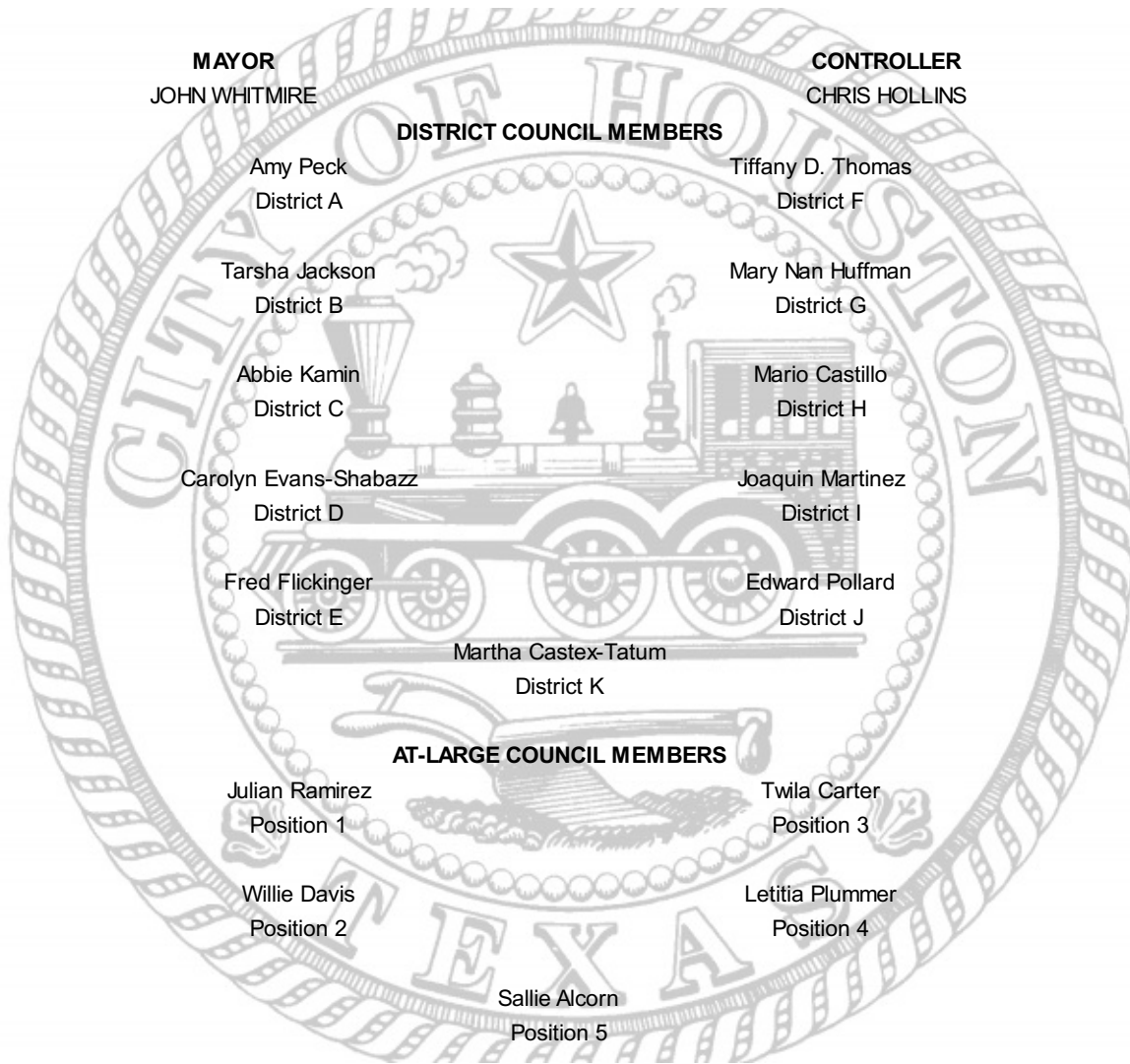


AGENDA

CITY OF HOUSTON ■ CITY COUNCIL

August 27 & 28, 2024



MAYOR
JOHN WHITMIRE

CONTROLLER
CHRIS HOLLINS

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	Mario Castillo District H
Carolyn Evans-Shabazz District D	Joaquin Martinez District I
Fred Flickinger District E	Edward Pollard District J
Martha Castex-Tatum District K	

AT-LARGE COUNCIL MEMBERS

Julian Ramirez Position 1	Twila Carter Position 3
Willie Davis Position 2	Letitia Plummer Position 4
Sallie Alcorn Position 5	

Marta Crinejo, Agenda Director

Pat Jefferson Daniel, City Secretary

In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 901 Bagby.

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

To reserve time to appear before Council call 832-393-1100, or email us at 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 27, 2024 - 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 Thomas

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

Speakers List

RECESS

RECONVENE

WEDNESDAY - AUGUST 28th, 2024 - 9:00 A. M.

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

MAYOR'S REPORT

CONSENT AGENDA NUMBERS 1 through 49

MISCELLANEOUS - NUMBERS 1 through 3

1. REQUEST from Mayor for confirmation of the appointment of **SANDY GAW** as the Director of **HOUSTON PUBLIC LIBRARY SYSTEM**
2. ORDINANCE appropriating \$2,247,631.32 out of Water & Sewer System Consolidated Construction Fund as an additional appropriation to the contract between the City of Houston and **BOYER, INC** for Change Order No. 4 for Lift Station Renewal and Replacement - East Ten Park, Maxey Road, Mesa Drive, Westmont, & North Shore (as approved by Ordinance No. 2022-0423); providing funding for CIP Cost Recovery and testing services relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICTS E - FLICKINGER and I - MARTINEZ**
3. RECOMMENDATION from Chief Operating Officer Houston Public Works

for approval of Change Order No. 4 in the amount of \$2,069,172.69 for the Lift Station Renewal and Replacement - East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore on contract with **BOYER, INC** - **DISTRICTS E - FLICKINGER and I - MARTINEZ**

This item should only be considered after passage of Item 2 above

ACCEPT WORK - NUMBERS 4 through 6

4. RECOMMENDATION from Director Houston Airport System for approval of final contract amount of \$23,448,956.75 and acceptance of work with **J. E. DUNN CONSTRUCTION COMPANY** for the Vehicle Maintenance Facility Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 740) - 0.76% over the original contract amount - **DISTRICT B - JACKSON**
5. RECOMMENDATION from Director Houston Airport System for approval of final contract amount of \$685,330.71 and acceptance of work on contract with **INTEX UNITED, INC** for the Terminal A Wayfinding and Signage Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 762A) - 4.805% over the original contract amount and under the 10% contingency amount - **DISTRICT B - JACKSON**
6. RECOMMENDATION from Chief Operating Officer, Houston Public Works for approval of final contract amount of \$10,056,705.49 and acceptance of work on contract with **PERSONS SERVICES CORP.** for Lift Station Renewal and Replacement - MacGregor Way #2, Eppes, Kellogg, Scott #2, Glengyle and WCID #73 Lift Stations - 3.67% over the original Contract Amount - **DISTRICTS D - EVANS-SHABAZZ; E - FLICKINGER and I - MARTINEZ**

