Ranking Member Crime, Terrorism, Homeland Security and Investigation Immigration and Border Security</p> <p><b>HOMELAND SECURITY</b> SUBCOMMITTEES: Cybersecurity, Infrastructure Protection, and Security Technologies Counterterrorism and Intelligence</p> <p><b>BUDGET COMMITTEE</b></p>	<p><b>Congress of the United States</b> <b>House of Representatives</b> Washington, DC 20515</p>	<p><b>STEERING AND POLICY COMMITTEE</b></p> <p><b>HELSINKI COMMISSION MEMBER</b></p> <p><b>VICE CHAIR</b> CONGRESSIONAL PROGRESSIVE CAUCUS</p> <p><b>SINGR WRAP</b> DEMOCRATIC CAUCUS</p> <p><b>FOUNDER AND CO-CHAIR</b> CONGRESSIONAL CHILDREN'S CAUCUS</p>
<p>June 9, 2019</p>		
<p>Greetings:</p> <p>On behalf of the Eighteenth Congressional District of Texas, I am pleased to extend my personal greetings to St. Mary's Missionary Baptist Church and all that are participating in the Centennial Anniversary.</p> <p>Thank you St. Mary's Missionary Baptist Church for being an active voice in our community, and preaching the word of God. Thank you for your dedication to excellence and your untiring efforts in reminding our community that unity is not just imperative, but a necessity. Your work and dedication is truly deserving of the respect, admiration, and commendation of the United States Congress.</p>		
	<p>Sincerely,</p>  <p>Sheila Jackson Lee Member of Congress</p>	
<p><b>WASHINGTON OFFICE:</b> 2187 Rayburn Office Building Washington, DC 20515 (202) 225-3816</p>	<p><b>DISTRICT OFFICE:</b> 1919 Smith Street, Suite 1180 Houston, TX 77002 (713) 655-0050</p>	<p><b>HEIGHTS OFFICE:</b> 420 West 19th Street Houston, TX 77008 (713) 861-4070</p>
<p><b>FIFTH WARD OFFICE:</b> 4300 Lyons Ave., Suite 200 Houston, TX 77020 (713) 227-7740</p>		

## EXHIBIT J

## SAINT MARY'S MAYOR TURNER PROCLAMATION

SAINT MARY'S MISSIONARY BAPTIST CHURCH

4602 ELI STREET, HOUSTON, TEXAS, 77007





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District D

Item Creation Date:

PLN - Historic Protected Landmark: Christian Home  
Missionary Baptist Church 3432 Rosalie St.

Agenda Item#: 55.

### **Summary:**

ORDINANCE designating the property municipally known as 3432 Rosalie Street, Houston, TX 77004 and also known as "Christian Home Missionary Baptist Church" being located within the City of Houston, Texas, as a Protected Landmark - **DISTRICT D - EVANS-SHABAZZ**

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of Christian Home Missionary Baptist Church at 3432 Rosalie Street was initiated by the owners.

A public hearing was held on May 18, 2023 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 3432 Rosalie Street as a Protected Landmark.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

**ATTACHMENTS:**

**Description**

RCA

Designation Report

**Type**

Signed Cover sheet

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date:

PLN - Historic Protected Landmark: Christian Home Missionary Baptist Church 3432  
Rosalie St.

Agenda Item#:

### **Background:**

Chapter 33, Section 33-222 of the Code of Ordinances allows for City Council to designate a Landmark or Protected Landmark upon application by property owner. This application for Protected Landmark designation of Christian Home Missionary Baptist Church at 3432 Rosalie Street was initiated by the owners.

A public hearing was held on May 18, 2023 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 public hearing date on the designation request was held on Wednesday, August 2, 2023, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date was published in a local newspaper of general circulation.

The Planning and Department recommends that City Council approve the designation of 3432 Rosalie Street as a Protected Landmark.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown", is written over a blue horizontal line.

2A61A07011A5494

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Yasmin Arslan, Planner IV  
832-393-6631

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Christian Home Missionary Baptist Church

**AGENDA ITEM:** A

**OWNERS:** Christian Home Missionary Baptist Church

**HPO FILE NO.:** HP2023\_0055

**APPLICANTS:** Reverend Lucious L. Davis, Sr., Pastor

**DATE ACCEPTED:** 03/09/2023

**LOCATION:** 3432 Rosalie Street, Houston, TX 77004

**HAHC HEARING:** 05/18/2023

**SITE INFORMATION:** Lots 6, 7 and 8, Block 16, Houston City Street Railway Section 4, Third Ward, Brick veneer church constructed in 1957.

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

### HISTORY AND SIGNIFICANCE SUMMARY:

The Christian Home Missionary Baptist Church is located within Houston's historic Third Ward and has a history dating from the early 1900s. The congregation was founded in 1906 by Reverend Benjamin Leroy.

Construction on the congregation's current church building began in 1957. The red brick church is a simple but classic design which incorporates mid-century architectural elements. The cornerstone was placed, and the building was dedicated in a ceremony on April 13, 1958.

The Third Ward includes numerous historic resources, but many do not have landmark or protected landmark status. Due to its central location, the neighborhood is facing intense development pressures resulting in the displacement of long-time residents and demolition of historic buildings.

The Pastor and members of the congregation are seeking a Protected Landmark Designation for the property in Third Ward to recognize, record and preserve the history of this significant historic church.

The Christian Home Missionary Baptist Church meets criteria 1, 3, 6 and 8 for a City of Houston Landmark. The CHMBC meets criteria 1 for a City of Houston Protected Landmark.

## HISTORY AND SIGNIFICANCE:

### *THIRD WARD*

In 1840 Houston's charter was amended and the town was divided into four wards, with each ward electing two representatives to the municipal government. The southeast ward, initially nicknamed the “Silk Stocking District” because of the absence of railroads, became Third Ward. Following the end of slavery in Texas on June 19, 1865, Houston experienced an influx of formerly enslaved African-Americans moving to the city. Many moved to Third Ward, Freedman’s Town and other neighborhoods on the outskirts of Fourth Ward, and to the Frost town area of Second Ward.

The boundaries of Third Ward have shifted over time. Initially, the area was primarily rooted downtown, at the corner of Main and Congress, extending southeast. At one point, Harrisburg (which is in current-day East End) was considered part of Third Ward. Today US-45 (Gulf Freeway) demarcates the northern boundary, with Almeda Road to the west, and Old Spanish Trail and Griggs to the east. Emancipation Park is a well-known historic landmark in the community.

Due to Jim Crow laws mandating racial segregation in public places, the African-American church functioned as the backbone of the community and served as a venue for educational, social and political activities. In 1872, Reverend Jack Yates of Antioch Baptist Church and Reverend Elias Dibble of Trinity Methodist Episcopal Church spearheaded the purchase of land in Third Ward for the purpose of memorializing Juneteenth, which marked the abolition of slavery in Texas. Located on Dowling Street and known as Emancipation Park, the park they created was the first established for African-Americans in Houston. It became a facility for social, political, recreational and educational purposes. Dowling Street (now Emancipation Boulevard), the western boundary of Washington Terrace, became the main artery of the Third Ward community. African-American residents built their own churches, schools, businesses and other institutions. Many of those institutions still thrive today, including Texas Southern University.

In the 1920s, Third Ward surpassed Fourth Ward in population density, and began to attract more black institutions, including Houston Negro Hospital (now Riverside General Hospital), Yates High School (the second black high school in Houston) and Houston Colored Junior College (the antecedent of Texas Southern University). Both Third Ward and Fifth Ward became the birthplace of Bayou City Blues and multiple music and entertainment venues were established in the Third Ward, including the El Dorado Ballroom.

After World War I, the African American community and Third Ward grew exponentially, with an increase in the population from 22,929 to 66,357 from 1910 to 1930 according to census records. Like most African American communities during segregation, Third Ward was like a separate city within Houston, with Dowling Street as its main thoroughfare. The street was lined with black-owned businesses, churches, fraternal offices, apartment buildings, single-family housing, theaters, restaurants and nightclubs. While many of Houston's wards declined during the mid-twentieth century, Third Ward prospered during this period. By the mid-1960s, Third Ward had supplanted Fifth Ward as the center of black business in the city.

There is a long and rich history of social activism in Third Ward, from sit-downs by black college students to protest discriminatory policies in 1960, to housing the Urban League and the NAACP's offices. The noteworthy African American newspapers, *The Defender* and *The Forward Times*, both began in the Third Ward. An important community center was founded in 1969 – S.H.A.P.E. Community Center – a historically visible and involved community organization that “has led the way toward justice, equal opportunity and institution building in the city, state, nation and world.” In addition, Third Ward has a rich cultural legacy. The Ensemble Theatre, the Houston Museum of Art and Culture, and Project Row Houses were all born out of Third Ward. In addition, Dowling Street (named after Confederate commander Richard Dowling) was renamed Emancipation Avenue in 2017.

Third Ward contains numerous historic resources, but many still do not have landmark or protected landmark status. Due to its attractive location, the neighborhood faces intense development pressure resulting in displacement of long-time residents and demolition of historic housing stock. However, several organizations, nonprofits, and civic and governmental partnerships have begun to revitalize the area with a focus on preserving the community's culture and historic housing.

### *History of Christian Home Missionary Baptist Church*

The Christian Home Missionary Baptist Church grew out of a small mission band organized in 1906 by the Reverend Benjamin Leroy and his wife, Josephine. The church was originally located in the Scott Street "bend", but in late 1906 moved to its present location, 3436 Rosalie Street. The congregation's first church building was built in 1908 and stood until 1957.

Rev. Benjamin Leroy served from 1908 until 1930. The church's second pastor, Reverend William Snow became ill and passed away after erecting a small sanctuary and leading the church for just two years. Mother Phyllis Addison was an interim church leader following Reverend Snow's death in 1932.

In 1932, Reverend Lucious Basil Tolson became the third pastor. Under his leadership the new church building was constructed and dedicated in the late fifties. Its cornerstone was laid in a ceremony on April 13, 1958. In the same year, Reverend Tolson passed way after twenty-six years of leadership. His funeral was held on October 27, 1958.

On December 23, 1958, Reverend Mitchell W. Moore was ordained the fourth pastor of Christian Home Missionary Baptist. One of his main objectives for the congregation was to ensure its financial security. The church purchased property in the front and rear of the church during his tenure. On June 10, 1971, a mortgage burning service was held to celebrate that the \$100,000 church building was paid in full. Pastor Moore announced his retirement on March 10, 1985 due to an illness. He passed away July 6, 1990 after serving for twenty-seven years, from 1958-1985. Reverend Allen Anderson, Jr. became interim pastor, and served for nine months, between 1985-1986.

On February 3, 1986, Christian Home welcomed its fifth pastor, the Reverend Delbert R. Jefferson. Under Rev. Jefferson's leadership the congregation witnessed significant growth. He spearheaded construction of the Fellowship Hall which was dedicated June 30, 1991. The \$182,000 hall was paid in full at the time of construction. Reverend Jefferson announced in September 2013 that he would retire in May 2014, after nearly thirty years of service. In May 2014, the congregation held his retirement celebration. Reverend Pete Hawkins served as interim pastor for seven months during 2014-2015 while a search was conducted for a new pastor.

In January 2015, Reverend Lucious L. Davis, Sr. was elected the sixth pastor. He took the pulpit the first Sunday in February and was officially installed pastor on April 12, 2015. Pastor Davis received his doctorate degree from Bethany Divinity College and Seminary in June of 2022. Among Pastor Davis' many accomplishments are the improvements, upgrades, and enhancements to the church building.

## *Church Timeline*

1906: Mission Band formed from Community Charity Group. Reverend Benjamin Leroy became  
Pastor, assisted by wife, Josephine

1908: Beginning of Christian Home Missionary Baptist Church

1908-1930: Reverend Benjamin Leroy, Pastor and wife, Josephine

1930-1932: Reverend William Snow, Pastor

1932: Mother Phyllis Addison, Interim Pastor

1932-1958: Reverend Lucious Basil (L.B.) Tolson, Pastor with wife Mattie and following her death, wife Hulda

1958-1985: Reverend Mitchell W. Moore, Pastor, with wife Iantha

1985-1986: Reverend Allen Anderson, Jr., Interim Pastor

2014-2015: Reverend Pete Hawkins, Interim Pastor, with wife Corine

2015-present: Reverend Lucious L. Davis, pastor, with wife Kimberly

## **ARCHITECTURAL DESCRIPTION AND HISTORY:**

In 1957, construction began on the new Christian Home Missionary Baptist Church. The church was built alongside the congregation's original church, which had a unique design featuring symmetrical towers on each side of the façade. The original church building was erected in 1908 and was demolished after the new one was built.

The Christian Home Baptist Church is a simple, red brick structure. The building is a midcentury interpretation of the classic center steeple church found in early rural and urban America. It includes many of the common design elements of a center steeple church including a tiered central tower, spire, louvered belfry and pyramidal roof.

The midcentury design influence is exhibited in the building's horizontal orientation and low-slung appearance. The typical verticality of a tall, narrow church tower has been replaced by a low, wider tower and gables. A long, flat awning roof and wide stadium steps at the front of the building emphasize its horizontal lines. The church's 1991 addition, Fellowship Hall, contributes to its midcentury appearance. Fellowship Hall is a long, low rectangular building on the left side of the church, punctuated with several narrow windows.

Like most center steeple churches, the building's front entrance is centered within the church tower. The tower is located at the intersection of two, low-pitched front-gabled roofs. Three steps stretching the width of the building lead to the front entrance. A pair of plate glass doors at the center of the tower are the main entrance to the church. Simple, modern iron rails are situated beside the double doors. A single glass entry door is positioned on each side of the main entrance. Above the entryways, a long flat

awning roof provides coverage. The left edge of the building holds its marble cornerstone, about two feet above the stairs. On the right edge of the building, a large sign is recessed within a brick pediment shaped enclosure.

Directly above the front entrance and centered within the church tower is a large, square, louvered belfry. Above the belfry, an expanse of brick concludes in a gray pyramidal asphalt roof. A small square-shaped, two-tiered cupola sits atop the roof. Above the cupola is a triangular spire.

The construction of the adjoining Fellowship Hall building greatly expanded church capacity. On December 9, 1990, a ground breaking service was held for Fellowship Hall, and construction began in February 1991. On June 30<sup>th</sup>, 1991, the dedication for Fellowship Hall was held. The hall includes five classrooms, a modern kitchen, spacious multi-purpose room which seats 200 people, a Pastor's study, utility room and rest room. It is a long, single-story structure with a midcentury design that complements the historic church building.

## BIBLIOGRAPHY

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Harris County Appraisal District, Real Property Account Information and Ownership Information for Christian Home Missionary Baptist Church, 77004. Accessed January 2023.

Harris County Tax Appraisal and Building Assessment Records for 3432 Rosalie Street, Houston, Texas, 77004. Harris County Archives. Accessed January 2023.

"Historical Reflections on the Third Ward" <http://eyeonthirdward.mfah.org/home.asp>, Museum of Fine Arts Houston, Eye on Third Ward exhibit.

Houston Chronicle Historical Archive (1905-2015). Houston Public Library, Houston and Texas Resources. Accessed January 2023.

CHMBC History Archive, Accessed January 2023.

\_\_\_\_\_, *Congregation and Building History*

\_\_\_\_\_, *Church Timeline*

\_\_\_\_\_, *Photos*

McAlester, Virginia Savage. *A Field Guide to American Houses: Revised and Expanded*. New York: Alfred A. Knopf, 2013.

University of Houston, "Third Ward Initiative." Accessed January 2023. <https://www.uh.edu/third-ward/third-ward-map/>

Wilson, Ezell, "Third Ward, Steeped in Tradition of Self-Reliance and Achievement." Houston History Magazine. Accessed January 2023. <https://houstonhistorymagazine.org/2011/04/third-ward-steeped-in-tradition-of-self-reliance-and-achievement/>

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by [Planner Name], 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:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
(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;				



**EXHIBIT A**  
**CHRISTIAN HOME BAPTIST CHURCH**  
3436 ROSALIE STREET



## EXHIBIT B

### PHOTO, CHURCH FAÇADE DETAIL

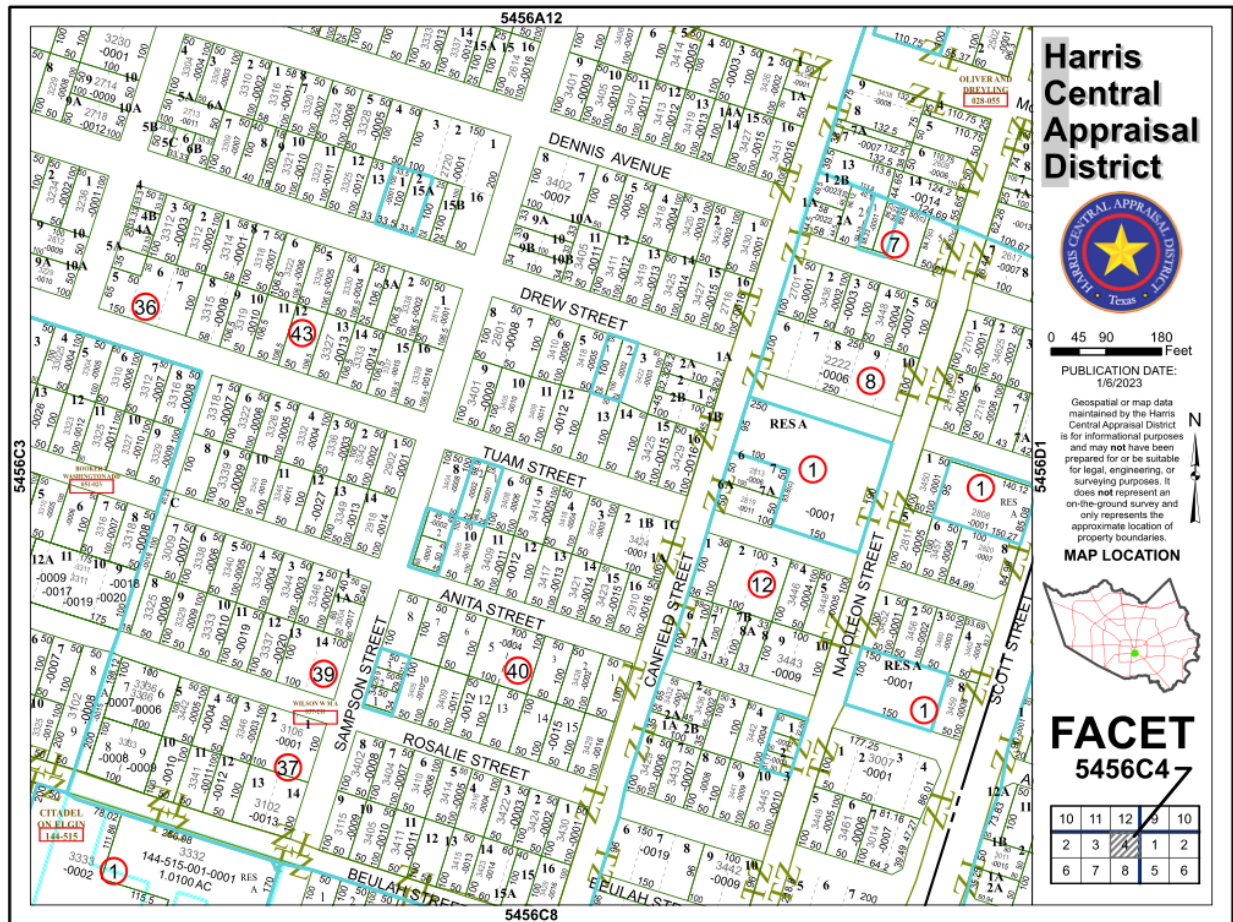


# CITY OF HOUSTON

Houston Archaeological & Historical Commission  
Department

Planning and Development

## EXHIBIT C HARRIS COUNTY APPRAISAL DISTRICT FACET MAP



## EXHIBIT D

### CHURCH CONSTRUCTION PHOTO, 1957





## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

District H

Item Creation Date: 7/19/2023

### **HPW20LTW01/ WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT**

Agenda Item#: 56.

#### **Summary:**

ORDINANCE finding and determining that public convenience and necessity for the acquisition of real property interests in connection with the public improvement project known as the Waterline Replacement along East 38th Street Project; authorizing the acquisition of fee simple or easement interest to one parcel of land required for the project and situated in the O. P. Kelton Survey, Abstract Number 493, said parcel in Harris County, Texas, by gift, dedication, purchase and the use of eminent domain and further authorizing payment of the costs of such purchases and/or eminent domain proceedings and associated costs for Relocation Assistance, Appraisal Fees, Title Policies/Services, Recording Fees, Court Costs, and Expert Witness Fees in connection with the acquisition of fee simple or easement interest to the one parcel of land required for the project - **DISTRICT H - CISNEROS**

#### **Background:**

**SUBJECT:** An ordinance for the WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

**RECOMMENDATION:** (Summary) An ordinance for the WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

**SPECIFIC EXPLANATION:** Houston Public Works is requesting that an ordinance for the WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

The WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT (the "Project") provides for the design and construction of a water main extension to improve circulation and fire protection. This program is required for City to provide quality water service, fire protection, and improve system reliability.

This action authorizes payment for costs of land purchases/condemnations, relocation assistance expenses, appraisal fees, title policies/services, recording fees and other acquisition costs in connection with negotiations to settle purchases; finds a public necessity for the project; and approves and authorizes the condemnation of the land and improvements thereon.

If negotiations to acquire the property cannot be concluded as a dedication or purchase or for any reason for which acquisition by condemnation is warranted, this action authorizes the City Attorney to file or cause Eminent Domain proceedings to be filed and acquire land, rights-of-way and/or easements for said purposes and authorizes payment for the Award of Special Commissioners and court costs associated with condemnation proceedings. Parcels with a consideration that exceeds the spending authority threshold set by State law will be submitted to City Council as they are finalized. This will expedite the process of acquiring land, rights-of-way and/or easements in support of the WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT.

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

---

Carol Ellinger Haddock, P.E., Director  
Houston Public Works  
S-000700-A051-2

**Prior Council Action:**

Ordinance 2018-0756, passed September 19, 2018

**Amount and Source of Funding:**

No additional funding required. (Funds were appropriated under Ordinance 2018-0756)

**Contact Information:**

Addie L. Jackson, Esq.  
Assistant Director – Real Estate Services  
Phone: (832) 395-3164

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District H

Item Creation Date: 7/19/2023

### HPW20LTW01/ WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT

Agenda Item#:

#### **Background:**

**SUBJECT:** An ordinance for the WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

**RECOMMENDATION:** (Summary) An ordinance for the WATERLINE REPLACEMENT ALONG EAST 38TH STREET PROJECT be passed approving and authorizing the acquisition of parcels by dedication, purchase, or condemnation.

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**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:

A handwritten signature in black ink, reading "Carol Ellinger Haddock".

7/26/2023

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works  
S-000700-A051-2

#### **Prior Council Action:**

Ordinance 2018-0756, passed September 19, 2018

#### **Amount and Source of Funding:**

No additional funding required. (Funds were appropriated under Ordinance 2018-0756)

#### **Contact Information:**

Addie L. Jackson, Esq.  
Assistant Director – Real Estate Services  
Phone: (832) 395-3164

#### **ATTACHMENTS:**

##### **Description**

Location Map  
Metes and Bounds and Surveys  
Ordinance 2018-0756 w/cover sheet

##### **Type**

Backup Material  
Backup Material  
Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District B

Item Creation Date: 5/5/2023

HPW20TP9841/Abandonment and Sale of Milner  
Road/Parcels SY19-040 and AY19-080

Agenda Item#: 57.

### **Summary:**

ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a ±41,614 square-foot portion of Milner Road; abandoning the easement to **PROLOGIS AND PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P.**, the abutting property owners, in exchange for a cash payment of \$3,050.00. and conveyance to the City of a 60-foot-wide proposed Milner Road right-of-way easement along the eastern property line being a portion of Lots 4 & 5, Block 3 of Hartland Acres, both easements being situated in the W.C.R.R. CO. Survey, Abstract No. 935, Harris County, Texas, and other good and valuable consideration - **DISTRICT B - JACKSON**

### **Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G. **Parcels SY19-040 and AY19-080**

**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G. **Parcels SY19-040 and AY19-080**

### **SPECIFIC EXPLANATION:**

Sam Thomas of DDG, PC, 14950 Heathrow Forest Parkway, Suite 160, Houston, Texas 77032, on behalf of Prologis and Prologis Targeted U.S. Logistics Fund, L.P. requested the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G. The applicants plan to incorporate the requested Milner Street right-of-way into their abutting properties in exchange for the conveyance of new right-of-way that can better accommodate the existing large vehicle traffic that exists in the area. The Joint Referral Committee reviewed and approved the request.

Prologis and Prologis Targeted U.S. Logistics Fund, L.P. have completed the transaction requirements, have accepted the City's offer, and have rendered payment in full.

The City will abandon and sell to Prologis and Prologis Targeted U.S. Logistics Fund, L.P.:

**Parcel SY19-040**

41,614 square-foot street easement: \$208,070.00  
Valued at \$5.00 per square foot x 100%

Depreciated Value of Improvements (Asphalt) \$19,825.00

**TOTAL ABANDONMENT AND SALE: \$227,895.00**

In exchange, Prologis and Prologis Targeted U.S. Logistics Fund, L.P. paid:

Cash \$3,050.00

Plus, Prologis will convey to the City:

**Parcel AY19-080**

45,209 square-foot street easement: \$226,045.00  
Valued at \$5.00 per square foot x 50%

**TOTAL CASH AND CONVEYANCE: \$229,095.00**

Inasmuch as the value of the \$3,050.00 minimum deposit fee plus the right-of-way easement conveyed to the City is greater than the value of the right-of-way being abandoned and sold, it is recommended City Council approve an Ordinance authorizing the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G.

**Fiscal Note:**

"Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies."

---

**Carol Ellinger Haddock, P.E.**

**Director**

**Houston Public Works**

**Amount and Source of Funding:**

REVENUE

Fund 1000

General Fund

**Contact Information:**

Addie L. Jackson, Esq.

Assistant Director - Real Estate Services  
832-395-3164

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 5/5/2023

HPW20TP9841/Abandonment and Sale of Milner Road/Parcels SY19-040 and AY19-080

Agenda Item#:

### **Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G. **Parcels SY19-040 and AY19-080**

**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G. **Parcels SY19-040 and AY19-080**

### **SPECIFIC EXPLANATION:**

Sam Thomas of DDG, PC, 14950 Heathrow Forest Parkway, Suite 160, Houston, Texas 77032, on behalf of Prologis and Prologis Targeted U.S. Logistics Fund, L.P. requested the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G. The applicants plan to incorporate the requested Milner Street right-of-way into their abutting properties in exchange for the conveyance of new right-of-way that can better accommodate the existing large vehicle traffic that exists in the area. The Joint Referral Committee reviewed and approved the request.

Prologis and Prologis Targeted U.S. Logistics Fund, L.P. have completed the transaction requirements, have accepted the City's offer, and have rendered payment in full.

The City will abandon and sell to Prologis and Prologis Targeted U.S. Logistics Fund, L.P.:

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Valued at \$5.00 per square foot x 100%

Depreciated Value of Improvements (Asphalt) \$19,825.00

**TOTAL ABANDONMENT AND SALE: \$227,895.00**

In exchange, Prologis and Prologis Targeted U.S. Logistics Fund, L.P. paid:

Cash \$3,050.00

Plus, Prologis will convey to the City:

#### **Parcel AY19-080**


45,209 square-feet street easement: \$226,045.00  
Valued at \$5.00 per square foot x 50%

**TOTAL CASH AND CONVEYANCE: \$229,095.00**

Inasmuch as the value of the \$3,050.00 minimum deposit fee plus the right-of-way easement conveyed to the City is greater than the value of the right-of-way being abandoned and sold, it is recommended City Council approve an Ordinance authorizing the abandonment and sale of ±41,614 square-foot portion of Milner Road, in exchange for the conveyance to the City of a 60 foot-wide proposed Milner Road right-of-way along the eastern property line within Lots 4 & 5, located within the Hartland Acres Subdivision, out of the Washington County R.R. Co. Survey, Section 1, Block G.

### **Fiscal Note:**

"Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies."

DocuSigned by:  
 7/27/2023  
Carol Ellinger Haddock, P.E.  
Director  
Houston Public Works

**Amount and Source of Funding:**  
REVENUE  
Fund 1000  
General Fund

**Contact Information:**  
Addie L. Jackson, Esq.  
Assistant Director - Real Estate Services  
832-395-3164

**ATTACHMENTS:**

Description	Type
SY19-040 - Aerial Map	Backup Material
SY19-040 Parcel Map	Backup Material
Attachment A	Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District D

Item Creation Date: 7/7/2023

### HPW20GRG10191/ABANDONMENT AND SALE OF AN UNNAMED ROAD ADJACENT TO MINNETEX PLACE/PARCEL SY23-040

Agenda Item#: 58.

#### **Summary:**

ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a 30 foot-wide Unnamed Road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, situated in the Joseph C Megginson Survey, Abstract No. 563, Harris County, Texas; abandoning said easement to **USICVI BELTWAY 66, INC**, the underlying fee owner, in consideration of its cash payment to the City in the amount of \$138,093.00, and other good and valuable consideration - **DISTRICT D - EVANS-SHABAZZ**

#### **Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Megginson Survey, Abstract 563. Parcel SY23-040

**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Megginson Survey, Abstract 563. Parcel SY23-040

#### **SPECIFIC EXPLANATION:**

Jessica Dennis of Quiddity Engineering, LLC, on behalf ofUSICVI Beltway 66, Inc., the underlying property owner, requested the sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Megginson Survey, Abstract 563. The abandonment request of the unnamed road will be used for parking on an industrial site.

USICVI Beltway 66, Inc., has completed the transaction requirements, has accepted the City's offer and has rendered payment in full.

The City will abandon and sell toUSICVI Beltway 66, Inc.

#### **Parcel SY23-040**

- 23,248 square foot right-of-way easement.....\$138,093.00

Valued at \$6.00 PSF x 99%

**TOTAL ABANDONMENT AND SALE.....\$138,093.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Meggison Survey, Abstract 563, in exchange to the City for a consideration of \$138, 093.00.

**Fiscal Note:**

"Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies."

---

Carol Ellinger Haddock, P.E.  
Director  
Houston Public Works

**Amount and Source of Funding:**

REVENUE  
FUND 1000  
General Fund

**Contact Information:**

Addie L. Jackson, Esq.  
Assistant Director  
Real Estate Services  
832-395-3164

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date: 7/7/2023

HPW20GRG10191/ABANDONMENT AND SALE OF AN UNNAMED ROAD  
ADJACENT TO MINNETEX PLACE/PARCEL SY23-040

Agenda Item#:

### **Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Meggison Survey, Abstract 563. Parcel SY23-040

**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Meggison Survey, Abstract 563. Parcel SY23-040

### **SPECIFIC EXPLANATION:**

Jessica Dennis of Quiddity Engineering, LLC, on behalf of USICVI Beltway 66, Inc., the underlying property owner, requested the sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Meggison Survey, Abstract 563. The abandonment request of the unnamed road will be used for parking on an industrial site.

USICVI Beltway 66, Inc., has completed the transaction requirements, has accepted the City's offer and has rendered payment in full.

The City will abandon and sell to USICVI Beltway 66, Inc.

### **Parcel SY23-040**

23,248 square foot right-of-way easement.....\$138,093.00

Valued at \$6.00 PSF x 99%


**TOTAL ABANDONMENT AND SALE.....\$138,093.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 30 foot-wide unnamed road, from Carter Road north  $\pm 774.90$  feet, being adjacent to Lot 280 of the Minnetex Place Addition, out of the Joseph C. Meggison Survey, Abstract 563, in exchange to the City for a consideration of \$138, 093.00.

### **Fiscal Note:**

"Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies."

DocuSigned by:

 7/27/2023  
Carol Ellinger Haddock, P.E.  
Director  
Houston Public Works

### **Amount and Source of Funding:**

REVENUE  
FUND 1000  
General Fund

### **Contact Information:**

Addie L. Jackson, Esq.  
Assistant Director  
Real Estate Services  
832-395-3164

**ATTACHMENTS:**

**Description**

AERIAL MAP  
UTILITY MAP  
COUNCIL DISTRICT MAP  
Attachment A

**Type**

Backup Material  
Backup Material  
Backup Material  
Financial Information



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District B

Item Creation Date: 6/15/2023

### HPW20GRG10196/ABANDONMENT AND SALE OF BENNINGTON ROAD/PARCEL SY23-046

Agenda Item#: 59.

#### **Summary:**

ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, lying in the Harris and Wilson Two League Grant, Abstract No. 32; abandoning said easement to **HOUSTON BELT & TERMINAL RAILWAY COMPANY**, the underlying fee owner, in consideration of its cash payment to the City in the amount of \$390,000.00, and other good and valuable consideration - **DISTRICT B - JACKSON**

#### **Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, being out of the Harris and Wilson Survey, Abstract 32.  
**Parcel SY23-046**

**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, being out of the Harris and Wilson Survey, Abstract 32, in exchange to the City for a consideration of \$390,000.00. **Parcel SY23-046**

#### **SPECIFIC EXPLANATION:**

Steven Henderson of Windrose LLC, on behalf of Jeff Matter, of Houston Belt & Terminal Railway Company, the underlying property owner, requested the sale of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, being out of the Harris and Wilson Survey, Abstract 32. The abandonment request of Bennington Road will be used for railroad intermodal operations in the form of wheeled storage, office space, and integrated gating technology. The Joint Referral Committee reviewed and approved the request.

Houston Belt & Terminal Railway Company, has completed the transaction requirements, has accepted the City's offer and has rendered payment in full.

The City will abandon and sell to Houston Belt & Terminal Railway Company.

#### **Parcel SY23-046**

129,673 square foot right of way easement .....\$390,000.00 (R)

Valued at \$3.00 PSF x 100%

**TOTAL ABANDONMENT AND SALE:.....\$390,000.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of Bennington Road, from Kirkpatrick Boulevard west ±1,297 feet, being out of the Harris and Wilson Survey, Abstract 32, in exchange to the City for a consideration of \$390,000.00.

**Fiscal Note:**

"Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies."

---

**Carol Ellinger Haddock, P.E.**  
**Director**  
**Houston Public Works**

**Amount and Source of Funding:**

REVENUE  
FUND 1000  
General Fund

**Contact Information:**

Addie L. Jackson, Esq.  
Assistant Director  
Real Estate Services  
832-395-3154

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 6/15/2023

HPW20GRG10196/ABANDONMENT AND SALE OF BENNINGTON ROAD/PARCEL  
SY23-046

Agenda Item#:

### **Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, being out of the Harris and Wilson Survey, Abstract 32. **Parcel SY23-046**

**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, being out of the Harris and Wilson Survey, Abstract 32, in exchange to the City for a consideration of \$390,000.00. **Parcel SY23-046**

### **SPECIFIC EXPLANATION:**

Steven Henderson of Windrose LLC, on behalf of Jeff Matter, of Houston Belt & Terminal Railway Company, the underlying property owner, requested the sale of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, being out of the Harris and Wilson Survey, Abstract 32. The abandonment request of Bennington Road will be used for railroad intermodal operations in the form of wheeled storage, office space, and integrated gating technology. The Joint Referral Committee reviewed and approved the request.

Houston Belt & Terminal Railway Company, has completed the transaction requirements, has accepted the City's offer and has rendered payment in full.

The City will abandon and sell to Houston Belt & Terminal Railway Company.

### **Parcel SY23-046**

129,673 square foot right of way easement .....\$390,000.00 (R)

Valued at \$3.00 PSF x 100%


**TOTAL ABANDONMENT AND SALE:.....\$390,000.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of Bennington Road, from Kirkpatrick Boulevard west  $\pm 1,297$  feet, being out of the Harris and Wilson Survey, Abstract 32, in exchange to the City for a consideration of \$390,000.00.

### **Fiscal Note:**

"Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies."

DocuSigned by:

 6/15/2023  
A93C210B72B3453  
Carol Ellinger Haddock, P.E.  
Director  
Houston Public Works

### **Amount and Source of Funding:**

REVENUE  
FUND 1000  
General Fund

### **Contact Information:**

Addie L. Jackson, Esq.  
Assistant Director  
Real Estate Services  
832-395-3154

**ATTACHMENTS:**

Description	Type
AERIAL MAP	Backup Material
PARCEL MAP	Backup Material
COUNCIL DISTRICT MAP	Backup Material
Attachment A	Financial Information



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

District I

Item Creation Date: 3/20/2023

HPW 20UPA446 5129 LAWNDALDE LLC - MSD

Agenda Item#: 60.