PURCHASING AND TABULATION OF BIDS - NUMBERS 7 through 10

7. **AMEND MOTION #2023-0284, 5/3/2023, TO INCREASE** spending authority for Fuel Cards and related services from **U.S. BANK NATIONAL ASSOCIATION** through the Texas SmartBuy Purchasing Cooperative Program; extension of term from Sept. 1, 2024, through Feb. 28, 2025 for the Fleet Management Department - \$4,886,878.40 - Fleet Management Fund
8. **AIR FLITE, INC** for Purchase of Schweizer/Sikorsky 269C Series Helicopter Replacement Parts Overhauls/Exchanges and Repair Services for the Houston Police Department - 3 Years with 2 one-year options - \$1,427,724.30 - General Fund
9. **TELEDYNE FLIR SURVEILLANCE, INC** for Purchase of Repair Services for a FLIR Dual Sensor Thermal Imaging System for the Houston Police Department - \$88,410.40 - Equipment Acquisition Consolidated Fund
10. **APROVE** spending authority in an amount not to exceed \$100,944.00 for a one-time purchase of T700U Dynamic Dilutions Calibrators for the Houston Health Department, awarded to **TELEDYNE API, INC** - Grant Fund

RESOLUTIONS - NUMBERS 11 through 14

11. RESOLUTION supporting the nomination of **COUNCIL MEMBER MARTHA CASTEX-TATUM** to the National League of Cities Board of Directors
12. RESOLUTION supporting the nomination of **COUNCIL MEMBER ABBIE KAMIN** as Vice Chair of the Energy, Environment, and Natural Resources Committee and Vice Chair of the Large Cities Council of the National League of Cities
13. RESOLUTION approving the Issuance and Sale by Houston Housing Finance Corporation of Multifamily Housing Revenue Bonds (**Alcott Village Series 2024A**) and Multifamily Housing Revenue Note (**Alcott Village Series 2024B - DISTRICT B - JACKSON**)
14. RESOLUTION approving the Issuance and Sale by Houston Housing Finance Corporation of Multifamily Housing Revenue Note (**EMLI at Mesa Gardens Series 2024 - DISTRICT B - JACKSON**)

ORDINANCES - NUMBERS 15 through 49

15. ORDINANCE **AMENDING ARTICLE IV OF CHAPTER 44 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS**, relating to Tax Abatement; reauthorizing guidelines and criteria governing Tax Abatement Agreements; containing findings and other provisions relating to the foregoing subject; providing an effective date; providing for severability; containing a savings clause
16. ORDINANCE authorizing issuance of one or more Series of City of Houston, Texas Tax and Revenue Anticipations Notes, Series 2024 to provide for payment of Current Expenses of the City for Fiscal Year beginning July 1, 2025 and ending June 30, 2025; prescribing terms and form thereof and authorizing the Finance Working Group to determine certain terms and conditions relating thereto; providing for payment of Principal thereof and Interest thereon; approving and authorizing Distribution of Preliminary Official Statement, and Official Notice of Sale to be used in connection with sale of the Notes; authorizing the Preparation and Distribution of an Official Statement; authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; and making other findings and provisions relating to such Notes and Matters Incident thereto; and declaring an emergency
17. ORDINANCE approving Supplemental Borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2024A to provide for payment of Current Expenses of the City for a portion of Fiscal Year beginning July 1, 2024 and ending June 30, 2025; providing for payment of Principal of and Interest on such Notes; authorizing procedure for determining terms and conditions of such Notes; authorizing execution of Note Purchase Agreement; making other findings and provisions related to such Notes and Matters Incident thereto; and declaring an emergency
18. ORDINANCE approving and authorizing second amendment to Loan Agreement between City of Houston, Texas, **BERING OMEGA**

COMMUNITY HEALTH SERVICES, INC, a Texas Non-Profit Corporation and **HOUSTON AREA COMMUNITY SERVICES, INC**, a Texas Non-Profit Corporation to include Restrictive Covenants, Deed of Trust; and Updating the Scope of Services - **DISTRICT D - EVANS-SHABAZZ**

19. ORDINANCE approving and authorizing Settlement Agreement between the City of Houston and **QUALTRICS, LLC.**, pertaining to an Emergency Purchase Order for a COVID related platform for the Houston Health Department
20. ORDINANCE appropriating \$1,393,000.00 out of FY25 Equipment Acquisition Consolidated Fund for the Next Generation Network Project for the Houston Information Technology Services
21. ORDINANCE appropriating \$5,500,000.00 out of FY25 Equipment Acquisition Consolidated Fund for the Public Safety Radio Replacement Project for the Houston Information Technology Services
22. ORDINANCE appropriating \$1,417,000.00 out of FY25 Equipment Acquisition Consolidated Fund for Network Refresh Project for the Houston Information Technology Services
23. ORDINANCE appropriating \$400,000.00 from FY25 Equipment Acquisition Consolidated Fund for the Planned HTV Network Integration Project for Houston Information Technology Services
24. ORDINANCE approving and authorizing execution of Compromise, Settlement, Release and Indemnification Agreement between **MOISES LOPEZ** and City of Houston to settle a lawsuit - \$70,000.00 - Property & Casualty Fund
25. ORDINANCE approving and authorizing first amendment to Lease Agreement between **10039 BISSONNET, LP**, as Landlord, and the City of Houston, Texas, as Tenant, for approximately 3,880 square feet of space at 10039 Bissonnet, Houston, Texas 77036, as site for the Houston Health Department's Women, Infants and Children Nutrition Program - **DISTRICT J - POLLARD**
26. ORDINANCE approving and authorizing a Purchase Sale Agreement between the City of Houston, Texas, as Seller, and **HARRIS COUNTY, TEXAS**, as Buyer for the property located at 0 Burnett Street, Houston, Harris County, Texas; approving a Special Warranty Deed - **DISTRICT H - CASTILLO**
27. ORDINANCE de-appropriating \$25,674.08 out of Public Library Consolidated Construction Fund, previously appropriated for Materials Testing Services; and appropriating \$25,674.08 out of Public Library Consolidated Construction Fund to Construction Manager At Risk Contract with **SPAWGLASS CONSTRUCTION CORPORATION** for the new Westbury Library - **DISTRICT K - CASTEX-TATUM**
28. ORDINANCE approving and authorizing first amendment between City of Houston and **CLEAN EARTH ENVIRONMENTAL SOLUTIONS, INC**, formerly **STERICYCLE ENVIRONMENTAL SOLUTIONS, INC** (Approved by Ordinance No. 2019-0633 passed on August 21, 2019) for Hazardous Material Clean-up and Disposal Services for the Houston Police Department