### **Summary:**

MUNICIPAL Setting Designation Ordinance prohibiting the use of designated groundwater beneath a tract of land containing 0.7936 acres commonly known as 5129, 5133, and 0 Lawndale, Houston, Harris County, Texas; supporting issuance of a Municipal Setting Designation by the **Texas Commission on Environmental Quality** at the request of **5129 LAWNDALDE LLC - DISTRICT I - GALLEGOS**

### **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).

**5129 Lawndale LLC:** 5129 Lawndale LLC is seeking a Municipal Setting Designation (MSD) for 0.7936 acres of land located at 5129, 5133 and 0 Lawndale, Houston, TX 77023. The property has operated as an industrial facility since the 1940s. Most recently the property was occupied by Spraymetal Warehouse. Spraymetal's production included metal spraying, high-velocity oxy-fuel spraying, abrasive blasting, grinding, heat treatment and quenching, filter cleaning, straightening, and welding. The contamination consists of tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, vinyl chloride, 1,1-dichloroethene and benzene. A licensed Professional Geologist has certified that the area of contamination has been thoroughly investigated, is delineated and is stable.

5129 Lawndale 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 October 6, 2022, via Microsoft Teams, and a public hearing was held on November 14, 2022 during the Regulatory and Neighborhood Affairs 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 5129 Lawndale LLC site located at 5129, 5133 and 0 Lawndale, Houston, TX 77023, and support issuance of an MSD by the Texas Commission on Environmental Quality.

---

Carol Ellinger Haddock, P.E.  
Director  
Houston Public Works

**Contact Information:**

Ekaterina Fitos  
Planning Director, Houston Water  
Phone (832) 395-2712

**ATTACHMENTS:**

**Description**

Signed coversheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 3/20/2023

HPW 20UPA446 5129 LAWNDAL E LLC

Agenda Item#:

### **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).

**5129 LawnDale LLC:** 5129 Lawndale LLC is seeking a Municipal Setting Designation (MSD) for 0.7936 acres of land located at 5129, 5133 and 0 Lawndale, Houston, TX 77023. The property has operated as an industrial facility since the 1940s. Most recently the property was occupied by Spraymetal Warehouse. Spraymetal's production included metal spraying, high-velocity oxy-fuel spraying, abrasive blasting, grinding, heat treatment and quenching, filter cleaning, straightening, and welding. The contamination consists of tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, vinyl chloride, 1,1-dichloroethene and benzene. A licensed Professional Geologist has certified that the area of contamination has been thoroughly investigated, is delineated and is stable.

5129 Lawndale 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 October 6, 2022, via Microsoft Teams, and a public hearing was held on November 14, 2022 during the Regulatory and Neighborhood Affairs 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 5129 Lawndale LLC site located at 5129, 5133 and 0 Lawndale, Houston, TX 77023, and support issuance of an MSD by the Texas Commission on Environmental Quality.

DocuSigned by:

*Carol Ellinger Haddock* 3/21/2023  
A93C4110572B3453

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

### **Contact Information:**

Ekaterina Fitos

Planning Director, Houston Water

Phone (832) 395-2712

### **ATTACHMENTS:**

#### **Description**

RCA Attachments #2021-161-FSF

MSD Acknowledgement Form

#### **Type**

Backup Material

Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 5/5/2023

HPW - 20PMO112 PES / SES Horizon Consulting Engineers,  
Inc.

Agenda Item#: 61.

### **Summary:**

ORDINANCE appropriating \$550,000.00 out of Dedicated Drainage and Street Renewal Capital Fund - Ad Valorem Tax; approving and authorizing Professional Engineering Services Contract between City of Houston and **SES HORIZON CONSULTING ENGINEERS, INC** for FY23 Street Rehabilitation Projects Contract #5; providing funding for CIP Cost Recovery financed by the Dedicated Drainage and Street Renewal Capital Fund – Ad Valorem Tax

### **Background:**

**SUBJECT:** Professional Engineering Services Contract between the City and SES Horizon Consulting Engineers, Inc. for FY23 Street Rehabilitation Projects Contract #5.

**RECOMMENDATION:** (SUMMARY) An ordinance approving a Professional Engineering Services Contract with SES Horizon and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Street Rehabilitation Program.

**DESCRIPTION/SCOPE:** This project consists of the design of flexible and rigid pavement rehabilitation for major thoroughfares and arterial roadways and sidewalk construction.

**LOCATION:** The projects are located throughout the City.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Design Concept Services and Additional Services as defined by the work order. Design Concept Services and Additional Services fees will be negotiated on a reimbursable basis with a not-to-exceed agreed upon amount based on the scope of the work order.

The total requested appropriation is \$550,000.00 to be appropriated as follows: \$500,000.00 for contract services and \$50,000.00 for CIP Cost Recovery.

**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 health benefits to eligible employees in compliance with City policy.

**M/WBE PARTICIPATION:** The M/WBE goal for the project is set at 29.00%. The Consultant has proposed the following firms to achieve this goal.

**Name of Firms**

**Work Description**

**Amount**

**% of Contract**

Professional

1	CSF Consulting, LP	Engineering and Technical Services	\$56,250.00	11.25%
2	HVJ Associates, Inc.	Geotechnical, Environmental and Technical Services	\$7,500.00	1.50%
3	JAG Engineering Inc.	Professional Engineering, Surveying and Technical Services	\$56,250.00	11.25%
4	Lavalier Professional Services, LLC.	Professional Engineering and Technical Services	\$25,000.00	5.00%
<b><u>TOTAL</u></b>			<b>\$145,000.00</b>	<b>29.00%</b>

-  
-  
-  
**FISCAL NOTE:** No significant Fiscal Operating Impact is anticipated as a result of this project.

---

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. N-321040-0088-3

**Amount and Source of Funding:**

\$550,000.00 – Fund No. 4040 METRO Projects Construction – DDSRF

**Contact Information:**

Michael T. Wahl, P.E., PTOE  
Assistant Director, Transportation and Drainage Operations  
Phone: (832) 395-2443

**ATTACHMENTS:**

**Description**

Map  
Signed Coversheet

**Type**












Backup Material  
Signed Cover sheet

# FY23 Street Rehabilitation Projects Contract #5

WBS No. N-321040-0088-3

## City of Houston Council Districts

### DISTRICT

-  A - AMY PECK
-  B - TARSHA JACKSON
-  C - ABBIE KAMIN
-  D - CAROLYN EVANS-SHABAZZ
-  E - DAVID MARTIN
-  F - TIFFANY D. THOMAS
-  G - MARY NAN HUFFMAN
-  H - KARLA CISNEROS
-  I - ROBERT GALLEGOS
-  J - EDWARD POLLARD
-  K - MARTHA CASTEX-TATUM

AT LARGE POSITION 1: MIKE KNOX

AT LARGE POSITION 2: DAVID ROBINSON

AT LARGE POSITION 3: MICHAEL KUBOSH

AT LARGE POSITION 4: LETITIA PLUMMER

AT LARGE POSITION 5: SALLIE ALCORN

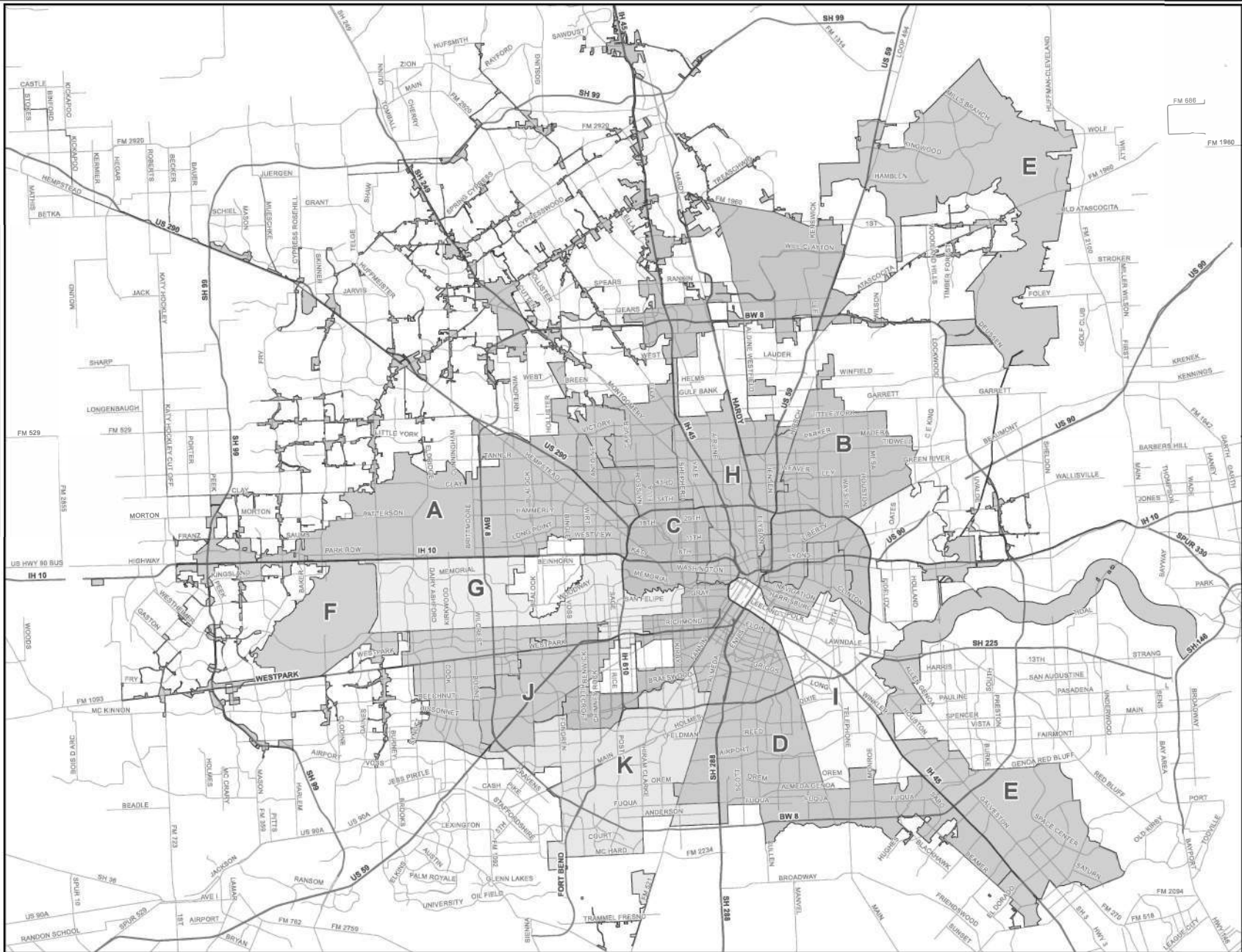
Source: COHGIS  
Date: Jan 2022  
Reference: pj20952

0 4.25  
Miles

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING &  
DEVELOPMENT  
DEPARTMENT



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

ALL

Item Creation Date: 5/5/2023

HPW - 20PMO112 PES / SES Horizon Consulting Engineers, Inc.

Agenda Item#:

**Background:**

**SUBJECT:** Professional Engineering Services Contract between the City and SES Horizon Consulting Engineers, Inc. for FY23 Street Rehabilitation Projects Contract #5.

**RECOMMENDATION:** (SUMMARY) An ordinance approving a Professional Engineering Services Contract with SES Horizon and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Street Rehabilitation Program.

**DESCRIPTION/SCOPE:** This project consists of the design of flexible and rigid pavement rehabilitation for major thoroughfares and arterial roadways and sidewalk construction.

**LOCATION:** The projects are located throughout the City.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Design Concept Services and Additional Services as defined by the work order. Design Concept Services and Additional Services fees will be negotiated on a reimbursable basis with a not-to-exceed agreed upon amount based on the scope of the work order.

The total requested appropriation is \$550,000.00 to be appropriated as follows: \$500,000.00 for contract services and \$50,000.00 for CIP Cost Recovery.

**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 health benefits to eligible employees in compliance with City policy.

**M/WBE PARTICIPATION:** The M/WBE goal for the project is set at 29.00%. The Consultant has proposed the following firms to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1 CSF Consulting, LP	Professional Engineering and Technical Services	\$56,250.00	11.25%
2 HVJ Associates, Inc.	Geotechnical, Environmental and Technical Services	\$7,500.00	1.50%
3 JAG Engineering Inc.	Professional Engineering, Surveying and Technical Services	\$56,250.00	11.25%
4 Lavalier Professional Services, LLC.	Professional Engineering and Technical Services	\$25,000.00	5.00%
<b><u>TOTAL</u></b>		<b>\$145,000.00</b>	<b>29.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating Impact is anticipated as a result of this project.

DocuSigned by:

A03C410B72B3453

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. N-321040-0088-3

**Amount and Source of Funding:**

\$550,000.00 – Fund No. 4040 METRO Projects Construction – DDSRF

**Contact Information:**

Michael T. Wahl, P.E., PTOE  
Assistant Director, Transportation and Drainage Operations  
Phone: (832) 395-2443

**ATTACHMENTS:**

Description	Type
SAP Docs	Financial Information
Map	Backup Material
Pay or Play (1-3)	Backup Material
Form B	Backup Material
OBO Documents	Backup Material
Form 1295	Backup Material
Ownership Information Form and Tax Report	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District H, ALL

Item Creation Date: 4/28/2023

HPW – 20QR10 PES / Gradient Group, LLC

Agenda Item#: 62.

### **Summary:**

ORDINANCE appropriating \$1,050,000.00 out of Metro Projects Construction - DDSRF and approving and authorizing Professional Engineering Services Contract between City of Houston and **GRADIENT GROUP, LLC** for Street Rehabilitation Projects Contract #6; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Metro Projects Construction - DDSRFF

### **Background:**

**SUBJECT:** Professional Engineering Services Contract between the City and Gradient Group, LLC for Street Rehabilitation Projects Contract #6.

**RECOMMENDATION:** An ordinance approving a Professional Engineering Services Contract with Gradient Group, LLC for Street Rehabilitation Projects Contract #6 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Traffic Signal Design Program and is required to meet City of Houston safety standards, to improve traffic signals, mobility, and safety at intersections.

**DESCRIPTION/SCOPE:** This project consists of the design of traffic safety improvements, construction-ready plans, specifications, and estimates for traffic intersections that will provide street safety improvement projects and roadway mobility improvements. The project scope is established by each work authorization.

**LOCATION:** The projects are located throughout the City of Houston.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II – Final Design, Phase III - Construction Phase Services, and Additional Services. Basic Services Fee for Phase I is based on the cost of time and materials with a not-to-exceed agreed-upon amount. The Basic Services fees for Phase II and Phase III are based on a negotiated lump sum amount.

The total cost of this project is \$1,050,000.00 to be appropriated as follows: \$1,000,000.00 for Contract services and \$50,000.00 for CIP Cost Recovery.

**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 standard M/WBE goal set for the project is 29.00%. The Consultant has proposed a 38.00% MWBE plan to meet the goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Geotest Engineering, Inc.	Engineering Services	\$ 50,000.00	5.00%
2. Landtech, Inc., dba Landtech Consultants, Inc.	Land Surveying Services	\$100,000.00	10.00%
3. Cypress Environmental Consulting LLC	Environmental Consulting Services	\$ 50,000.00	5.00%
4. Asakura Robinson Company LLC	Landscape Architectural Services	\$ 30,000.00	3.00%
5. Ally General Solutions, LLC	Traffic Engineering Consulting / Surveying	\$100,000.00	10.00%
6. Hollaway Environmental and Communications Services, Inc., dba Hollaway Environmental and Communications Services	Environmental Consulting Services	\$ 50,000.00	5.00%
<b>TOTAL</b>		<b>\$380,000.00</b>	<b>38.00%</b>

-  
-  
**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. N-321040-0091-3

**Amount and Source of Funding:**

\$1,050,000.00 - Fund No. 4040 - METRO Projects Construction DDSRF

**Contact Information:**

Tanu Hiremath, P.E., CFM, ENV SP  
Assistant Director, Capital Projects  
Phone: (832) 395-2291

**ATTACHMENTS:**

**Description**

Maps  
Signed Coversheet












**Type**

Backup Material  
Signed Cover sheet

# WBS NO. N-321040-0091-3 STREET REHABILITATION PROJECT

## City of Houston Council Districts

### DISTRICT

-  A - AMY PECK
-  B - TARSHA JACKSON
-  C - ABBIE KAMIN
-  D - CAROLYN EVANS-SHABAZZ
-  E - DAVID MARTIN
-  F - TIFFANY D. THOMAS
-  G - MARY NAN HUFFMAN
-  H - KARLA CISNEROS
-  I - ROBERT GALLEGOS
-  J - EDWARD POLLARD
-  K - MARTHA CASTEX-TATUM

AT LARGE POSITION 1: MIKE KNOX

AT LARGE POSITION 2: DAVID ROBINSON

AT LARGE POSITION 3: MICHAEL KUBOSH

AT LARGE POSITION 4: LETITIA PLUMMER

AT LARGE POSITION 5: SALLIE ALCORN

Source: COHGIS  
Date: Jan 2022  
Reference: pj20952

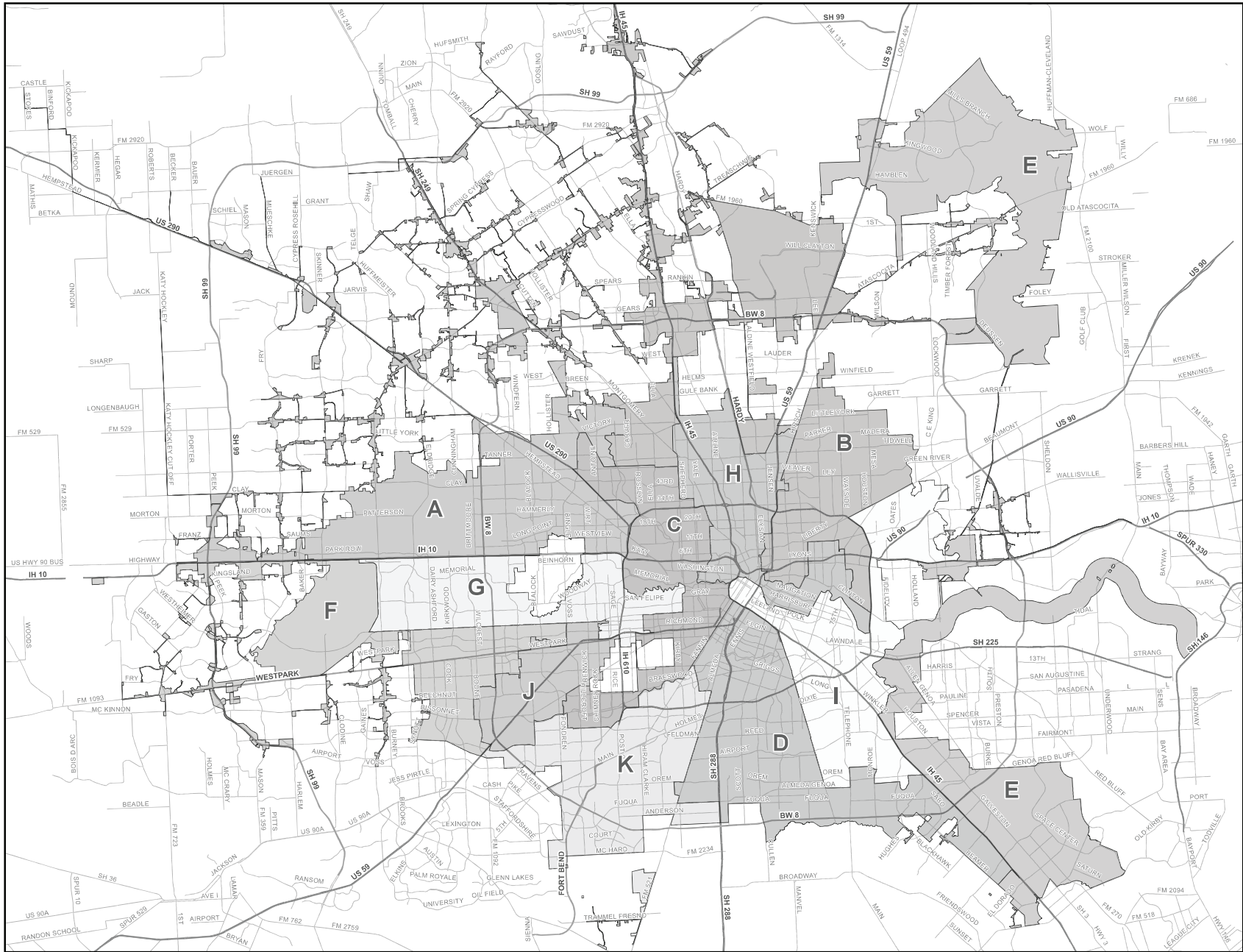


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Miles

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING &  
DEVELOPMENT  
DEPARTMENT





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 4/28/2023

HPW – 20QR10 PES / Gradient Group, LLC

Agenda Item#:

### **Background:**

**SUBJECT:** Professional Engineering Services Contract between the City and Gradient Group, LLC for Street Rehabilitation Projects Contract #6.

**RECOMMENDATION:** An ordinance approving a Professional Engineering Services Contract with Gradient Group, LLC for Street Rehabilitation Projects Contract #6 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Traffic Signal Design Program and is required to meet City of Houston safety standards, to improve traffic signals, mobility, and safety at intersections.

**DESCRIPTION/SCOPE:** This project consists of the design of traffic safety improvements, construction-ready plans, specifications, and estimates for traffic intersections that will provide street safety improvement projects and roadway mobility improvements. The project scope is established by each work authorization.

**LOCATION:** The projects are located throughout the City of Houston.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II – Final Design, Phase III - Construction Phase Services, and Additional Services. Basic Services Fee for Phase I is based on the cost of time and materials with a not-to-exceed agreed-upon amount. The Basic Services fees for Phase II and Phase III are based on a negotiated lump sum amount.


The total cost of this project is \$1,050,000.00 to be appropriated as follows: \$1,000,000.00 for Contract services and \$50,000.00 for CIP Cost Recovery.

**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 standard M/WBE goal set for the project is 29.00%. The Consultant has proposed a 38.00% MWBE plan to meet the goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Geotest Engineering, Inc.	Engineering Services	\$ 50,000.00	5.00%
2. Landtech, Inc., dba Landtech Consultants, Inc.	Land Surveying Services	\$100,000.00	10.00%
3. Cypress Environmental Consulting LLC	Environmental Consulting Services	\$ 50,000.00	5.00%
4. Asakura Robinson Company LLC	Landscape Architectural Services	\$ 30,000.00	3.00%
5. Ally General Solutions, LLC	Traffic Engineering Consulting / Surveying	\$100,000.00	10.00%
6. Holloway Environmental and Communications Services, Inc., dba Holloway Environmental and Communications Services	Environmental Consulting Services	<u>\$ 50,000.00</u>	<u>5.00%</u>
<b>TOTAL</b>		<b>\$380,000.00</b>	<b>38.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:  
 7/31/2023  
Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. N-321040-0091-3

**Amount and Source of Funding:**  
\$1,050,000.00 - Fund No. 4040 - METRO Projects Construction DDSRF

**Contact Information:**  
Tanu Hiremath, P.E., CFM, ENV SP  
Assistant Director, Capital Projects  
Phone: (832) 395-2291

**ATTACHMENTS:**

Description	Type
SAP Documents	Financial Information
Maps	Backup Material
OBO Documents	Backup Material
Form B	Backup Material
Ownership Information Form & Tax Report	Backup Material
POP Documents	Backup Material
Form 1295	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 5/18/2023

HPW - 20WWO1091 PES / Othon, Inc.

Agenda Item#: 63.

### **Summary:**

ORDINANCE appropriating \$3,150,000.00 out of Water & Sewer System Consolidated Construction Fund and approving and authorizing a Professional Engineering Services Contract between the City of Houston and **OTHON, INC** for Wastewater Substitute Services Project Work Order; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund

### **Background:**

**SUBJECT:** Professional Engineering Services contract between the City and Othon, Inc. for Wastewater Substitute Services Project Work Order.

**RECOMMENDATION:** An ordinance approving a Professional Engineering Services contract with Othon, Inc. for Wastewater Substitute Services Project Work Order and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Wastewater Substitute Services Program and is required to provide better service to customers with minimal disruption and lower maintenance costs.

**DESCRIPTION/SCOPE:** This project consists of designing the transfer of sanitary sewer service lines from back lot sewer lines to the front sewer mains within the street right-of-way on a work order basis. The project scope is established by each work authorization.

**LOCATION:** The projects are located throughout the City of Houston.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II – Final Design, Phase III - Construction Phase Services, and Additional Services. Basic Services Fee for Phase I is based on cost of time and materials with a not-to-exceed agreed upon amount. The Basic Services fees for Phase II and Phase III are based on a negotiated lump sum amount. The total Basic Services appropriation is \$2,850,000.00.

The contract also includes certain Additional Services to be paid either as a lump sum or on a reimbursable basis. The total Additional Services appropriation is \$150,000.00.

The negotiated maximum for Phase I Services is \$100,000.00.

The total cost of this project is \$3,150,000.00 to be appropriated as follows: \$3,000,000.00 for

Contract services and \$150,000.00 for CIP Cost Recovery.

**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 health benefits to eligible employees in compliance with City policy.

**M/WBE PARTICIPATION:** The standard M/WBE goal set for the project is 24.00%. The Consultant has proposed a 25% MWBE plan to meet the goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Amani Engineering, Inc.	Surveying	\$150,000.00	5.00%
2. HVJ Associates, Inc.	Engineering Support / Construction Management	\$600,000.00	20.00%
<b>TOTAL</b>		<u>\$750,000.00</u>	<u>25.00%</u>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

\_\_\_\_\_  
Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. R-002015-0032-3

**Amount and Source of Funding:**

\$3,150,000.00- Fund No. 8500 – Water and Sewer System Consolidated Construction Fund

**Contact Information:**

Greg Eyerly  
Senior Assistant Director, Houston Water  
Phone: (832) 395-4979

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Map	Backup Material
Signed Coversheet	Signed Cover sheet

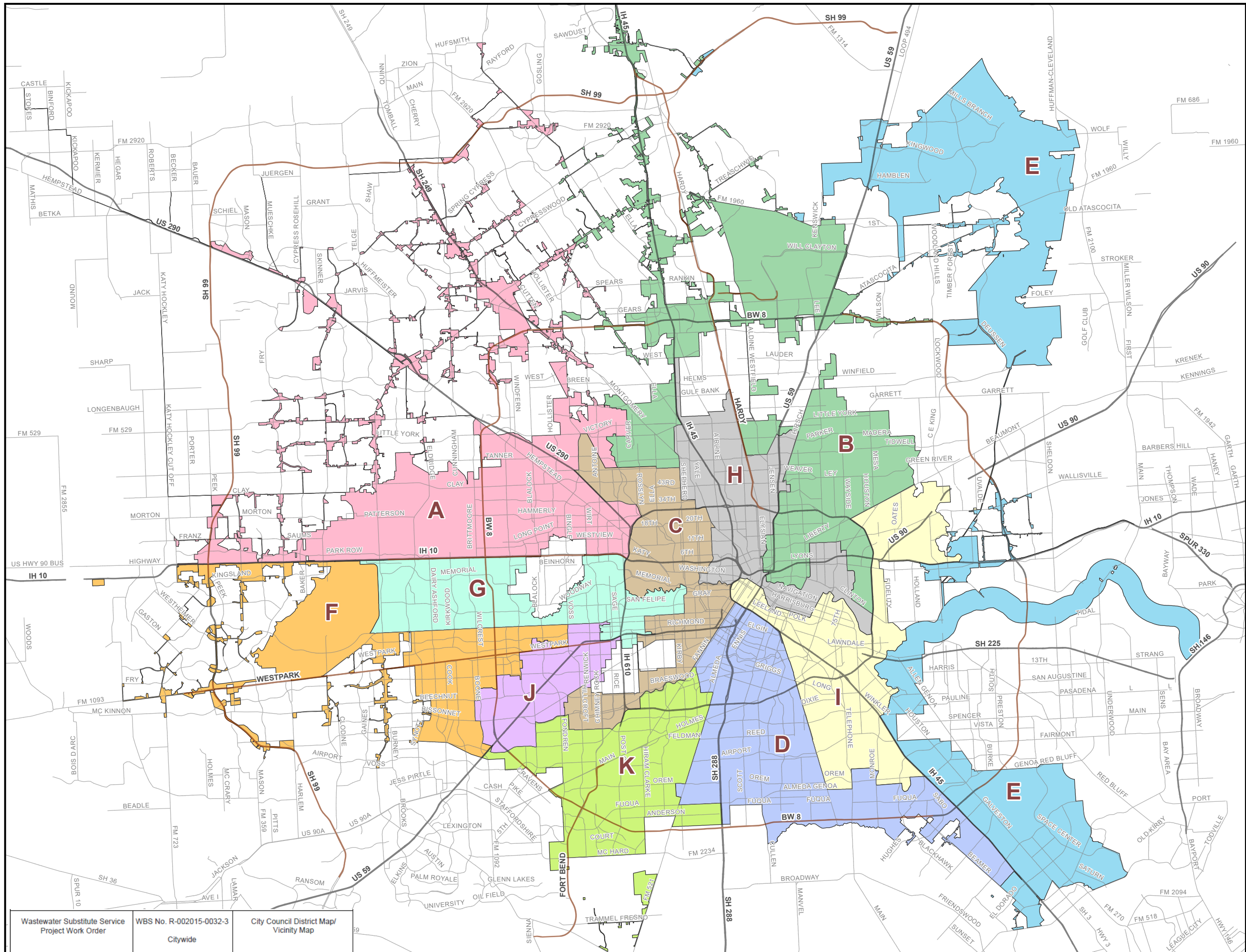
**DISTRICT**

- AT LARGE POSITION 1: MIKE KNOX  
AT LARGE POSITION 2: DAVID ROBINSON  
AT LARGE POSITION 3: MICHAEL KUBOSH  
AT LARGE POSITION 4: LETITIA PLUMMER  
AT LARGE POSITION 5: SALLIE ALCORN

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 5/18/2023

HPW - 20WWO1091 PES / Othon, Inc.

Agenda Item#:

### **Background:**

**SUBJECT:** Professional Engineering Services contract between the City and Othon, Inc. for Wastewater Substitute Services Project Work Order.

**RECOMMENDATION:** An ordinance approving a Professional Engineering Services contract with Othon, Inc. for Wastewater Substitute Services Project Work Order and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Wastewater Substitute Services Program and is required to provide better service to customers with minimal disruption and lower maintenance costs.

**DESCRIPTION/SCOPE:** This project consists of designing the transfer of sanitary sewer service lines from back lot sewer lines to the front sewer mains within the street right-of-way on a work order basis. The project scope is established by each work authorization.

**LOCATION:** The projects are located throughout the City of Houston.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II – Final Design, Phase III - Construction Phase Services, and Additional Services. Basic Services Fee for Phase I is based on cost of time and materials with a not-to-exceed agreed upon amount. The Basic Services fees for Phase II and Phase III are based on a negotiated lump sum amount. The total Basic Services appropriation is \$2,850,000.00.

The contract also includes certain Additional Services to be paid either as a lump sum or on a reimbursable basis. The total Additional Services appropriation is \$150,000.00.

The negotiated maximum for Phase I Services is \$100,000.00.

The total cost of this project is \$3,150,000.00 to be appropriated as follows: \$3,000,000.00 for Contract services and \$150,000.00 for CIP Cost Recovery.

**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 health benefits to eligible employees in compliance with City policy.

**M/WBE PARTICIPATION:** The standard M/WBE goal set for the project is 24.00%. The Consultant has proposed a 25% MWBE plan to meet the goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of</u>
			<u>Total Contract</u>
1. Amani Engineering, Inc.	Surveying	\$150,000.00	5.00%
2. HVJ Associates, Inc.	Engineering Support / Construction Management	\$600,000.00	20.00%
		<b>TOTAL</b>	<b>\$750,000.00 25.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:

*Carol Ellinger Haddock*

8/7/2023

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. R-002015-0032-3

### **Amount and Source of Funding:**

\$3,150,000.00- Fund No. 8500 – Water and Sewer System Consolidated Construction Fund

**Contact Information:**

Greg Eyerly  
Senior Assistant Director, Houston Water  
Phone: (832) 395-4979

**ATTACHMENTS:**

Description	Type
SAP Documents	Financial Information
Map	Backup Material
OBO Documents	Backup Material
Form B	Backup Material
Ownership Information Form & Tax Report	Backup Material
Pay or Play	Backup Material
Form 1295	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District C

Item Creation Date: 3/15/2023

HPW - 20CJ19 Contract Award/ Grava, LLC

Agenda Item#: 64.

### **Summary:**

ORDINANCE appropriating \$1,162,399.10 out of Dedicated Drainage and Street Renewal Capital Fund, \$291,900.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **GRAVA, LLC** for Drainage and Paving Improvements for Cottage Grove East Phase I; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund and Water & Sewer System Consolidated Construction Fund, contingency and testing services - **DISTRICT C - KAMIN**

### **Background:**

**SUBJECT:** Contract Award for Drainage and Paving Improvements for Cottage Grove East Phase I.

**RECOMMENDATION:** Award a Construction Contract to Grava, LLC for Drainage and Paving Improvements for Cottage Grove East Phase I and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Street and Traffic Capital Improvement Plan (CIP) and is required to provide design and construction of storm drainage improvements.

**DESCRIPTION/SCOPE:** This project consists of the construction of storm drainage improvements, concrete paving, curbs, sidewalks, driveways, and underground utilities to improve the drainage of streets and reduce the risk of structural flooding. The Contract duration for this project is 120 calendar days. This project was designed by Civiltech Engineering, Inc..

**LOCATION:** The project area is generally bound by White Oak Bayou on the north, Interstate Highway 10 on the south, Shepherd Drive on the east and Durham Drive on the west.

**BIDS:** This project was advertised for bidding on November 4, 2022. Bids were received on December 15, 2022. The five (5) bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
1. Grava, LLC	\$1,276,635.54
2. Ballast Point Construction. Inc.	\$1,474,312.30

3.	Conrad Construction Co., LTD	\$1,650,939.00
4.	Total Contracting Limited	\$1,653,466.70
5.	Main Lane Industries, Ltd.	\$1,698,777.00

**AWARD:** It is recommended that this construction contract be awarded to Grava, LLC with a low bid of \$1,276,635.54 and Addenda Nos. 1 through 4 be made a part of this Contract.