29. ORDINANCE approving and authorizing a Professional Services Contract between City of Houston and **CAROLLO ENGINEERS, INC** for Water Rights and Water Resource Management Services for Houston Public Works; providing a maximum contract amount - 1 Year with 1 one-year option - \$400,000.00 - Enterprise Fund
30. ORDINANCE approving and authorizing submission of Electronic Application for and acceptance of Grant Funds through **UNITED STATES DEPARTMENT OF AGRICULTURE** in support of the **Solid Waste Management Department's Composting and Food Waste Reduction Grant Pilot Project** eligibility for such Grant; authorizing the Department Director to act as the City's representative in the application process, to electronically apply for, accept, and expend the Grant Funds if awarded and to electronically apply for, accept, and expend all subsequent awards, if any, pertaining to the Grant and to extend the budget period
31. ORDINANCE approving and authorizing agreement between City of Houston and **TEXAS DEPARTMENT OF PUBLIC SAFETY** for Transfer of Ownership of a Police Helicopter for the Houston Police Department
32. ORDINANCE approving and authorizing agreements to reimburse **ALDINE I.S.D., ALIEF I.S.D., AMIGOS POR VIDA, ANNUNCIATION ORTHODOX, CLEAR CREEK I.S.D., FORT BEND I.S.D., GALENA PARK I.S.D., HOUSTON I.S.D., HUFFMAN I.S.D., KATY I.S.D., PASADENA I.S.D., PRESBYTERIAN SCHOOL, RIVER OAKS BAPTIST, SPRING BRANCH I.S.D., ST. ANNE CATHOLIC SCHOOL, ST. JOHN'S SCHOOL, and ST. VINCENT DE PAUL SCHOOL** for payment of School Crossing Guards from Child Safety Fund - 5 Years
33. ORDINANCE designating the property municipally known as **2529 Stanmore Drive, Houston, TX 77019** and also known as "The Frank A. Watts House" being located within the City of Houston, Texas, as a landmark; containing findings and other provisions related to the foregoing subject; providing for a penalty - **DISTRICT G - HUFFMAN**
34. ORDINANCE designating the property municipally known as **3363 San Felipe Street, Houston, TX 77019** and also known as "Menil House" being located within the City of Houston, Texas, as a Landmark; containing findings and other provisions related to the foregoing subject; providing for a penalty - **DISTRICT G - HUFFMAN**
35. ORDINANCE designating the property municipally known as **1703 West Street, Houston, TX 77026** and also known as "The Alexander Z. and Julia C. Hester 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 B - JACKSON**
36. ORDINANCE designating the property municipally known as **7506 North Main Street, Houston, TX 77022** and also known as "Concord 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 H - CASTILLO**
37. ORDINANCE designating the property municipally known as **1230 Houston Avenue, Houston, TX 77007**, and also known as "Knapp Chevrolet

- Building” 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 - CASTILLO**
38. ORDINANCE establishing portions of Woodland Terrace and Woodland Heights Subdivision, within the City of Houston, Texas, as a Special Minimum Lot Size Block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H - CASTILLO**
39. ORDINANCE establishing the south side of the 800 Block of Pecore Street, between Watson Street and Julian Street, within the City of Houston, Texas as a Special Minimum Lot Size Block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H - CASTILLO**
40. ORDINANCE establishing the east and west sides of the 4400-4500 Blocks of Edison Street, between Weiss and Frawley Streets, within the City of Houston, Texas as a special minimum lot size block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H - CASTILLO**
41. ORDINANCE approving and authorizing Interlocal Cost Sharing Agreement between **NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY** and City of Houston for Hardy Water Line Project - \$41,244.82 -Enterprise Fund
42. ORDINANCE approving and authorizing fourth amendment to Water Supply Contract between City of Houston and **CITY OF HUMBLE** (Approved by Ordinance No. 1997-1136, as amended) to add a second connection point between City of Houston and City of Humble
43. ORDINANCE appropriating \$2,273,124.00 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Professional Engineering Services Contract between City of Houston and **AMANI ENGINEERING, INC** for Capacity Remedial Measures Plan (CRMP) CIP Package 5 - Sanitary Sewer Improvements Upstream of Eddington Lift Station; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT I - MARTINEZ**
44. ORDINANCE appropriating \$3,485,182.05 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Professional Engineering Services Contract between City of Houston and **BINKLEY & BARFIELD, INC** for Lift Station Rehabilitation and Reconstruction Design FEMA – Kingwood Place South Lift Station, Golden Bear Lift Station, Deer Springs Lift Station, AG Farm Lift Station, Golf Course Lift Station, Trail Tree Lift Station; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT E - FLICKINGER**
45. ORDINANCE NO. 2024-587, passed second reading August 21, 2024
ORDINANCE granting to **AMERICAN COMBAT CANS LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**

46. ORDINANCE NO. 2024-588, passed second reading August 21, 2024
ORDINANCE granting to **FRONTIER WASTE TEXAS HOLDCO LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**
47. ORDINANCE NO. 2024-589, passed second reading August 21, 2024
ORDINANCE granting to **K & S CONSTRUCTION SERVICES, LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**
48. ORDINANCE NO. 2024-590, passed second reading August 21, 2024
ORDINANCE granting to **THE OUTHOUSE BOYS LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**
49. ORDINANCE NO. 2024-591, passed second reading August 21, 2024
ORDINANCE granting to **STERICYCLE, INC**, a Delaware corporation, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM CONSENT AGENDA

MATTERS HELD - NUMBERS 50 through 52

50. MOTION by Council Member Peck/Seconded by Council Member Thomas to adopt recommendation from Chief Operating Officer, Houston Public Works for approval of final contract amount of \$3,726,593.65 and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC dba IPR SOUTH CENTRAL** for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS) - 4.77% over the original contract amount and under the 5% contingency amount (4258-76) - **DISTRICTS B - JACKSON and G - HUFFMAN**
TAGGED BY COUNCIL MEMBER POLLARD
This was Item 6 on Agenda or August 21, 2024
51. ORDINANCE approving and authorizing an Interlocal Agreement between the City of Houston and **WHARTON COUNTY JUNIOR COLLEGE** for Emergency Medical Services Educational Training to Paramedics of the Houston Fire Department; providing a maximum contract amount - 3 Years

with 2 one-year options - \$4,855,550.00 - General Fund

TAGGED BY COUNCIL MEMBER THOMAS

This was Item 33 on Agenda or August 21, 2024

52. ORDINANCE consenting to the creation of **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 589**, containing approximately 177.5513 acres of land, within the City of Houston, Texas; authorizing the district to issue bonds, subject to certain conditions - **DISTRICT B -**

JACKSON

TAGGED BY COUNCIL MEMBER JACKSON

This was Item 53 on Agenda of August 21, 2024

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: 8/27/2024

Item Creation Date:

Speakers List

Agenda Item#:



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

MYR - Appoint Director HPL

Agenda Item#: 1.

Summary:

REQUEST from Mayor for confirmation of the appointment of **SANDY GAW** as the Director of **HOUSTON PUBLIC LIBRARY SYSTEM**

Background:

August 22, 2024

The Honorable City Council
900 Bagby, City Hall Annex
Houston, TX 77002

Dear Council Members,

Pursuant to section 24-3 of the Code of Ordinances, I am pleased to appoint Sandy Gaw as the Director of the Houston Public Library System for the City of Houston, subject to Council confirmation. Her resume is attached.

Sandy Gaw has been an educator for 31 years in the Houston Independent School District and worked as a high performing teacher, principal and executive leader at all levels. She worked to build and supervise a team of leaders to improve teacher quality and student outcomes. She was able to foster a collaborative culture that promoted teamwork, innovation and success for both adults and children that impacted more than 20,000 students in HISD. Sandy's experiences as a driver of strategies that enhanced the effectiveness, and efficiencies of central office support systems will inform her work building better systems, processes, and procedures throughout our vast Houston Library system. She is fluent in three languages and has worked in diverse communities across Houston.