**PROJECT COST:** The total cost of this project is \$1,454,299.10 to be appropriated as follows:

· Bid Amount	\$1,276,635.54
· Contingencies	\$ 63,831.78
· Testing Services	\$ 50,000.00
· CIP Cost Recovery	\$ 63,831.78

Testing Services will be provided by HTS Inc. Consultants under a previously approved contract.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case Grava, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 health benefits to eligible employees in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project:

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Grava, LLC	Utility line, Asphalt paving, foundation, building, poured concrete.	\$127,663.55	10.00%
2. Texas Concrete Enterprise Ready Mix, Inc.	Ready-mix concrete manufacturing, asphalt, and concrete mixtures.	\$ 38,299.07	3.00%
<b>TOTAL</b>		<b>\$165,962.62</b>	<b>13.00%</b>

<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. J.A. Gamez Trucking Services	Trucking, specialized freight, Brick, Stone, and Related Construction Material.	\$25,532.71	2.00%
2. SEBL Service Supplier, Inc.	Flagging services, personal safety devices and supplies merchant wholesalers.	\$12,766.36	1.00%
<b>TOTAL</b>		<b>\$38,299.07</b>	<b>3.00%</b>

<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
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<u>SBE - Name of Firm</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Ceballos Construction, LLC	Concrete paving, poured concrete foundation and structure contractors.	<u>\$51,065.42</u>	<u>4.00%</u>
<b>TOTAL</b>		<b>\$51,065.42</b>	<b>4.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. M-410039-0001-4, S-000500-0309-4, R-000500-0309-4

**Amount and Source of Funding:**

Total: \$1,454,299.10

\$1,162,399.10 - Fund No. 4042 - Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge

\$291,900.00 - Fund No. 8500 - Water and Sewer System Consolidated Construction

**Contact Information:**

Tanu Hiremath, P.E., CFM, ENV, SP  
Assistant Director, Capital Projects  
Phone: (832) 395-2291

**ATTACHMENTS:**

**Description**

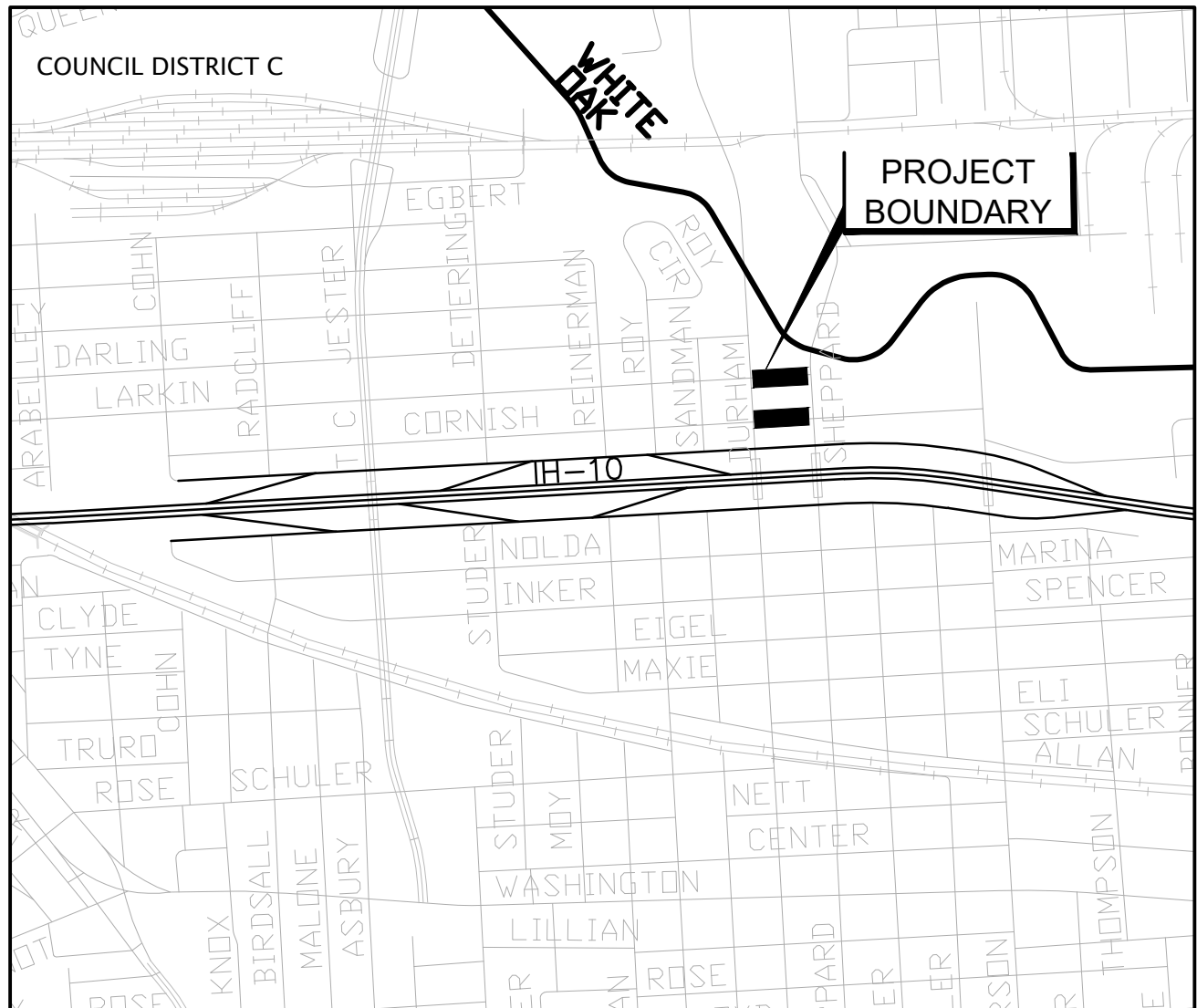
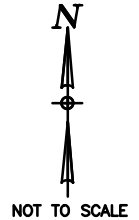
Maps  
Signed Coversheet

**Type**

Backup Material  
Signed Cover sheet

# COTTAGE GROVE EAST - PHASE I DRAINAGE AND PAVING IMPROVEMENTS

WBS No. M-410039-001-4



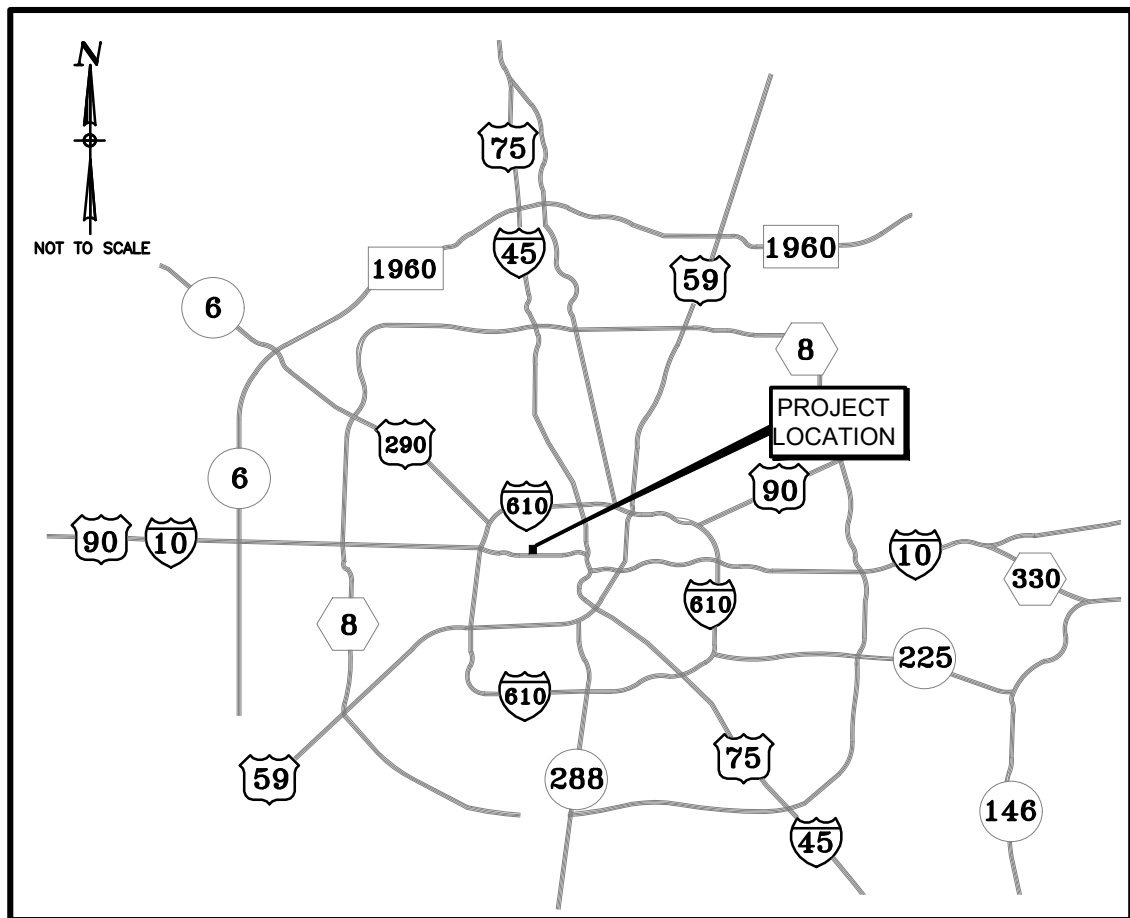
LOCATION MAP

N.T.S.

KEY MAP NO. 492 C & 492 G

# COTTAGE GROVE EAST - PHASE I DRAINAGE AND PAVING IMPROVEMENTS

WBS No. M-410039-001-4



VICINITY MAP  
N.T.S.



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District C

Item Creation Date: 3/15/2023

HPW - 20CJ19 Contract Award/ Grava, LLC

Agenda Item#: 30.

### **Background:**

**SUBJECT:** Contract Award for Drainage and Paving Improvements for Cottage Grove East Phase I.

**RECOMMENDATION:** Award a Construction Contract to Grava, LLC for Drainage and Paving Improvements for Cottage Grove East Phase I and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Street and Traffic Capital Improvement Plan (CIP) and is required to provide design and construction of storm drainage improvements.

**DESCRIPTION/SCOPE:** This project consists of the construction of storm drainage improvements, concrete paving, curbs, sidewalks, driveways, and underground utilities to improve the drainage of streets and reduce the risk of structural flooding. The Contract duration for this project is 120 calendar days. This project was designed by Civiltech Engineering, Inc..

**LOCATION:** The project area is generally bound by White Oak Bayou on the north, Interstate Highway 10 on the south, Shepherd Drive on the east and Durham Drive on the west.

**BIDS:** This project was advertised for bidding on November 4, 2022. Bids were received on December 15, 2022. The five (5) bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
1. Grava, LLC	\$1,276,635.54
2. Ballast Point Construction, Inc.	\$1,474,312.30
3. Conrad Construction Co., LTD	\$1,650,939.00
4. Total Contracting Limited	\$1,653,466.70
5. Main Lane Industries, Ltd.	\$1,698,777.00

**AWARD:** It is recommended that this construction contract be awarded to Grava, LLC with a low bid of \$1,276,635.54 and Addenda Nos. 1 through 4 be made a part of this Contract.

**PROJECT COST:** The total cost of this project is \$1,454,299.10 to be appropriated as follows:

· Bid Amount	\$1,276,635.54
· Contingencies	\$ 63,831.78
· Testing Services	\$ 50,000.00
· CIP Cost Recovery	\$ 63,831.78

Testing Services will be provided by HTS Inc. Consultants under a previously approved contract.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case Grava, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 health benefits to eligible employees in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project:


	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Grava, LLC	Utility line, Asphalt paving, foundation, building, poured concrete.	\$127,663.55	10.00%
2.	Texas Concrete Enterprise Ready Mix, Inc.	Ready-mix concrete manufacturing, asphalt, and concrete mixtures.	\$ 38,299.07	3.00%
	<b>TOTAL</b>		<b>\$165,962.62</b>	<b>13.00%</b>

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	J.A. Gamez Trucking Services	Trucking, specialized freight, Brick, Stone, and Related Construction Material.	\$25,532.71	2.00%
2.	SEBL Service Supplier, Inc.	Flagging services, personal safety devices and supplies merchant wholesalers.	\$12,766.36	1.00%
	<b>TOTAL</b>		<b>\$38,299.07</b>	<b>3.00%</b>

	<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Ceballos Construction, LLC	Concrete paving, poured concrete foundation and structure contractors.	\$51,065.42	4.00%
	<b>TOTAL</b>		<b>\$51,065.42</b>	<b>4.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

DocuSigned by:  
  
 8/2/2023  
 A93C410B72B3453...  
 Carol Ellinger Haddock, P.E., Director  
 Houston Public Works

WBS No. M-410039-0001-4, S-000500-0309-4, R-000500-0309-4

**Amount and Source of Funding:**

Total: \$1,454,299.10

\$1,162,399.10 - Fund No. 4042 - Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge  
 \$291,900.00 - Fund No. 8500 - Water and Sewer System Consolidated Construction

**Contact Information:**

Tanu Hiremath, P.E., CFM, ENV, SP  
 Assistant Director, Capital Projects  
 Phone: (832) 395-2291

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
SAP Documents	Financial Information
Maps	Backup Material
OBO Documents	Backup Material
Form B	Backup Material
Ownership Information Form and Tax Report	Backup Material
Pay or Play	Backup Material
Bid Extension	Backup Material
Bid Tabulations	Backup Material
Form 1295	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District B

Item Creation Date:

HPW – 20FDL05 Contract Award / Harper Brothers  
Construction, LLC

Agenda Item#: 65.

### **Summary:**

ORDINANCE appropriating \$34,448,330.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **HARPER BROTHERS CONSTRUCTION, LLC** for Facility Consolidation Flow Diversion from Tidwell Timbers Wastewater Treatment Plant (WWTP); setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for CIP Cost Recovery, contingency, and testing services relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT B - JACKSON**

### **Background:**

**SUBJECT:** Contract Award for Facility Consolidation Flow Diversion from Tidwell Timbers Wastewater Treatment Plant (WWTP).

**RECOMMENDATION:** Award a Construction Contract to Harper Brothers Construction, LLC for Facility Consolidation Flow Diversion from Tidwell Timbers Wastewater Treatment Plant (WWTP) and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the City's Capital Improvement Plan (CIP) Consolidation Package for wastewater facilities and is required to control operations, maintenance costs and ensure regulatory compliance.

The work to be performed under this contract award is necessary to maintain compliance with Houston's wastewater consent decree with EPA and TCEQ.

**DESCRIPTION/SCOPE:** This project consists of the abandonment of the Tidwell Timbers Wastewater Treatment Plant (WWTP), demolition and flow diversion from the existing Tidwell Timbers Lift Station, construction of the new Tidwell Timbers Lift Station, a new force main, and gravity sewer. The Contract duration for this project is 548 calendar days. This project was designed by Jacobs Engineering Group Inc.

**LOCATION:** The project area is generally bound by Caddo Road on the North, Halls Bayou on the South, Greens Bayou on the East, and Wayside Drive on the West.

**RIDS:** This project was advertised for bidding on March 17, 2023. Bids were received on April 14,

**BIDS:** This project was advertised for bidding on March 17, 2023. Bids were received on April 14, 2023. The three (3) bids are as follows:

	<u>Bidder</u>	<u>Bid Amount</u>
1.	Harper Brothers Construction, LLC	\$ 31,180,300.00
2.	Main Lane Industries, Ltd.	\$ 31,223,753.00
3.	Reytec Construction	\$ 32,305,570.00

**AWARD:** It is recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a low bid of \$31,180,300.00 and that Addendum Number 1 and 2 be made a part of this Contract.

**PROJECT COST:** The total cost of this project is \$34,448,330.00 to be appropriated as follows:

• Bid Amount	\$ 31,180,300.00
• Contingencies	\$ 1,559,015.00
• Testing Services	\$ 150,000.00
• CIP Cost Recovery	\$ 1,559,015.00

Testing Services will be provided by Terracon Consultants, Inc. under a previously approved contract.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case Harper Brothers Construction, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 health benefits to eligible employees in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project. MWSBE participation will be achieved by using 1st and 2nd tiered subcontractors as allowed in the MWBE Program. In addition to the four (4) 1st tiered MWSBE subcontractors listed for participation, Peltier Brothers, a non-certified firm, will be a 1st tier subcontractor to the Prime. Peltier Brothers will subcontract some of their work to two (2) 2nd tiered MWSBE certified firms to perform facilities work on the contract and the Prime will receive MWSBE credit for dollars paid to those 2nd tier subcontractors.

**Harper Brothers Construction, LLC:**  
Subcontractors

	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Texas Concrete Enterprise Ready Mix, Inc.	Ready-Mix Concrete	\$ 157,045.59	0.50%
2.	Karami Plumbing and Construction Supply LLC	Durable Goods, Agents, and Brokers	\$ 2,666,992.74	8.55%
3.	R. Ortiz Trucking	Dump Trucking	\$ 455,938.00	1.46%
	<b>TOTAL</b>		<b>\$ 3,279,976.33</b>	<b>10.51%</b>

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	P & Z Logistic Inc.	Excavation Contractors	\$ 1,521,003.33	4.88%
2.	F&L Coatings and Concrete, L.L.C.	Specialty Trade Contractors	\$ 150,035.89	0.48%
	<b>TOTAL</b>		<b>\$ 1,671,039.22</b>	<b>5.36%</b>

	<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Vera Industries, LLC, DBA Vera Industries, LCC	Storm Sewer Construction	\$ 1,084,121.15	3.48%
2.	Contractors Paving Supply, LLC	Construction Material Merchant Wholesalers	\$ 10,131.97	0.03%
3.	Wilson Flagging Control	Flagging	\$ 117,530.89	0.38%
4.	Automation Nation, Inc.	Computer Software Analysis	\$ 862.27	0.00%
	<b>TOTAL</b>		<b>\$ 1,212,646.28</b>	<b>3.89%</b>

**Peltier Brothers Construction, Ltd. ( Non-MWSBE Firm)**

2nd Tier Subcontractors:

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	F & L Coatings and Concrete, L.L.C.	Specialty Trade Contractors	\$ 46,400.00	0.15%
	<b>TOTAL</b>		<b>\$ 46,400.00</b>	<b>0.15%</b>

	<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Automation Nation, Inc.	Computer Software Analysis	\$ 27,200.00	0.09%
	<b>TOTAL</b>		<b>\$ 27,200.00</b>	<b>0.09%</b>

**Total MWSBE Participation Plan:**

	<u>AMOUNT</u>	<u>% OF CONTRACT</u>
MBE	\$3,279,976.33	10.51%
WBE	\$1,717,439.22	5.51%
SBE	\$1,239,846.28	3.98%
<b>Grand Total</b>	<b>\$6,237,261.83</b>	<b>20.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

---

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. R-000536-0032-4

**Amount and Source of Funding:**

\$34,448,330.00 - Fund No. 8500 – Water and Sewer System Consolidated Construction

**Contact Information:**

Markos E. Mengesha P.E., CCM  
Assistant Director, Capital Projects  
Phone: (832) 395-2365

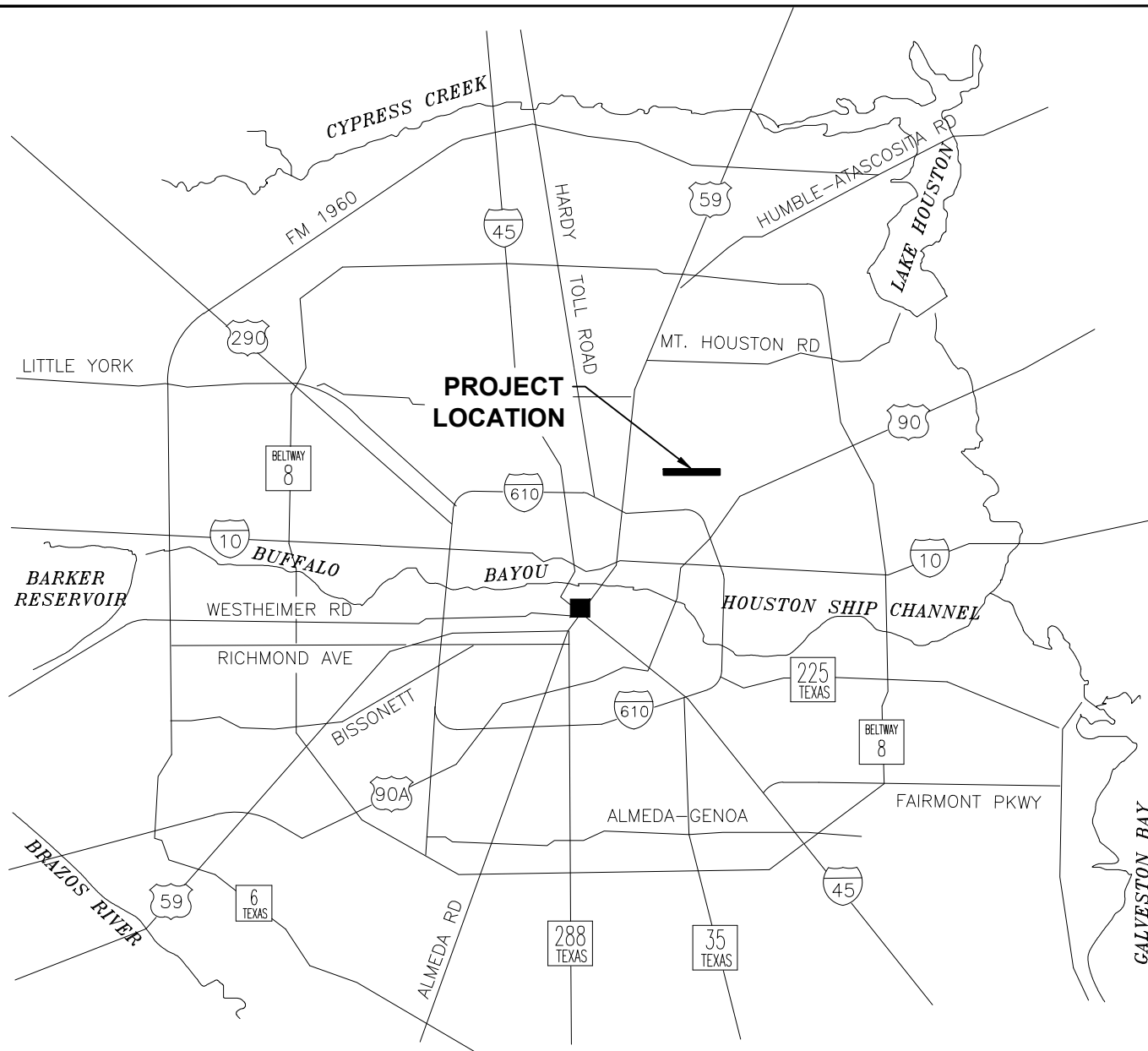
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**Description**

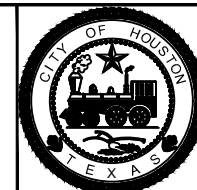
Maps  
Signed Coversheet

**Type**

Backup Material  
Signed Cover sheet



**CITY OF HOUSTON  
TIDWELL TIMBERS WASTEWATER TREATMENT PLANT  
WBS CODE R-000536-0032-4  
LOCATION MAP**







## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:  
District B  
Item Creation Date:

HPW – 20FDL05 Contract Award / Harper Brothers Construction, LLC

Agenda Item#:

### **Background:**

**SUBJECT:** Contract Award for Facility Consolidation Flow Diversion from Tidwell Timbers Wastewater Treatment Plant (WWTP).

**RECOMMENDATION:** Award a Construction Contract to Harper Brothers Construction, LLC for Facility Consolidation Flow Diversion from Tidwell Timbers Wastewater Treatment Plant (WWTP) and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the City's Capital Improvement Plan (CIP) Consolidation Package for wastewater facilities and is required to control operations, maintenance costs and ensure regulatory compliance.

The work to be performed under this contract award is necessary to maintain compliance with Houston's wastewater consent decree with EPA and TCEQ.

**DESCRIPTION/SCOPE:** This project consists of the abandonment of the Tidwell Timbers Wastewater Treatment Plant (WWTP), demolition and flow diversion from the existing Tidwell Timbers Lift Station, construction of the new Tidwell Timbers Lift Station, a new force main, and gravity sewer. The Contract duration for this project is 548 calendar days. This project was designed by Jacobs Engineering Group Inc.

**LOCATION:** The project area is generally bound by Caddo Road on the North, Halls Bayou on the South, Greens Bayou on the East, and Wayside Drive on the West.

**BIDS:** This project was advertised for bidding on March 17, 2023. Bids were received on April 14, 2023. The three (3) bids are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
1. Harper Brothers Construction, LLC	\$ 31,180,300.00
2. Main Lane Industries, Ltd.	\$ 31,223,753.00
3. Reytec Construction	\$ 32,305,570.00

**AWARD:** It is recommended that this construction contract be awarded to Harper Brothers Construction, LLC with a low bid of \$31,180,300.00 and that Addendum Number 1 and 2 be made a part of this Contract.

**PROJECT COST:** The total cost of this project is \$34,448,330.00 to be appropriated as follows:

• Bid Amount	\$ 31,180,300.00
• Contingencies	\$ 1,559,015.00
• Testing Services	\$ 150,000.00
• CIP Cost Recovery	\$ 1,559,015.00

Testing Services will be provided by Terracon Consultants, Inc. under a previously approved contract.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case Harper Brothers Construction, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 health benefits to eligible employees in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project. MWSBE participation will be achieved by using 1st and 2nd tiered subcontractors as allowed in the MWBE Program. In addition to the four (4) 1st tiered MWSBE subcontractors listed for participation, Peltier Brothers, a non-certified firm, will be a 1st tier subcontractor to the Prime. Peltier Brothers will subcontract some of their work to two (2) 2nd tiered MWSBE certified firms to perform facilities work on the contract and the Prime will receive MWSBE credit for dollars paid to those 2nd tier subcontractors.

**Harper Brothers Construction, LLC:**

## Subcontractors

	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Texas Concrete Enterprise Ready Mix, Inc.	Ready-Mix Concrete	\$ 157,045.59	0.50%
2.	Karami Plumbing and Construction Supply LLC	Durable Goods, Agents, and Brokers	\$ 2,666,992.74	8.55%
3.	R. Ortiz Trucking	Dump Trucking	<u>\$ 455,938.00</u>	<u>1.46%</u>
	<b>TOTAL</b>		<b>\$ 3,279,976.33</b>	<b>10.51%</b>

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	P & Z Logistic Inc.	Excavation Contractors	\$ 1,521,003.33	4.88%
2.	F&L Coatings and Concrete, L.L.C.	Specialty Trade Contractors	<u>\$ 150,035.89</u>	<u>0.48%</u>
	<b>TOTAL</b>		<b>\$ 1,671,039.22</b>	<b>5.36%</b>

	<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Vera Industries, LLC, DBA Vera Industries, LCC	Storm Sewer Construction	\$ 1,084,121.15	3.48%
2.	Contractors Paving Supply, LLC	Construction Material Merchant Wholesalers	\$ 10,131.97	0.03%
3.	Wilson Flagging Control	Flagging	<u>\$ 117,530.89</u>	<u>0.38%</u>
4.	Automation Nation, Inc.	Computer Software Analysis	<u>\$ 862.27</u>	<u>0.00%</u>
	<b>TOTAL</b>		<b>\$ 1,212,646.28</b>	<b>3.89%</b>

**Peltier Brothers Construction, Ltd. ( Non-MWSBE Firm)**

## 2nd Tier Subcontractors:

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	F & L Coatings and Concrete, L.L.C.	Specialty Trade Contractors	<u>\$ 46,400.00</u>	<u>0.15%</u>
	<b>TOTAL</b>		<b>\$ 46,400.00</b>	<b>0.15%</b>

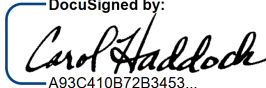
	<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Automation Nation, Inc.	Computer Software Analysis	<u>\$ 27,200.00</u>	<u>0.09%</u>
	<b>TOTAL</b>		<b>\$ 27,200.00</b>	<b>0.09%</b>

**Total MWSBE Participation Plan:**

	<u>AMOUNT</u>	<u>% OF CONTRACT</u>
MBE	\$3,279,976.33	10.51%
WBE	\$1,717,439.22	5.51%
SBE	<u>\$1,239,846.28</u>	<u>3.98%</u>
<b>Grand Total</b>	<b>\$6,237,261.83</b>	<b>20.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements and/or right-of-entry required for the project have been acquired.

DocuSigned by:  
 8/2/2023  
 A93C410B72B3453...

Carol Ellinger Haddock, P.E., Director  
 Houston Public Works

WBS No. R-000536-0032-4

**Amount and Source of Funding:**

\$34,448,330.00 - Fund No. 8500 – Water and Sewer System Consolidated Construction

**Contact Information:**

Markos E. Mengesha P.E., CCM  
Assistant Director, Capital Projects  
Phone: (832) 395-2365

**ATTACHMENTS:**

Description	Type
SAP Documents	Financial Information
Maps	Backup Material
OBO Documents	Backup Material
Form B	Backup Material
Ownership Information Form & Tax Report	Backup Material
Pay or Play	Backup Material
Bid Tabulations	Backup Material
Bid Extension Letter	Backup Material
Form 1295	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 5/25/2023

HPW - 20SWO131 Contract Award / DL Glover Utilities, LLC

Agenda Item#: 66.

### **Summary:**

ORDINANCE appropriating \$8,800,000.00 out of Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge, awarding contract to **DL GLOVER UTILITIES, LLC** for FY2023 Drainage Rehabilitation Storm Water Action Team (SWAT) Work Orders No. 4; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering and testing services and CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge

### **Background:**

**SUBJECT:** Contract Award for FY2023 Drainage Rehabilitation Stormwater Action Team (SWAT) Work Orders #4.

**RECOMMENDATION:** Award a Construction Contract to DL Glover Utilities, LLC for FY2023 Drainage Rehabilitation Stormwater Action Team (SWAT) Work Orders #4 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project will provide work authorizations on a location-by-location basis, as needed, for repair, rehabilitation, or reconstruction of the stormwater drainage assets to such a condition that they may be effectively used for its designated functional purpose.

**DESCRIPTION/SCOPE:** This citywide program provides construction services to resolve localized stormwater drainage problems. The project scope is established by each work authorization. The contract duration for this project is 730 calendar days.

**LOCATION:** The projects are located throughout the City of Houston.

**PROPOSAL:** This project was advertised for competitive sealed proposals on December 2, 2022. Proposals were received on March 2, 2023. The proposals received are as follows: Based on the proposer score.

	<u>Proposer</u>	<u>Adjustment Factor</u>
1.	DL Glover Utilities, LLC.	0.990
2.	Nerie Construction LLC.	1.150
3.	T Construction, LLC.	0.908
4.	Reytec Construction Resources, Inc.	1.090

**AWARD:** The Selection Committee was comprised of members from Houston Public Works Transportation Drainage and Operations delivery line. The Selection Committee reviewed the proposals

Transportation, Drainage and Operations delivery into. The Selection Committee reviewed the proposals and recommended that this construction contract be awarded to DL Glover Utilities, LLC based on their Financial Capabilities, Experience, Safety, Key Personnel, Team Structure, Project Schedule, QA/QC, Controls, Litigation, Environmental, and Hire Houston First Designation with a total proposal bid price of \$8,000,000.00.

**PROJECT COST:** The total cost of this project is \$8,800,000.00 to be appropriated as follows:

• Bid Amount	\$8,000,000.00
• Testing Services	\$ 400,000.00
• CIP Cost Recovery	\$ 400,000.00

Testing Services will be provided by Tolunay-Wong Engineers, Inc. under a previously approved contract.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, DL Glover Utilities, L.L.C. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project.

	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Big Country 94 Asphalt Construction, LLC	Concrete Paving	\$ 320,000.00	4.00%
2.	T. Gray Utility & Rehab Co., LLC	Water and Sewer Line Structure Construction	\$ 320,000.00	4.00%
3.	Mayoral Trucking, LLC	Dump Trucking	\$ 400,000.00	5.00%
	<b>TOTAL</b>		<b>\$ 1,040,000.00</b>	<b>13.00%</b>

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Access Data Supply, Inc.	Pipe, Metal Products, Wholesalers	\$ 560,000.00	7.00%
	<b>TOTAL</b>		<b>\$ 560,000.00</b>	<b>7.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements, and/or right-of-entry required for the project have been acquired.

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. M-430006-0027-4

**Amount and Source of Funding:**

\$8,800,000.00

Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge  
Fund No. 4042

**Contact Information:**

Johana Clark, P.E.

Senior Assistant Director, Transportation & Drainage Operation

Phone: (832) 395-2274

**ATTACHMENTS:**

**Description**

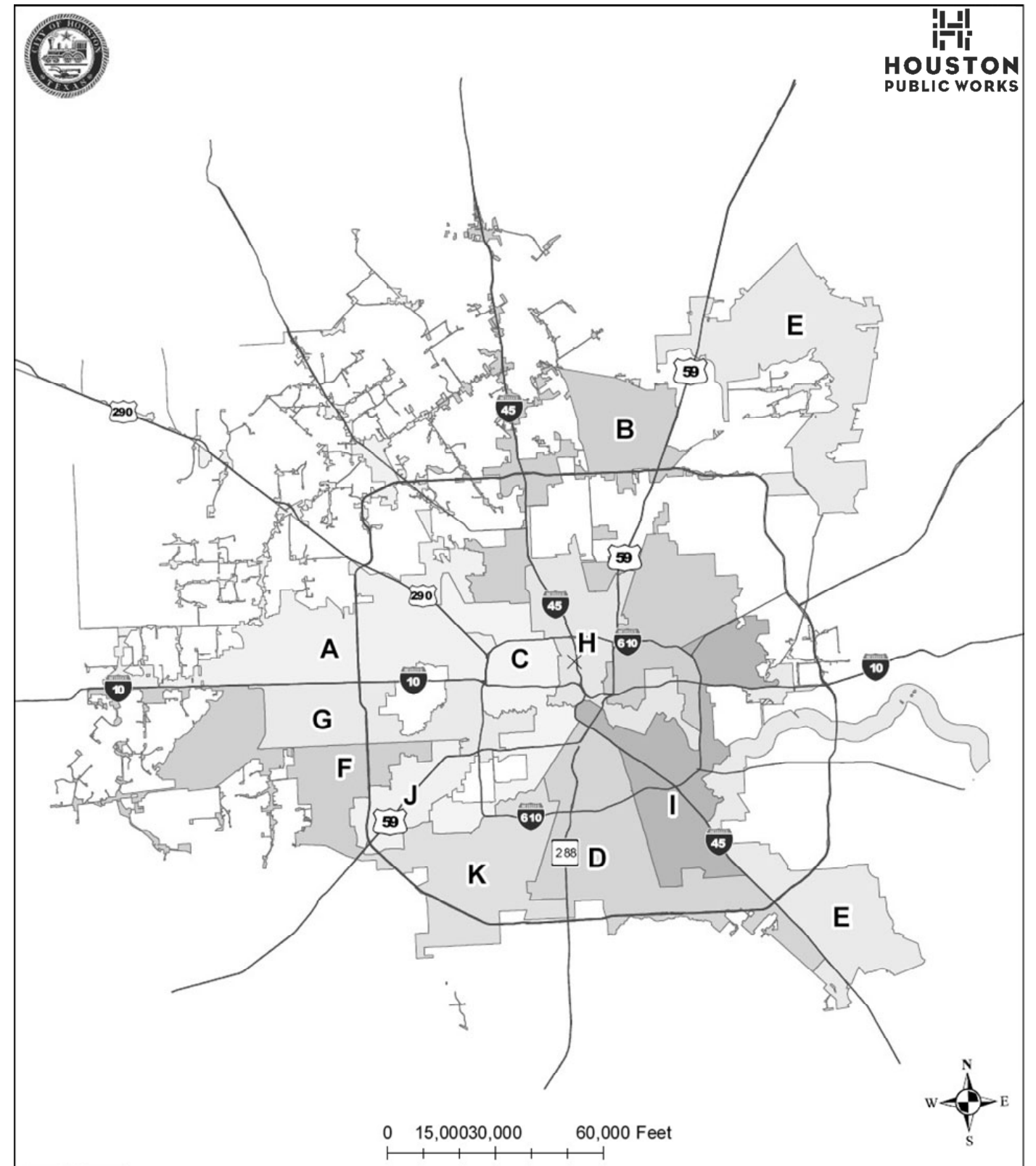
Map

Signed Coversheet

**Type**

Backup Material

Signed Cover sheet



FY2023 Drainage Rehab  
(SWAT) Work Orders #4

WBS No. M-430006-0027-4  
Citywide

City Council District Map/Vicinity Map



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 5/25/2023

HPW - 20SWO131 Contract Award / DL Glover Utilities, LLC

Agenda Item#:

### **Background:**

**SUBJECT:** Contract Award for FY2023 Drainage Rehabilitation Stormwater Action Team (SWAT) Work Orders #4.

**RECOMMENDATION:** Award a Construction Contract to DL Glover Utilities, LLC for FY2023 Drainage Rehabilitation Stormwater Action Team (SWAT) Work Orders #4 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project will provide work authorizations on a location-by-location basis, as needed, for repair, rehabilitation, or reconstruction of the stormwater drainage assets to such a condition that they may be effectively used for its designated functional purpose.

**DESCRIPTION/SCOPE:** This citywide program provides construction services to resolve localized stormwater drainage problems. The project scope is established by each work authorization. The contract duration for this project is 730 calendar days.

**LOCATION:** The projects are located throughout the City of Houston.

**PROPOSAL:** This project was advertised for competitive sealed proposals on December 2, 2022. Proposals were received on March 2, 2023. The proposals received are as follows: Based on the proposer score.

	<u>Proposer</u>	<u>Adjustment Factor</u>
1.	DL Glover Utilities, LLC.	0.990
2.	Nerie Construction LLC.	1.150
3.	T Construction, LLC.	0.908
4.	Reytec Construction Resources, Inc.	1.090

**AWARD:** The Selection Committee was comprised of members from Houston Public Works Transportation Drainage and Operations delivery line. The Selection Committee reviewed the proposals and recommended that this construction contract be awarded to DL Glover Utilities, LLC based on their Financial Capabilities, Experience, Safety, Key Personnel, Team Structure, Project Schedule, QA/QC, Controls, Litigation, Environmental, and Hire Houston First Designation with a total proposal bid price of \$8,000,000.00.

**PROJECT COST:** The total cost of this project is \$8,800,000.00 to be appropriated as follows:

• Bid Amount	\$8,000,000.00
• Testing Services	\$ 400,000.00
• CIP Cost Recovery	\$ 400,000.00

Testing Services will be provided by Tolunay-Wong Engineers, Inc. under a previously approved contract.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, DL Glover Utilities, L.L.C. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project.

	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Big Country 94 Asphalt Construction, LLC	Concrete Paving	\$ 320,000.00	4.00%

2.	T. Gray Utility & Rehab Co., LLC	Water and Sewer Line Structure Construction	\$ 320,000.00	4.00%
3.	Mayoral Trucking, LLC	Dump Trucking	\$ 400,000.00	5.00%
<b>TOTAL</b>			<b>\$ 1,040,000.00</b>	<b>13.00%</b>

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Access Data Supply, Inc.	Pipe, Metal Products, Wholesalers	\$ 560,000.00	7.00%
<b>TOTAL</b>			<b>\$ 560,000.00</b>	<b>7.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

All known rights-of-way, easements, and/or right-of-entry required for the project have been acquired.