Her appointment will appear on the agenda of August 28, 2024, and she will be available to meet with each of you prior to that date.

Sincerely,

John Whitmire

Mayor, City of Houston

ATTACHMENTS:

Description

Signed letter

Type

Signed Cover sheet



CITY OF HOUSTON

John Whitmire

Mayor

P.O. Box 1562
Houston, Texas 77251-1562

Telephone – Dial 311
www.houstontx.gov

August 22, 2024

The Honorable City Council
900 Bagby, City Hall Annex
Houston, TX 77002

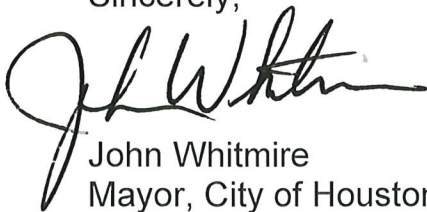
Dear Council Members,

Pursuant to section 24-3 of the Code of Ordinances, I am pleased to appoint Sandy Gaw as the Director of the Houston Public Library System for the City of Houston, subject to Council confirmation. Her resume is attached.

Sandy Gaw has been an educator for 31 years in the Houston Independent School District and worked as a high performing teacher, principal and executive leader at all levels. She worked to build and supervise a team of leaders to improve teacher quality and student outcomes. She was able to foster a collaborative culture that promoted teamwork, innovation and success for both adults and children that impacted more than 20,000 students in HISD. Sandy's experiences as a driver of strategies that enhanced the effectiveness, and efficiencies of central office support systems will inform her work building better systems, processes, and procedures throughout our vast Houston Library system. She is fluent in three languages and has worked in diverse communities across Houston.

Her appointment will appear on the agenda of August 28, 2024, and she will be available to meet with each of you prior to that date.

Sincerely,



John Whitmire
Mayor, City of Houston



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District E, District I

Item Creation Date: 5/7/2024

HPW – 20FAC2445-A Addtn'l Approp / Boyer, Inc.

Agenda Item#: 2.

Summary:

ORDINANCE appropriating \$2,247,631.32 out of Water & Sewer System Consolidated Construction Fund as an additional appropriation to the contract between the City of Houston and **BOYER, INC** for Change Order No. 4 for Lift Station Renewal and Replacement - East Ten Park, Maxey Road, Mesa Drive, Westmont, & North Shore (as approved by Ordinance No. 2022-0423); providing funding for CIP Cost Recovery and testing services relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICTS E - FLICKINGER and I - MARTINEZ**

Background:

SUBJECT: Adopt an Ordinance approving an Additional Appropriation for Change Order No. 4 for Lift Station Renewal and Replacement – East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore.

RECOMMENDATION: (SUMMARY) Adopt an Ordinance approving an Additional Appropriation of \$2,247,631.32 for Lift Station Renewal and Replacement – East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore.

PROJECT NOTICE/JUSTIFICATION: This project is part of the Lift Station Renewal and Replacement Improvements program and is required to replace/upgrade lift station facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston wastewater consent decree with EPA and TCEQ.

DESCRIPTION/SCOPE: The project included the rehabilitation and equipment replacement of four (4) lift stations: Maxey Road, Mesa Drive, Westmont, and North Shore, and the construction of a new lift station at East Ten Park. The Project was awarded to Boyer, Inc. with an original Contract Amount of \$19,739,040.00.

LOCATION:

PROJECT NAME	LOCATION	COUNCIL DISTRICT
East Ten Park Lift Station	275 Gellhorn Drive	I
Maxey Road Lift Station	909 Maxey Road	I
Mesa Drive Lift Station	3875 ½ Mesa Drive	I
Westmont Lift Station	734 Westmont Drive	E
North Shore Lift Station	13093 ½ North Shore #2 Drive	E

ADDITIONAL APPROPRIATION: An approval is requested for an additional appropriation of

\$2,069,172.69 in excess of the original contract value and an extension of 26 days of contract time for additional work described in Change Order No. 4; a Force Main conflict with a Sanitary Sewer Line on Westmont Drive, relocation of the control panel at Westmont Lift Station, replacing the piping between the Wet Well and Valve Vault, seal leaks in the Wet Well bottom, providing spool pieces to account for the height difference at Mesa Lift Station, installing conduits, demolishing the concrete base of the existing Lift Station conflicting with the pier foundations, removing existing hatches, installing new hatches and additional paving, micro tunneling of 36-in Sanitary Sewer, Meraki MG21 procurement and the chain link fence. This scope of work is necessary to complete the execution of this project due to the inspection results.

The requested appropriation will cover the additional work identified.

The total cost of this additional appropriation is \$2,247,631.32 to be appropriated as follows:

· Contract Services	\$2,069,172.69
· CIP Cost Recovery	\$ 103,458.63
· Testing Services	\$ 75,000.00

Testing Services are being 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 Businesses and supports job creation. In this case, Boyer, Inc., 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 and has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this project is 11.00% MBE goal and 7% WBE goal. The original Contract amount totals \$19,739,040.00. The Contractor has been paid \$16,841,194.00 (85.32%) to date. Of this amount, \$3,557,140.00 (21.12%) has been paid to M/WBE sub-contractors to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$21,808,212.69. The MWBE goal has been previously met.

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

Randall V. Macchi, Chief Operating Officer
Houston Public Works

WBS No. R-000267-0122-4

Prior Council Action:

Ordinance No. 2022-0423, dated 06-01-2022

Amount and Source of Funding:

\$2,247,631.32 - Fund No. 8500 – Water and Sewer System Consolidated Construction

Original (previous) appropriation of \$21,862,944.00 from Fund No. 8500 - Water and Sewer System

Original (previous) appropriation of \$21,002,944.00 from Fund No. 0000 - Water and Sewer System Consolidated Construction Fund.

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Markos Mengesha, Assistant Director	FAC- HPW Capital Projects	832.395.2365

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
 District E, District I
 Item Creation Date: 5/7/2024

HPW – 20FAC2445-A Addtn'l Approp / Boyer, Inc.

Agenda Item#:

Background:

SUBJECT: Adopt an Ordinance approving an Additional Appropriation for Change Order No. 4 for Lift Station Renewal and Replacement – East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore.

RECOMMENDATION: (SUMMARY) Adopt an Ordinance approving an Additional Appropriation of \$2,247,631.32 for Lift Station Renewal and Replacement – East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore.

PROJECT NOTICE/JUSTIFICATION: This project is part of the Lift Station Renewal and Replacement Improvements program and is required to replace/upgrade lift station facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston wastewater consent decree with EPA and TCEQ.

DESCRIPTION/SCOPE: The project included the rehabilitation and equipment replacement of four (4) lift stations: Maxey Road, Mesa Drive, Westmont, and North Shore, and the construction of a new lift station at East Ten Park. The Project was awarded to Boyer, Inc. with an original Contract Amount of \$19,739,040.00.