DocuSigned by:

 7/25/2023  
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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. M-430006-0027-4

**Amount and Source of Funding:**

\$8,800,000.00 - Fund No. 4042 - Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge

**Contact Information:**

Johana Clark, P.E.

Senior Assistant Director, Transportation & Drainage Operation

Phone: (832) 395-2274

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
SAP Documents	Financial Information
Map	Backup Material
OBO Documents	Backup Material
Form B	Backup Material
Ownership Information Form & Tax Report	Backup Material
Pay or Play	Backup Material
Bid Extension Letter	Backup Material
Bid Tabulations	Backup Material
Form 1295	Backup Material



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/24/2023

HPW - 20SWO141 Construction Award/ DL Glover Utilities,  
LLC

Agenda Item#: 67.

### **Summary:**

ORDINANCE appropriating \$5,750,000.00 out of Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge, awarding contract to **DL GLOVER UTILITIES, LLC** for FY2024 Local Drainage Program (LDP) Contract #1; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, contingency, and CIP Cost Recovery relating to construction of facilities financed by the Dedicated Drainage and Street Renewal Capital Fund - Drainage Charge

### **Background:**

**SUBJECT:** Contract Award for FY2024 Local Drainage Program (LDP) Contract #1.

**RECOMMENDATION:** (SUMMARY) Award a Construction Contract to DL Glover Utilities, LLC for FY2024 Local Drainage Program (LDP) Contract #1 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Transportation and Drainage Operations Program and is required to provide work authorization on a location by location as-needed basis, to preserve, repair, rehabilitate or reconstruct the storm-water drainage asset including street rehabilitation to a condition that it may be effectively used for its designated functional purpose.

**DESCRIPTION/SCOPE:** This project consists of the Citywide program that provides construction services to resolve localized storm water drainage problems and rehabilitate the street to further improve the drainage. The scope is established by each work authorization. The Contract duration for this project is 730 calendar days.

**LOCATION:** The projects are located throughout the City of Houston.

**BIDS:** This project was advertised for bidding on May 12, 2023. Bids were received on June 1, 2023. The nine (9) bids are as follows:

	<u>Bidder</u>	<u>Adjustment Factor</u>
1.	DL Glover Utilities, LLC	0.830
2.	Nerie Construction	0.869
3.	Liberty Construction Group, Inc.	0.875
4.	T Construction. LLC	0.888

5.	Total Contracting Limited	0.920
6.	C & A Construction, LLC	0.928
7.	TB Concrete Construction, Inc.	0.930
8.	Reytec Construction Resources, Inc.	0.945
9.	J. Rivas Construction, LLC	0.955

**AWARD:** It is recommended that this construction contract be awarded to DL Glover Utilities, LLC with a low bid of \$5,000,000.00 (0.830 Adjustment Factor).

**PROJECT COST:** The total cost of this project is \$5,750,000.00 to be appropriated as follows:

· Bid Amount	\$5,000,000.00
· Contingencies	\$ 250,000.00
· Testing Services	\$ 250,000.00
· CIP Cost Recovery	\$ 250,000.00

Testing Services will be provided by Alpha Testing, Inc. under a previously approved contract.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, DL Glover Utilities, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project.

	<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	J. Rivas Construction LLC	Drainage improvements and pavement replacement	\$ 150,000.00	3.00%
2.	Big Country 94 Asphalt Construction, LLC	Asphalt paving	\$ 200,000.00	4.00%
3.	DLC Underground Utilities, LLC	Drainage improvements	\$ 150,000.00	3.00%
4.	T. Gray Utility & Rehab Co., LLC	Drainage improvements	\$ 150,000.00	3.00%
	<b>TOTAL</b>		<b>\$ 650,000.00</b>	<b>13.00%</b>

	<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1.	Access Data Supply, Inc.	Inlets, cement, sand, and other materials	\$ 350,000.00	7.00%
		<b>TOTAL</b>	<b>\$ 350,000.00</b>	<b>7.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

---

Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No. M-420126-0128-4

**Amount and Source of Funding:**

\$5,750,000.00 - Fund No. 4042 – Dedicated Drainage and Street Renewal Capital Fund- Drainage Charge

**Contact Information:**

Johana Clark, P.E.  
Senior Assistant Director, Transportation & Drainage Operations  
Phone: (832) 395-2274

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Signed Coversheet	Signed Cover sheet
Maps	Backup Material



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 7/24/2023

HPW - 20SWO141 Construction Award/ DL Glover Utilities, LLC

Agenda Item#:

## **Background:**

**SUBJECT:** Contract Award for FY2024 Local Drainage Program (LDP) Contract #1.

**RECOMMENDATION:** (SUMMARY) Award a Construction Contract to DL Glover Utilities, LLC for FY2024 Local Drainage Program (LDP) Contract #1 and appropriate funds.

**PROJECT NOTICE/JUSTIFICATION:** This project is part of the Transportation and Drainage Operations Program and is required to provide work authorization on a location by location as-needed basis, to preserve, repair, rehabilitate or reconstruct the storm-water drainage asset including street rehabilitation to a condition that it may be effectively used for its designated functional purpose.

**DESCRIPTION/SCOPE:** This project consists of the Citywide program that provides construction services to resolve localized storm water drainage problems and rehabilitate the street to further improve the drainage. The scope is established by each work authorization. The Contract duration for this project is 730 calendar days.

**LOCATION:** The projects are located throughout the City of Houston.

**BIDS:** This project was advertised for bidding on May 12, 2023. Bids were received on June 1, 2023. The nine (9) bids are as follows:

<u>Bidder</u>	<u>Adjustment Factor</u>
1. DL Glover Utilities, LLC	0.830
2. Nerie Construction	0.869
3. Liberty Construction Group, Inc.	0.875
4. T Construction, LLC	0.888
5. Total Contracting Limited	0.920
6. C & A Construction, LLC	0.928
7. TB Concrete Construction, Inc.	0.930
8. Reytec Construction Resources, Inc.	0.945
9. J. Rivas Construction, LLC	0.955

**AWARD:** It is recommended that this construction contract be awarded to DL Glover Utilities, LLC with a low bid of \$5,000,000.00 (0.830 Adjustment Factor).

**PROJECT COST:** The total cost of this project is \$5,750,000.00 to be appropriated as follows:

· Bid Amount	\$5,000,000.00
· Contingencies	\$ 250,000.00
· Testing Services	\$ 250,000.00
· CIP Cost Recovery	\$ 250,000.00

Testing Services will be provided by Alpha Testing, Inc. under a previously approved contract.

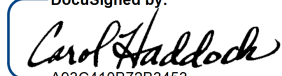
**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, DL Glover Utilities, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**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 has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

**M/WSBE PARTICIPATION:** The contractor has submitted the following proposed program to satisfy the 13.00% MBE goal and 7.00% WBE goal for this project.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. J. Rivas Construction LLC	Drainage improvements and pavement replacement	\$ 150,000.00	3.00%
2. Big Country 94 Asphalt Construction, LLC	Asphalt paving	\$ 200,000.00	4.00%
3. DLC Underground Utilities, LLC	Drainage improvements	\$ 150,000.00	3.00%
4. T. Gray Utility & Rehab Co., LLC	Drainage improvements	<u>\$ 150,000.00</u>	<u>3.00%</u>
<b>TOTAL</b>		<b>\$ 650,000.00</b>	<b>13.00%</b>
<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Access Data Supply, Inc.	Inlets, cement, sand, and other materials	<u>\$ 350,000.00</u>	<u>7.00%</u>
<b>TOTAL</b>		<b>\$ 350,000.00</b>	<b>7.00%</b>

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:  
 8/7/2023  
 A93C410B72B3453  
 Carol Ellinger Haddock, P.E., Director  
 Houston Public Works

WBS No. M-420126-0128-4

**Amount and Source of Funding:**

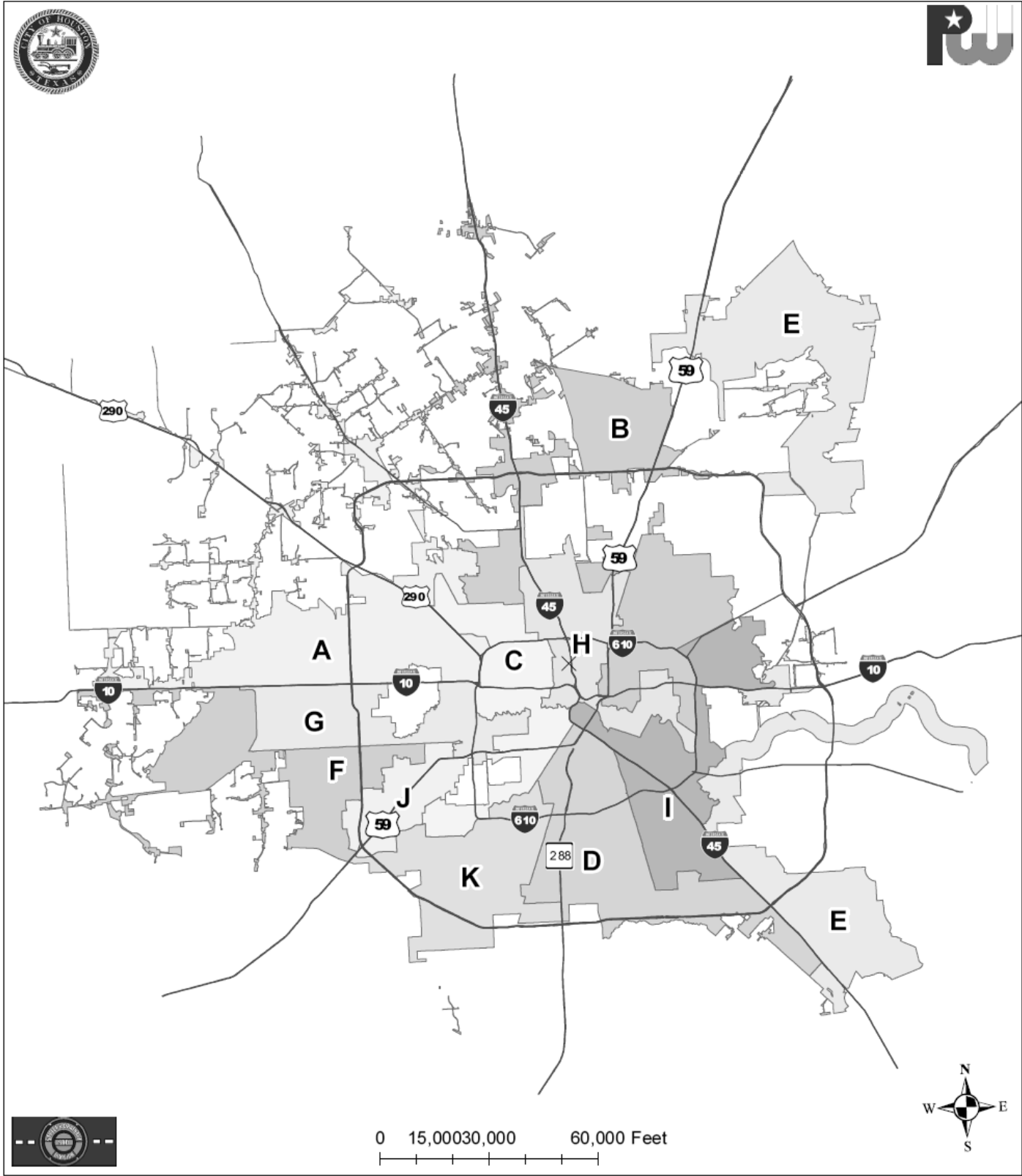
\$5,750,000.00 - Fund No. 4042 – Dedicated Drainage and Street Renewal Capital Fund- Drainage Charge

**Contact Information:**

Johana Clark, P.E.  
 Senior Assistant Director, Transportation & Drainage Operations  
 Phone: (832) 395-2274

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
SAP Documents	Financial Information
Maps	Backup Material
OBO Documents	Backup Material
Form B	Backup Material
Ownership Information Form and Tax Report	Backup Material
Pay or Play	Backup Material
Bid Tabulations	Backup Material
Form 1295	Backup Material



FY2024 Local Drainage Program (LDP) Contract #1	WBS No. M-420126-0128-4 Citywide	City Council District Map/Vicinity Map
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## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District A, District B, District D, District E, District F

Item Creation Date: 8/11/2023

HPW - 20FMS44 CDBG-MIT Harris County MOD

Agenda Item#: 68.

### **Summary:**

ORDINANCE approving and authorizing the submission of an application to **HARRIS COUNTY** for consideration of funding for the Spring Shadows Area A, Kashmere Area B, Sunnyside-Martin Luther King Blvd, Freeway Manor/Gulfway Terrace, and Alief Forest South Drainage Projects through Community Development Block Grant - Mitigation Funds - **DISTRICTS A - PECK; B - JACKSON; D - EVANS-SHABAZZ; E - MARTIN and F - THOMAS**

### **Background:**

**RECOMMENDATION:** Approve an Ordinance authorizing applications to Harris County for Community Development Block Grant Mitigation (CDBG-MIT) funds; authorizing the Director of Houston Public Works to submit the application.

**SPECIFIC EXPLANATION:** Following the devastating impacts of flooding from the 2015, 2016, and 2017 extreme weather events, the state of Texas received an allocation of CDBG-MIT funds from the U.S. Department of Housing and Urban Development (HUD).

CDBG-MIT funds provide assistance in areas impacted by recent disasters for activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters. The Texas General Land Office (GLO) is designated to administer the CDBG-MIT funds on behalf of Texas.

On March 31, 2022, the GLO approved Harris County's Method of Distribution for the County's allocation of \$750,000,000 in CDBG-MIT funding. On April 21, 2023, Harris County issued a call for partners and projects in their application to GLO for this allocation.

Houston Public Works prepared applications for the proposed projects listed below:

**Spring Shadows Area A (District A):** Neighborhood drainage improvements that will intake flow from Buttermilk Creek to W140-06-00 and connect to W140-13-00 trunkline. Improve W-140-13-00 with two 10'x10' storm box systems. Improve portions of Weatherwood Dr, Moorberry Ln, Eaglerock Dr, Emnora Ln. and Vogue Ln with additional storm sewer system.

**Kashmere Area B (District B):** Major storm sewer improvements under Crane Street, Lockwood, and Marcus Street to improve stormwater conveyance. Add 10'x10' box system under Crane Street from Wayne to Lockwood; 10'x5' box system under Lockwood from Crane to Marcus; and 8'x4' box system under Marcus from Lockwood to proposed detention site. Add green stormwater infrastructure improvements, detention basins, pedestrian trails, and green space amenities.

**Sunnyside – Martin Luther King Blvd (District D):** Add 1.9 miles of dual 10'x10' box system

under Martin Luther King Blvd to improve drainage conveyance. Reconstruct roadways with wider sidewalks and improved intersections. Add detention basin to mitigate the improvements that outfalls to Sims Bayou.

**Freeway Manor/Gulfway Terrace (District E):** Replace natural open channel in C106-10- 00 with four 12'x12' boxes from Theta St to the confluence of C-106-00. Reconstruct Hartsook Road with two 8'x4' boxes from Frey Road to C506-01 detention basin. Relocate utility pipeline crossings within the right-of-way.

**Alief Forest South (District F):** Upsize existing storm sewers in neighborhood to alleviate ponding and flood damages within the Alief South neighborhood. Upsize or extend main trunk storm sewers along Cook Rd., Beech Cove Ln., Riptide Dr., and S. Kirkwood Rd. Replace existing pavement, sidewalks, and waterlines within the Alief South subdivision. Add two detention ponds to mitigate impact for the D-122-00 tributary.

The table below identifies the requested funding and proposed City of Houston contribution for each project.

<b>Project</b>	<b>CDBG-MIT Request</b>	<b>COH Proposed Contribution</b>	<b>Total Projected Project Cost</b>
Spring Shadows Area A	\$12,726,744	\$12,726,744	\$25,453,488
Kashmere Area B	\$9,551,153	\$11,851,153	\$21,402,306
Sunnyside – Martin Luther King Blvd	\$19,270,043	\$19,270,043	\$38,540,086
Freeway Manor/Gulfway Terrace	\$20,000,000	\$49,380,000	\$69,380,000
Alief Forest South	\$13,506,500	\$13,506,500	\$27,013,000
<b>TOTAL</b>	<b>\$75,054,440.00</b>	<b>\$106,734,440.00</b>	<b>\$181,788,880.00</b>

Upon receipt of the award, Houston Public Works will bring a request to City Council for approval of the agreement and source of the required local match.