LOCATION:

PROJECT NAME	LOCATION	COUNCIL DISTRICT
East Ten Park Lift Station	275 Gellhorn Drive	I
Maxey Road Lift Station	909 Maxey Road	I
Mesa Drive Lift Station	3875 ½ Mesa Drive	I
Westmont Lift Station	734 Westmont Drive	E
North Shore Lift Station	13093 ½ North Shore #2 Drive	E

ADDITIONAL APPROPRIATION: An approval is requested for an additional appropriation of \$2,069,172.69 in excess of the original contract value and an extension of 26 days of contract time for additional work described in Change Order No. 4; a Force Main conflict with a Sanitary Sewer Line on Westmont Drive, relocation of the control panel at Westmont Lift Station, replacing the piping between the Wet Well and Valve Vault, seal leaks in the Wet Well bottom, providing spool pieces to account for the height difference at Mesa Lift Station, installing conduits, demolishing the concrete base of the existing Lift Station conflicting with the pier foundations, removing existing hatches, installing new hatches and additional paving, micro tunneling of 36-in Sanitary Sewer, Meraki MG21 procurement and the chain link fence. This scope of work is necessary to complete the execution of this project due to the inspection results.

The requested appropriation will cover the additional work identified.

The total cost of this additional appropriation is \$2,247,631.32 to be appropriated as follows:

- Contract Services \$2,069,172.69
- CIP Cost Recovery \$ 103,458.63
- Testing Services \$ 75,000.00

Testing Services are being provided by Alpha Testing, Inc. under a previously approved contract.

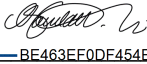
HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's Hire Houston First (HHF) ordinance that promotes economic opportunity for Houston Businesses and supports job creation. In this case, Boyer, Inc., is a designated HHF company, but they were the successful awardee without application 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 and has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

M/WBE PARTICIPATION: The M/WBE goal established for this project is 11.00% MBE goal and 7% WBE goal. The original

Contract amount totals \$19,739,040.00. The Contractor has been paid \$16,841,194.00 (85.32%) to date. Of this amount, \$3,557,140.00 (21.12%) has been paid to M/WBE sub-contractors to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$21,808,212.69. The MWBE goal has been previously met.

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

DocuSigned by:

 8/9/2024
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 Randall V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-000267-0122-4

Prior Council Action:

Ordinance No. 2022-0423, dated 06-01-2022

Amount and Source of Funding:

\$2,247,631.32 - Fund No. 8500 – Water and Sewer System Consolidated Construction

Original (previous) appropriation of \$21,862,944.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund.

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Markos Mengesha, Assistant Director	FAC- HPW Capital Projects	832.395.2365

ATTACHMENTS:

Description	Type
SAP Documents	Financial Information
Maps	Backup Material
OBO Documents	Backup Material
Prior Change Order #s 1,2,3	Backup Material
Change Order #4	Backup Material
Ownership Information Form & Tax Report	Backup Material
Pay or Play	Backup Material
Form 1295	Backup Material
Prior Council Action	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District E, District I

Item Creation Date: 5/15/2024

HPW – 20FAC2445-B Change Order / Boyer, Inc.

Agenda Item#: 3.

Summary:

RECOMMENDATION from Chief Operating Officer Houston Public Works for approval of Change Order No. 4 in the amount of \$2,069,172.69 for the Lift Station Renewal and Replacement - East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore on contract with **BOYER, INC - DISTRICTS E - FLICKINGER and I - MARTINEZ**

This item should only be considered after passage of Item 2 above

Background:

SUBJECT: Pass a motion approving Change Order No. 4 for Lift Station Renewal and Replacement – East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore.

RECOMMENDATION: (SUMMARY) Pass a motion approving Change Order No. 4.

PROJECT NOTICE/JUSTIFICATION: This project is part of the Lift Station Renewal and Replacement Improvements program and is required to replace/upgrade lift station facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston wastewater consent decree with EPA and TCEQ.

LOCATION:

PROJECT NAME	LOCATION	COUNCIL DISTRICT
East Ten Park Lift Station	275 Gellhorn Drive	I
Maxey Road Lift Station	909 Maxey Road	I
Mesa Drive Lift Station	3875 ½ Mesa Drive	I
Westmont Lift Station	734 Westmont Drive	E
North Shore Lift Station	13093 ½ North Shore #2 Drive	E

CHANGE ORDER No. (4): This work is required for the additional work described in Change Order No. 4; a Force Main conflict with a Sanitary Sewer Line on Westmont Drive, relocation of the control panel at Westmont Lift Station, replacing the piping between the Wet Well and Valve Vault, seal leaks in the Wet Well bottom, providing spool pieces to account for the height difference at Mesa Lift Station, installing conduits, demolishing the concrete base of the existing Lift Station conflicting with the pier foundations, removing existing hatches, installing new hatches and additional paving, micro tunneling of 36-in Sanitary Sewer, Meraki MG21 procurement and the chain link fence. This scope of work is necessary to complete the execution of this project due to the inspection results. The original contract duration for this project was 500 calendar days. The project was awarded to Boyer, Inc. with an original Contract

Amount of \$19,739,040.00.

The proposed Change Order No. 4 is in the amount of \$2,069,172.69, or 10.48% above the original contract amount and extends the contract time by 26 days. This will increase the original contract amount to \$21,808,212.69.

M/WBE PARTICIPATION: The M/WBE goal established for this contract is 18.00%. The original Contract approved by Ordinance No. 2022-0423 is in the amount of \$19,739,040.00. Assuming approval of Change Order No. 4, the Contract amount will increase to \$21,808,212.69. According to the Office of Business Opportunity, the Contractor's to date MWBE/SBE performance is 21.12%.

Randall V, Macchi, Chief Operating Officer
Houston Public Works

WBS No. R-000267-0122-4

Prior Council Action:

Ordinance No. 2022-0423, dated 06-01-2022

Amount and Source of Funding:

No additional funding is required.

Original (previous) appropriation of \$21,862,944.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund.

Subsequent additional appropriation of \$2,247,631.32 - Fund No. 8500 – Water and Sewer System Consolidated Construction.

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Markos Mengesha, Assistant Director	FAC- HPW Capital Projects	832.395.2365

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
 District E, District I
 Item Creation Date: 5/15/2024

HPW – 20FAC2445-B Change Order / Boyer, Inc.

Agenda Item#:

Background:

SUBJECT: Pass a motion approving Change Order No. 4 for Lift Station Renewal and Replacement – East Ten Park, Maxey Road, Mesa Drive, Westmont, North Shore.

RECOMMENDATION: (SUMMARY) Pass a motion approving Change Order No. 4.

PROJECT NOTICE/JUSTIFICATION: This project is part of the Lift Station Renewal and Replacement Improvements program and is required to replace/upgrade lift station facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston wastewater consent decree with EPA and TCEQ.


LOCATION:

PROJECT NAME	LOCATION	COUNCIL DISTRICT
East Ten Park Lift Station	275 Gellhorn Drive	I
Maxey Road Lift Station	909 Maxey Road	I
Mesa Drive Lift Station	3875 ½ Mesa Drive	I
Westmont Lift Station	734 Westmont Drive	E
North Shore Lift Station	13093 ½ North Shore #2 Drive	E

CHANGE ORDER No. (4): This work is required for the additional work described in Change Order No. 4; a Force Main conflict with a Sanitary Sewer Line on Westmont Drive, relocation of the control panel at Westmont Lift Station, replacing the piping between the Wet Well and Valve Vault, seal leaks in the Wet Well bottom, providing spool pieces to account for the height difference at Mesa Lift Station, installing conduits, demolishing the concrete base of the existing Lift Station conflicting with the pier foundations, removing existing hatches, installing new hatches and additional paving, micro tunneling of 36-in Sanitary Sewer, Meraki MG21 procurement and the chain link fence. This scope of work is necessary to complete the execution of this project due to the inspection results. The original contract duration for this project was 500 calendar days. The project was awarded to Boyer, Inc. with an original Contract Amount of \$19,739,040.00.

The proposed Change Order No. 4 is in the amount of \$2,069,172.69, or 10.48% above the original contract amount and extends the contract time by 26 days. This will increase the original contract amount to \$21,808,212.69.

M/WBE PARTICIPATION: The M/WBE goal established for this contract is 18.00%. The original Contract approved by Ordinance No. 2022-0423 is in the amount of \$19,739,040.00. Assuming approval of Change Order No. 4, the Contract amount will increase to \$21,808,212.69. According to the Office of Business Opportunity, the Contractor's to date MWBE/SBE performance is 21.12%.

DocuSigned by:

 8/9/2024
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 Randall V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-000267-0122-4

Prior Council Action:

Ordinance No. 2022-0423, dated 06-01-2022

Amount and Source of Funding:

No additional funding is required.

Original (previous) appropriation of \$21,862,944.00 from Fund No. 8500 - Water and Sewer System Consolidated Construction Fund.
 Subsequent additional appropriation of \$2,247,631.32 - Fund No. 8500 – Water and Sewer System Consolidated Construction.

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Markos Mengesha, Assistant Director	FAC- HPW Capital Projects	832.395.2365

ATTACHMENTS:

Description	Type
Maps	Backup Material
OBO Documents	Backup Material
Prior Change Order #s 1,2,3	Backup Material
Change Order #4	Backup Material
Ownership Information Form & Tax Report	Backup Material
Prior Council Action	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date: 8/15/2024

HAS - Accept Work – Design Build Contract with J.E. Dunn Construction Company for the Vehicle Maintenance Facility Project at IAH; Project No. 740

Agenda Item#: 4.

Summary:

RECOMMENDATION from Director Houston Airport System for approval of final contract amount of \$23,448,956.75 and acceptance of work with **J. E. DUNN CONSTRUCTION COMPANY** for the Vehicle Maintenance Facility Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 740) - 0.76% over the original contract amount - **DISTRICT B - JACKSON**

Background:

RECOMMENDATION:

Pass a motion to approve the final contract amount of \$23,448,956.75, or 0.76% over the original contract amount of \$23,272,448.00 and under the \$200,000.00 contingency amount, to accept the work, and to authorize the final payment.

SPECIFIC EXPLANATION:

J.E. Dunn Construction Company has completed all the work required under the contract in the amount of \$23,448,956.75 for the Vehicle Maintenance Facility Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 740). The final contract amount includes 48 change orders with a net value of \$176,508.75.

During construction, the project was managed and inspected by Houston Airport System (HAS) personnel.

It is now requested that City Council pass a motion to approve the final contract amount of \$23,448,956.75, or 0.76% over the original contract amount of \$23,272,448.00 and under the \$200,000.00 contingency amount, to accept the work, and to authorize the final payment.

MWBE Participation:

The advertised M/WBE contract goals for this project were 28.0% MBE and 10.0% WBE. The M/WBE goals approved for this project were 28.0% MBE and 10.0% WBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 32.04% MBE, 7.44% WBE, and 7.00% SBE. The M/WBE performance on this project was rated Satisfactory with Good Faith Efforts for the following reasons: the MBE goal was achieved; however, the project fell short of the 10% WBE goal. With the addition of 4.0% SBE goal credit, the WBE goal was achieved. J.E. Dunn was able to meet the M/WBE goals and utilize all goal credit contractors

to the extent possible. For the reasons listed, the MWSBE performance meets the good faith efforts requirements mandated by the City's MWSBE Program.

Director's Signature:

Jim Szczesniak
Houston Airport System

Prior Council Action:

01/29/2020 (O) 2020-80
09/09/2020 (O) 2020-766
07/21/2021 (O) 2021-619

Amount and Source of Funding:

Contact Information:

Todd Curry (281) 233-1896
Gary High (281) 233-1987

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 8/15/2024

HAS - Accept Work – Design Build Contract with J.E. Dunn Construction Company for the Vehicle Maintenance Facility Project at IAH; Project No. 740

Agenda Item#:

Background:

RECOMMENDATION:

Pass a motion to approve the final contract amount of \$23,448,956.75, or 0.76% over the original contract amount of \$23,272,448.00 and under the \$200,000.00 contingency amount, to accept the work, and to authorize the final payment.

SPECIFIC EXPLANATION:

J.E. Dunn Construction Company has completed all the work required under the contract in the amount of \$23,448,956.75 for the Vehicle Maintenance Facility Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 740). The final contract amount includes 48 change orders with a net value of \$176,508.75.

During construction, the project was managed and inspected by Houston Airport System (HAS) personnel.

It is now requested that City Council pass a motion to approve the final contract amount of \$23,448,956.75, or 0.76% over the original contract amount of \$23,272,448.00 and under the \$200,000.00 contingency amount, to accept the work, and to authorize the final payment.

MWBE Participation:

The advertised M/WBE contract goals for this project were 28.0% MBE and 10.0% WBE. The M/WBE goals approved for this project were 28.0% MBE and 10.0% WBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 32.04% MBE, 7.44% WBE, and 7.00% SBE. The M/WBE performance on this project was rated Satisfactory with Good Faith Efforts for the following reasons: the MBE goal was achieved; however, the project fell short of the 10% WBE goal. With the addition of 4.0% SBE goal credit, the WBE goal was achieved. J.E. Dunn was able to meet the M/WBE goals and utilize all goal credit contractors to the extent possible. For the reasons listed, the MWSBE performance meets the good faith efforts requirements mandated by the City's MWSBE Program.

Director's Signature:

DocuSigned by:

Jim Szczesniak

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Jim Szczesniak
Houston Airport System

Prior Council Action:

- 01/29/2020 (O) 2020-80
- 09/09/2020 (O) 2020-766
- 07/21/2021 (O) 2021-619

Amount and Source of Funding:

Contact Information:

- Todd Curry (281) 233-1896
- Gary High (281) 233-1987

DS
GH



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date: 8/13/2024

HAS – Accept Work – Construction Contract with Intex United, Inc. for the Terminal A Wayfinding and Signage Project at IAH, Project No. 762A

Agenda Item#: 5.

Summary:

RECOMMENDATION from Director Houston Airport System for approval of final contract amount of \$685,330.71 and acceptance of work on contract with **INTEX UNITED, INC** for the Terminal A Wayfinding and Signage Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 762A) - 4.805% over the original contract amount and under the 10% contingency amount - **DISTRICT B - JACKSON**

Background:

RECOMMENDATION:

Pass a motion to approve the final contract amount of \$685,330.71, or 4.805% over the original contract amount of \$653,910.00 and under the 10% contingency, to accept the work, and to authorize the final payment.