**FISCAL NOTE:** No Fiscal Note is required on grant items.

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Carol Ellinger Haddock, P.E. , Director  
Houston Public Works

**Amount and Source of Funding:**

\$75,054,440.00 Federal State Local - HPW Pass Thru DDSRF Fund 5430

**Contact Information:**

David Wurdlow, Assistant Director

Phone: (832) 395-2054

Email: David.Wurdlow@houstontx.gov

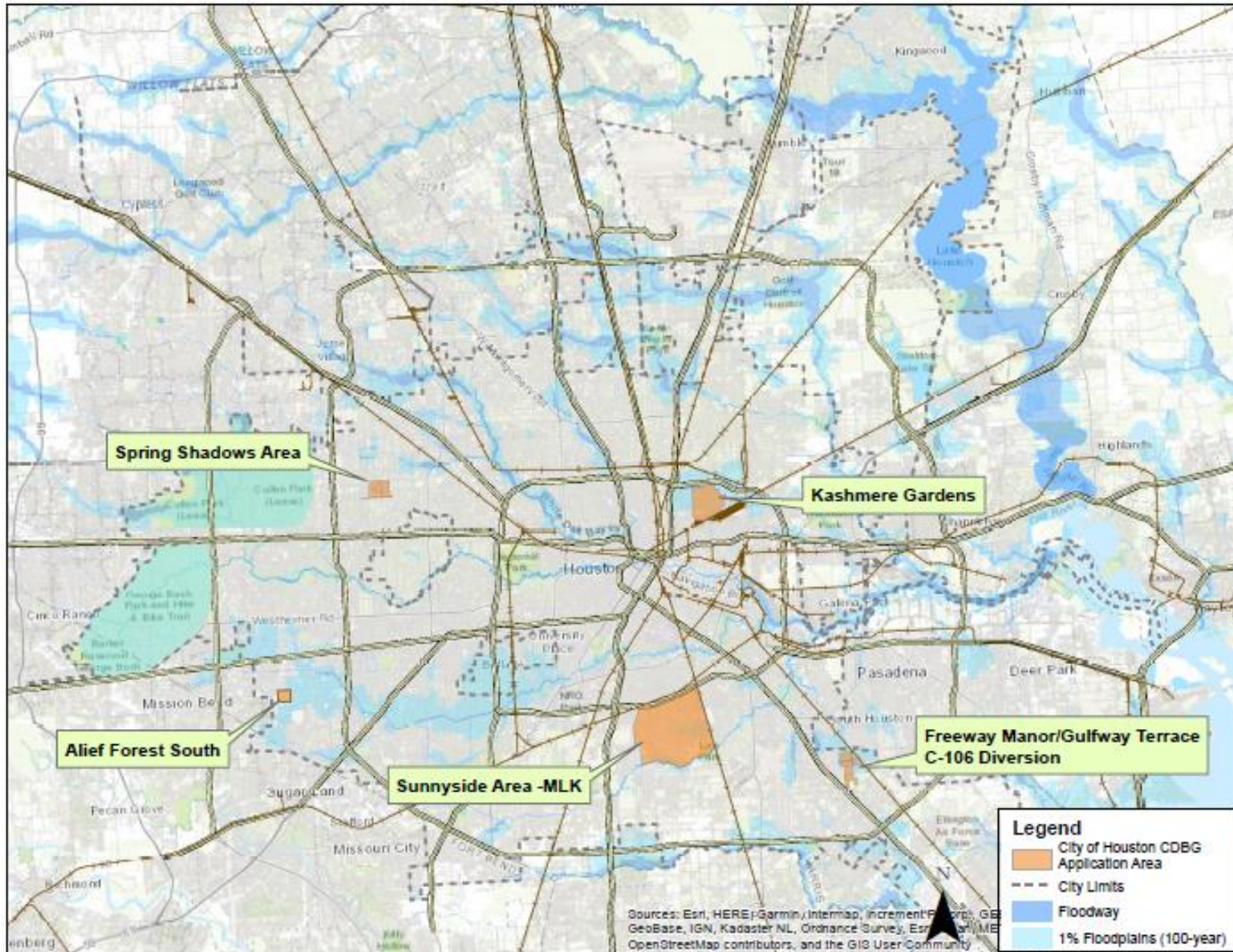
**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
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Map  
Signed Coversheet

Backup Material  
Signed Cover sheet

# CDBG-MIT PROGRAM HARRIS COUNTY





## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District A, District B, District D, District E, District F

Item Creation Date: 8/11/2023

HPW - 20FMS44 CDBG-MIT Harris County MOD

Agenda Item#:

### **Background:**

**RECOMMENDATION:** Approve an Ordinance authorizing applications to Harris County for Community Development Block Grant Mitigation (CDBG-MIT) funds; authorizing the Director of Houston Public Works to submit the application.

**SPECIFIC EXPLANATION:** Following the devastating impacts of flooding from the 2015, 2016, and 2017 extreme weather events, the state of Texas received an allocation of CDBG-MIT funds from the U.S. Department of Housing and Urban Development (HUD).

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Houston Public Works prepared applications for the proposed projects listed below:

**Spring Shadows Area A (District A):** Neighborhood drainage improvements that will intake flow from Buttermilk Creek to W140-06-00 and connect to W140-13-00 trunkline. Improve W-140-13-00 with two 10'x10' storm box systems. Improve portions of Weatherwood Dr, Moorberry Ln, Eaglerock Dr, Emnora Ln. and Vogue Ln with additional storm sewer system.

**Kashmere Area B (District B):** Major storm sewer improvements under Crane Street, Lockwood, and Marcus Street to improve stormwater conveyance. Add 10'x10' box system under Crane Street from Wayne to Lockwood; 10'x5' box system under Lockwood from Crane to Marcus; and 8'x4' box system under Marcus from Lockwood to proposed detention site. Add green stormwater infrastructure improvements, detention basins, pedestrian trails, and green space amenities.

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The table below identifies the requested funding and proposed City of Houston contribution for each project.

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Kashmere Area B	\$9,551,153	\$11,851,153	\$21,402,306
Sunnyside – Martin Luther King Blvd	\$19,270,043	\$19,270,043	\$38,540,086
Freeway Manor/Gulfway Terrace	\$20,000,000	\$49,380,000	\$69,380,000
Alief Forest South	\$13,506,500	\$13,506,500	\$27,013,000

TOTAL	\$75,054,440.00	\$106,734,440.00	\$181,788,880.00
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Upon receipt of the award, Houston Public Works will bring a request to City Council for approval of the agreement and source of the required local match.

**FISCAL NOTE:** No Fiscal Note is required on grant items.

DocuSigned by:  
  
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8/16/2023

for Carol Ellinger Haddock, P.E. , Director  
Houston Public Works

**Amount and Source of Funding:**  
\$75,054,440.00 Federal State Local - HPW Pass Thru DDSRF Fund 5430

**Contact Information:**  
David Wurdlow, Assistant Director  
Phone: (832) 395-2054  
Email: David.Wurdlow@houstontx.gov

**ATTACHMENTS:**

Description	Type
Map	Backup Material
Application Spring Shadows	Backup Material
Application Kashmere	Backup Material
Application Sunnyside	Backup Material
Application Freeway Manor	Backup Material
Application Alief	Backup Material
Finance Approval	Backup Material
Public Meeting Presentation	Backup Material



## **CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 8/22/2023

ALL

Item Creation Date: 8/9/2023

PLN - Motion to set a public hearing for Chapter 33  
Amendment Sign Code Exemption

Agenda Item#: 69.

### **Summary:**

**SET A PUBLIC HEARING DATE** for an amendment to Chapter 33 to provide an exemption to the City of Houston Sign Code to allow rooftop signs on protected landmark buildings and to establish standards

**SUGGESTED HEARING DATE - 9:00 A.M. - WEDNESDAY - SEPTEMBER 13, 2023**

### **Background:**

On June 29, 2023, the Houston Archeological and Historical Commission (HAHC) held a public hearing to consider an amendment to Chapter 33, Article VII, Division 5 of the Code of Ordinances, adding a new Section 33-269 to provide an exemption to the City of Houston Sign Code to allow rooftop signs on protected landmark buildings and to establish standards. After a presentation by the Planning and Development Department and discussion, the HAHC unanimously voted to approve the item.

A public hearing on the amendment to Chapter 33 is proposed for Wednesday, September 13, 9:00 a.m., in the City Hall Council Chambers. Notice of the public hearing date and location will be published in a local newspaper of general circulation.

---

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

### **Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Nicole Broussard (Smothers), Deputy Assistant Director  
832-393-6580



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

District A

Item Creation Date: 6/22/2023

LGL - Parcel AY20-051; City of Houston v. Mag 3  
Investments, LLC, et al.; Cause No. 1201666; Antoine Drive  
Paving & Drainage Project; WBS/CIP No. N-100009-0001-  
2

Agenda Item#: 70.

### **Summary:**

MOTION by Council Member Castex-Tatum/Seconded by Council Member Thomas to adopt recommendation from the City Attorney to deposit the amount of the Award of the Special Commissioners of \$55,203.00 into the registry of the court and pay all costs, in connection with eminent domain proceedings styled City of Houston v. Mag 3 Investments, LLC, et al.; Cause No. 1201666, for the acquisition of Parcel AY20-051 for the **ANTOINE DRIVE PAVING &**

### **DRAINAGE PROJECT- DISTRICT A- PECK**

### **TAGGED BY COUNCIL MEMBER PECK**

This was Item 15 on Agenda of August 9, 2023

### **Background:**

The Antoine Drive Paving and Drainage Project is part of the City's Street and Traffic Control and Storm Drainage Program and is required to meet City of Houston design and safety standards and improve traffic, safety, and street drainage and remove the risk of structural flooding in the service area by providing for the design and construction of intersections at Hammerly Boulevard, Antoine Drive, and Hempstead Highway along with additional turning lanes, curbs, sidewalks, driveways, street lighting, traffic control, and necessary underground utilities.

This eminent domain proceeding involves the acquisition of easement interest in a parcel of land containing a total of 135 square feet. The property is located on Harland Drive near Hammerly Boulevard in the City of Houston. The property is owned by Mag 3 Investments LLC. Prior to sending the matter to the Legal Department, the City attempted to negotiate a purchase of the property, but those efforts were unsuccessful. The matter was then referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property. The Legal Department filed the eminent domain petition and a Special Commissioners' hearing was held.

City's Appraisal for the Special Commissioners: .....\$55,203.00

Award of the Special Commissioners' Hearing.....\$55,203.00

Court & Misc. Costs: Special Commissioners' fees; \$1,500.00 (\$500.00 x 3); Process Service; \$90.00; Court Filings; \$250.00; Estimated Total Court & Misc. Costs: \$1,840.00.

---

Arturo G. Michel, City Attorney

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Carol Ellinger Haddock, P.E.  
Director, Houston Public Works

**Prior Council Action:**

Ordinance No. 2022-0222, passed 3/23/2022; Ordinance No. 2021-0984, passed 11/17/2021.

**Amount and Source of Funding:**

\$55,203.00; Funds previously appropriated under Ordinance No. 2022-0222 out of the Dedicated Drainage and Street Renewal Capital Fund – Ad Valorem Tax.

**Contact Information:**

Steven Beard .....832-393-6295  
Michelle Grossman ... 832-393-6216  
Suzanne Chauvin..... 832-393-6219

**ATTACHMENTS:**

**Description**

Signed Cover sheet

**Type**

Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District A

Item Creation Date: 6/22/2023

LGL - Parcel AY20-051; City of Houston v. Mag 3 Investments, LLC, et al.; Cause No. 1201666; Antoine Drive Paving & Drainage Project; WBS/CIP No. N-100009-0001-2

Agenda Item#:

### **Summary:**

Authorize the City Attorney, by Motion, to deposit the amount of the Award of the Special Commissioners of \$55,203.00 into the registry of the court and pay all costs. Funding will be provided by a previously approved blanket appropriation ordinance.

### **Background:**

The Antoine Drive Paving and Drainage Project is part of the City's Street and Traffic Control and Storm Drainage Program and is required to meet City of Houston design and safety standards and improve traffic, safety, and street drainage and remove the risk of structural flooding in the service area by providing for the design and construction of intersections at Hammerly Boulevard, Antoine Drive, and Hempstead Highway along with additional turning lanes, curbs, sidewalks, driveways, street lighting, traffic control, and necessary underground utilities.

This eminent domain proceeding involves the acquisition of easement interest in a parcel of land containing a total of 135 square feet. The property is located on Harland Drive near Hammerly Boulevard in the City of Houston. The property is owned by Mag 3 Investments LLC. Prior to sending the matter to the Legal Department, the City attempted to negotiate a purchase of the property, but those efforts were unsuccessful. The matter was then referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property. The Legal Department filed the eminent domain petition and a Special Commissioners' hearing was held.

City's Appraisal for the Special Commissioners: .....\$55,203.00

Award of the Special Commissioners' Hearing.....\$55,203.00

Court & Misc. Costs: Special Commissioners' fees; \$1,500.00 (\$500.00 x 3); Process Service; \$90.00; Court Filings; \$250.00; Estimated Total Court & Misc. Costs: \$1,840.00.

DocuSigned by:

Arturo C. Michel, City Attorney

DocuSigned by:

Carol Ellinger Haddock, P.E.

Director, Houston Public Works

### **Prior Council Action:**

Ordinance No. 2022-0222, passed 3/23/2022; Ordinance No. 2021-0984, passed 11/17/2021.

### **Amount and Source of Funding:**

\$55,203.00; Funds previously appropriated under Ordinance No. 2022-0222 out of the Dedicated Drainage and Street Renewal Capital Fund – Ad Valorem Tax.

### **Contact Information:**

Steven Beard .....832-393-6295

Michelle Grossman ... 832-393-6216

Suzanne Chauvin..... 832-393-6219



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

Item Creation Date:

Alcorn Financial Policies Amendment

Agenda Item#: 71.

### **Summary:**

WRITTEN Motion by Council Member Alcorn to amend Item 72 below as follows:

**NOTE: The following Item may be moot contingent upon passage of Item 72 below**

#### **N. Tax Increment Reinvestment Zone (TIRZ) Policies**

The Mayor's Office of Economic Development (MOED) will manage, administer and govern the City of Houston's Tax Increment Reinvestment Zone (TIRZ) Program in accordance with the guidelines defined in the TIRZ Administrative Procedures developed in 2023 and in alignment with the TIRZ Policies reflected in this section. The MOED will be required to present the compliance of items #1-#5 below to the Economic Development Committee on an annual basis if any actions were approved by council in the prior year. For any council-approved action that is noncompliant, the MOED must provide the rationale for noncompliance.

1. Creation: Tax Increment Reinvestment Zones will be considered only when the area proposed clearly demonstrates a nexus between the proposed eligible TIRZ projects and economic growth spurred by new investment within the proposed geographic boundary.

Evidence must demonstrate:

- a. at least 50% projected increase in the Assessed Value from development during the initial TIRZ term life (30 years or as defined in the TIRZ creation document);
- b. clearly defined goals, defined projects and a plan for attracting private investment;
- c. immediate or near term "committed or known" private investment within year one and;
- d. ability to meet stated development and revenue goals reflected in an Economic Impact Study.

2. Life Extensions: The life extension of an existing TIRZ will be evaluated and considered for any of the following scenarios:

- a. is required to secure financing for an approved project to expedite construction;
- b. will provide for additional time to complete an approved project;
- c. will generate revenue for projects reflected in a project plan if supported by a planned new investment or;
- d. is needed to leverage new local, state, federal or philanthropic funding.

3. Termination: Termination will be recommended if:

- a. a TIRZ has either met the objectives defined in the zone's project plan, or
- b. a TIRZ has "underperformed" and has been unsuccessful at meeting the

objectives defined in the Zone's project plan after 15 years from its creation.

4. Boundary Adjustments:

a. Annexations into existing Zones will be evaluated and considered for any of the following scenarios:

i. further the objectives of the TIRZ's project plan;

ii. will attract private investment in the proposed area;

iii. support an application to the state or federal housing agency for the development and construction of low-income housing or;

iv. support an application for state, federal, or philanthropic funding for transportation, park or other infrastructure.

b. De-annexations will be evaluated and considered if the reduction in the boundary will either:

i. increase the revenue generated in the area remaining after the reduction, or;

ii. increase the City's capacity to designate other areas for Tax Increment Financing considering the 25% statutory limitation.

5. Non-Contiguous TIRZ: Non-Contiguous TIRZs will be evaluated and considered on a case-by-case basis where the criteria in Chapter 311 are met. Additional considerations must include an alignment between the area proposed for annexation with the existing TIRZ and the existing TIRZ's capacity to generate revenue sufficient to meet its project plan objectives and to fund public capital infrastructure in the proposed area that is likely to encourage private investment or spur economic development.

6. TIRZ Performance: Mayor's Office of Economic Development Division will engage regularly with each TIRZ Board to assess and evaluate the TIRZ's performance relative to the goals, revenue generation, and timeline for the delivery of capital projects stated in the project plan.

TIRZs that are either not performing or underperforming to the project plan will be required to provide an action plan that will encourage and attract private investment ultimately increasing the revenue generated within the Zone to construct projects as defined in the project plan.

7. TIRZ Budgets and Capital Improvement Plans: The Annual Budget and CIP will be presented to City Council for approval only after the operating budget and capital projects have been reviewed and approved by the Mayor or designee, Finance, Houston Public Works, and the TIRZ/Redevelopment Authority Boards.

The budget will only reflect projects with identified funding sources (including existing funding sources or approved future funding sources) and contain a minimal capital reserve as established by the Finance Department.

8. Debt Authorization and Issuance: The City's Finance Department and the TIRZ Bond Team will work cooperatively on all bond related matters including "pre-issuance" meetings, appointment of bond-related providers to ensure governance and to benefit from the City's providers which may have lower issuance cost options.

**DELAYED BY MOTION #2023-539, 8/9/2023**



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/22/2023

ALL

Item Creation Date: 7/25/2023

FIN - Financial Policies

Agenda Item#: 72.

### **Summary:**

ORDINANCE amending Ordinance No. 2020-999 to revise and update the amended and restated City of Houston's Financial Policies adopted thereunder

**DELAYED BY MOTION #2023-539, 8/9/2023**

This was Item 44 on Agenda of August 9, 2023

### **Background:**

Approval of this item will amend the City's financial policies as shown in the accompanying redline version. Per routine review of the City's financial policies, amendments include minor edits to Section K, "Accounting, Auditing, and Financial Reporting Policies." A new Section N, "Tax Increment Reinvestment Zone Policies" has been added to integrate the set of comprehensive policies developed under the administration of Mayor Sylvester Turner to establish the legal and governance authority necessary to effectively implement the new policy, impose the necessary actions in instances of noncompliance and provide support to the TIRZs to produce successful outcomes. The policy addresses TIRZ creation, termination, boundary adjustments, life extensions and non-contiguous areas.

The Mayor's Office of Economic Development presented the TIRZ policy to the Economic Development Committee on May 31, 2023, and received unanimous support from the committee.

---

William Jones

Chief Business Officer / Director of Finance

### **Prior Council Action:**

### **Contact Information:**

William Jones, Chief Business Office/Director of Finance – 832-393-9034

Andy Icken, Chief Development Officer – 832-393-3064

Gwendolyn Tillotson-Bell, Deputy Director, Economic Development – 832-393-0937

William Bryant, Chief of Staff – Finance Department, 832-393-4612

### **ATTACHMENTS:**

Description	Type
Coversheet	Signed Cover sheet



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 7/25/2023

FIN - Financial Policies

Agenda Item#:

### **Summary:**

**ORDINANCE amending Ordinance No. 2020-999 to revise and update the amended and restated City of Houston's financial policies adopted as required by the policies.**

### **Background:**

Approval of this item will amend the City's financial policies as shown in the accompanying redline version. Per routine review of the City's financial policies, amendments include minor edits to Section K, "Accounting, Auditing, and Financial Reporting Policies." A new Section N, "Tax Increment Reinvestment Zone Policies" has been added to integrate the set of comprehensive policies developed under the administration of Mayor Sylvester Turner to establish the legal and governance authority necessary to effectively implement the new policy, impose the necessary actions in instances of noncompliance and provide support to the TIRZs to produce successful outcomes. The policy addresses TIRZ creation, termination, boundary adjustments, life extensions and non-contiguous areas.

The Mayor's Office of Economic Development presented the TIRZ policy to the Economic Development Committee on May 31, 2023, and received unanimous support from the committee.

DocuSigned by:

*William Jones*

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*GT*

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William Jones

Chief Business Officer / Director of Finance

### **Prior Council Action:**

### **Contact Information:**

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