SPECIFIC EXPLANATION:

Intex United, Inc. has completed all the work required under the contract in the amount of \$685,330.71 for the Terminal A Wayfinding and Signage Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 762A). The final contract amount includes two change orders with a net value of \$31,420.71 for additional work to enhance the aesthetics and safety of the signage placements at the terminal.

During construction, the project was managed and inspected by Houston Airport System (HAS) personnel.

It is now requested that City Council pass a motion to approve the final contract amount of \$685,330.71, or 4.805% over the original contract amount of \$653,910.00 and under the 10% contingency amount, to accept the work, and to authorize the final payment.

MWSBE Participation:

The advertised M/W/SBE contract goals for this project were 15.00% MBE and 9.00% WBE. The M/W/SBE goals approved for this project were 15.00% MBE, 10.00% WBE, and 4.00% SBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 14.37% MBE, 9.72% WBE, and 3.83% SBE. The standard for meeting MWBE participation goals is the demonstration of Good Faith Efforts. The MWBE performance on this

project was rated Satisfactory due to Good Faith Efforts for the following reason: the MWBE goals were achieved but at the end of the contract there was a needed change order that resulted in the prime self-performing work to keep the project on schedule. For the reason listed, the M/W/SBE performance meets the good faith efforts requirements mandated by the City's M/W/SBE Program.

Director's Signature:

Jim Szczesniak
Houston Airport System

Prior Council Action:

05/19/2021 (O) 2021-408

Contact Information:

Todd Curry (281) 233-1896
Gary High (281) 233-1987

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 8/13/2024

HAS – Accept Work – Construction Contract with Intex United, Inc. for the Terminal A Wayfinding and Signage Project at IAH, Project No. 762A

Agenda Item#:

Background:

RECOMMENDATION:

Pass a motion to approve the final contract amount of \$685,330.71, or 4.805% over the original contract amount of \$653,910.00 and under the 10% contingency, to accept the work, and to authorize the final payment.

SPECIFIC EXPLANATION:

Intex United, Inc. has completed all the work required under the contract in the amount of \$685,330.71 for the Terminal A Wayfinding and Signage Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 762A). The final contract amount includes two change orders with a net value of \$31,420.71 for additional work to enhance the aesthetics and safety of the signage placements at the terminal.

During construction, the project was managed and inspected by Houston Airport System (HAS) personnel.

It is now requested that City Council pass a motion to approve the final contract amount of \$685,330.71, or 4.805% over the original contract amount of \$653,910.00 and under the 10% contingency amount, to accept the work, and to authorize the final payment.

MWSBE Participation:

The advertised M/W/SBE contract goals for this project were 15.00% MBE and 9.00% WBE. The M/W/SBE goals approved for this project were 15.00% MBE, 10.00% WBE, and 4.00% SBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 14.37% MBE, 9.72% WBE, and 3.83% SBE. The standard for meeting MWBE participation goals is the demonstration of Good Faith Efforts. The MWBE performance on this project was rated Satisfactory due to Good Faith Efforts for the following reason: the MWBE goals were achieved but at the end of the contract there was a needed change order that resulted in the prime self-performing work to keep the project on schedule. For the reason listed, the M/W/SBE performance meets the good faith efforts requirements mandated by the City's M/W/SBE Program.

Director's Signature:

DS
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DocuSigned by:

Jim Szczesniak

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Jim Szczesniak
Houston Airport System

Prior Council Action:

05/19/2021 (O) 2021-408

Contact Information:

Todd Curry (281) 233-1896
Gary High (281) 233-1987



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District D, District E, District I

Item Creation Date: 4/23/2024

HPW – 20FAC2443 Accept Work / Persons Services Corp.

Agenda Item#: 6.

Summary:

RECOMMENDATION from Chief Operating Officer, Houston Public Works for approval of final contract amount of \$10,056,705.49 and acceptance of work on contract with **PERSONS SERVICES CORP.** for Lift Station Renewal and Replacement - MacGregor Way #2, Eppes, Kellogg, Scott #2, Glengyle and WCID #73 Lift Stations - 3.67% over the original Contract Amount - **DISTRICTS D - EVANS-SHABAZZ; E - FLICKINGER and I - MARTINEZ**

Background:

SUBJECT: Accept Work for Lift Station Renewal and Replacement - MacGregor Way #2, Eppes, Kellogg, Scott #2, Glengyle and WCID #73 Lift Stations.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$10,056,705.49 or 3.67% over the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the City's ongoing program to upgrade its lift station facilities and was required to meet Texas Commission on Environmental Quality (TCEQ) requirements.

DESCRIPTION/SCOPE: This project consisted of rehabilitating six (6) lift stations including pumps, electrical wiring and conduits, instrumentation, concrete structures, piping, sensors, and valves. KIT Professionals, Inc. designed the project with 745 calendar days allowed for construction. The project was awarded to Persons Services Corp. with an original Contract Amount of \$9,700,821.00.

LOCATION: The project area was generally bound by the following.

LIFT STATION / PROJECT NAME	LOCATION	COUNCIL DISTRICT
Macgregor Way #2	3030 North MacGregor Way	D
Eppes	6949 Eppes Street	I
Kellogg	502 Kellogg Street	I
Scott #2	8123-1/2 Scott Street	D
Glengyle	24017 Glengyle Court	E

CONTRACT COMPLETION AND COST: The Contractor, Persons Services Corp., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 183 days approved by Change Order No. 4, 7, and 9. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos 1-3 and 5-11 is \$10,056,705.49, an increase of \$355,884.49 or 3.67% over the original Contract 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 11.00% MBE and 7.00% WBE. The M/WBE goals approved for this project were 21.12% MBE and 9.01% WBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 18.77% MBE, 10.28% WBE, and 17.18% SBE. The MWSBE performance on this project was rated Outstanding for the following reason: With the allowable 4% SBE achieved participation going to the MBE goal credit, the advertised and awarded goals for this project were exceeded while good faith efforts were made to utilize all goal credit subcontractors to the extent possible. For the reasons listed, the MWSBE performance meets the good faith effort requirements mandated by the City's MWSBE Program.

Randall V. Macchi, Chief Operating Officer
Houston Public Works

WBS No. R-000267-0129-4

Prior Council Action:

Ordinance No. 2019-0781, dated 10-09-2019

Amount and Source of Funding:

No additional funding required.

Total (original) appropriation of \$11,456,000.00 from Fund 8500 – Water and Sewer System Consolidated Construction

Contact Information:

Name	Service Line	Contact Number
Roberto Medina, Interim Chief of Staff	Director`s Office - HPW Government Relations	(832) 395-2456
Maria Perez, HPW Agenda Coordinator	Director`s Office - HPW Government Relations	(832) 395-2282
Markos E. Mengesha P.E., CCM	Capital Projects	(832) 395-2365

ATTACHMENTS:

Description

Type

Signed Coversheet
Maps

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
 District D, District E, District I
 Item Creation Date: 4/23/2024

HPW – 20FAC2443 Accept Work / Persons Services Corp.

Agenda Item#:

Background:

SUBJECT: Accept Work for Lift Station Renewal and Replacement - MacGregor Way #2, Eppes, Kellogg, Scott #2, Glengyle and WCID #73 Lift Stations.

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final Contract Amount of \$10,056,705.49 or 3.67% over the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project was part of the City’s ongoing program to upgrade its lift station facilities and was required to meet Texas Commission on Environmental Quality (TCEQ) requirements.


DESCRIPTION/SCOPE: This project consisted of rehabilitating six (6) lift stations including pumps, electrical wiring and conduits, instrumentation, concrete structures, piping, sensors, and valves. KIT Professionals, Inc. designed the project with 745 calendar days allowed for construction. The project was awarded to Persons Services Corp. with an original Contract Amount of \$9,700,821.00.

LOCATION: The project area was generally bound by the following.

LIFT STATION / PROJECT NAME	LOCATION	COUNCIL DISTRICT
Macgregor Way #2	3030 North MacGregor Way	D
Eppes	6949 Eppes Street	I
Kellogg	502 Kellog Street	I
Scott #2	8123-1/2 Scott Street	D
Glengyle	24017 Glengyle Court	E
WCID #73	11510 FM 1960 Road East	E

CONTRACT COMPLETION AND COST: The Contractor, Persons Services Corp., has completed the work under the subject Contract. The project was completed beyond the established completion date with an additional 183 days approved by Change Order No. 4, 7, and 9. The final cost of the project, including overrun and underrun of estimated unit price quantities and previously approved Change Order Nos 1-3 and 5-11 is \$10,056,705.49, an increase of \$355,884.49 or 3.67% over the original Contract 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 11.00% MBE and 7.00% WBE. The M/WBE goals approved for this project were 21.12% MBE and 9.01% WBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 18.77% MBE, 10.28% WBE, and 17.18% SBE. The MWSBE performance on this project was rated Outstanding for the following reason: With the allowable 4% SBE achieved participation going to the MBE goal credit, the advertised and awarded goals for this project were exceeded while good faith efforts were made to utilize all goal credit subcontractors to the extent possible. For the reasons listed, the MWSBE performance meets the good faith effort requirements mandated by the City’s MWSBE Program.

DocuSigned by:

 8/14/2024
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Randall V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-000267-0129-4

Prior Council Action:

Ordinance No. 2019-0781, dated 10-09-2019

Amount and Source of Funding:

No additional funding required.

Total (original) appropriation of \$11,456,000.00 from Fund 8500 – Water and Sewer System Consolidated Construction

Contact Information:

Name	Service Line	Contact Number
Roberto Medina, Interim Chief of Staff	Director`s Office - HPW Government Relations	(832) 395-2456
Maria Perez, HPW Agenda Coordinator	Director`s Office - HPW Government Relations	(832) 395-2282
Markos E. Mengesha P.E., CCM	Capital Projects	(832) 395-2365

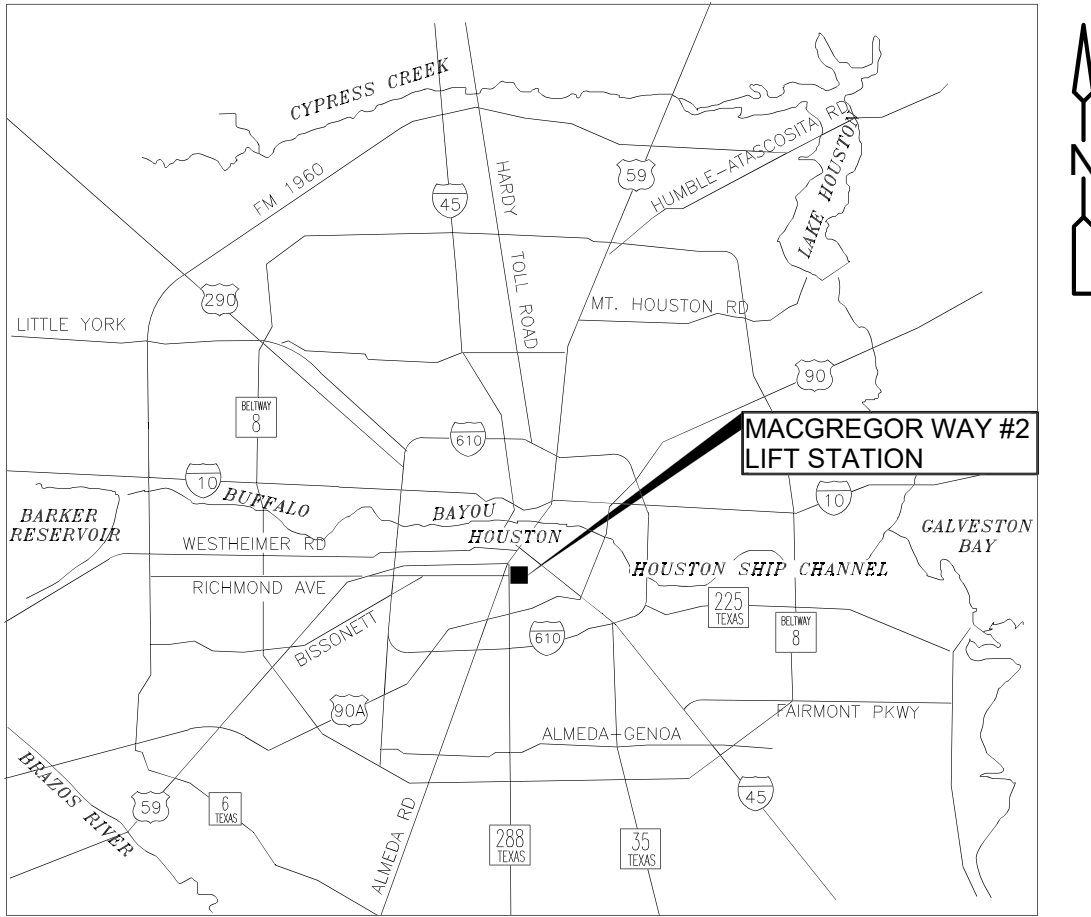
ATTACHMENTS:

Description

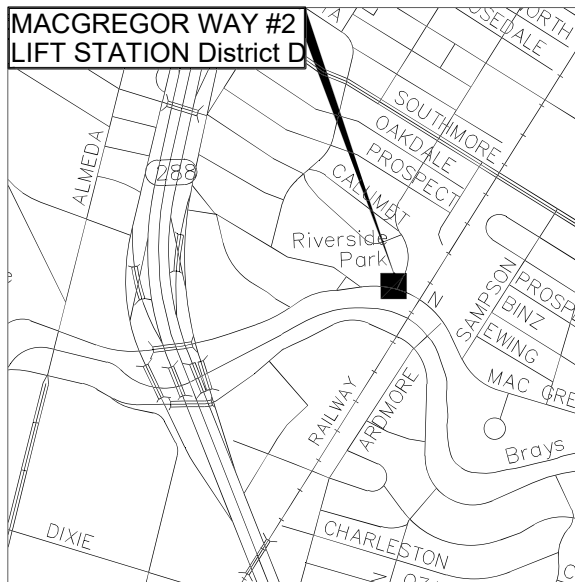
Maps
 OBO Documents
 Prior Council Action
 Ownership Information Form & Tax Report
 Change Orders
 Final Estimate

Type

Backup Material
 Backup Material
 Backup Material
 Backup Material
 Backup Material
 Backup Material

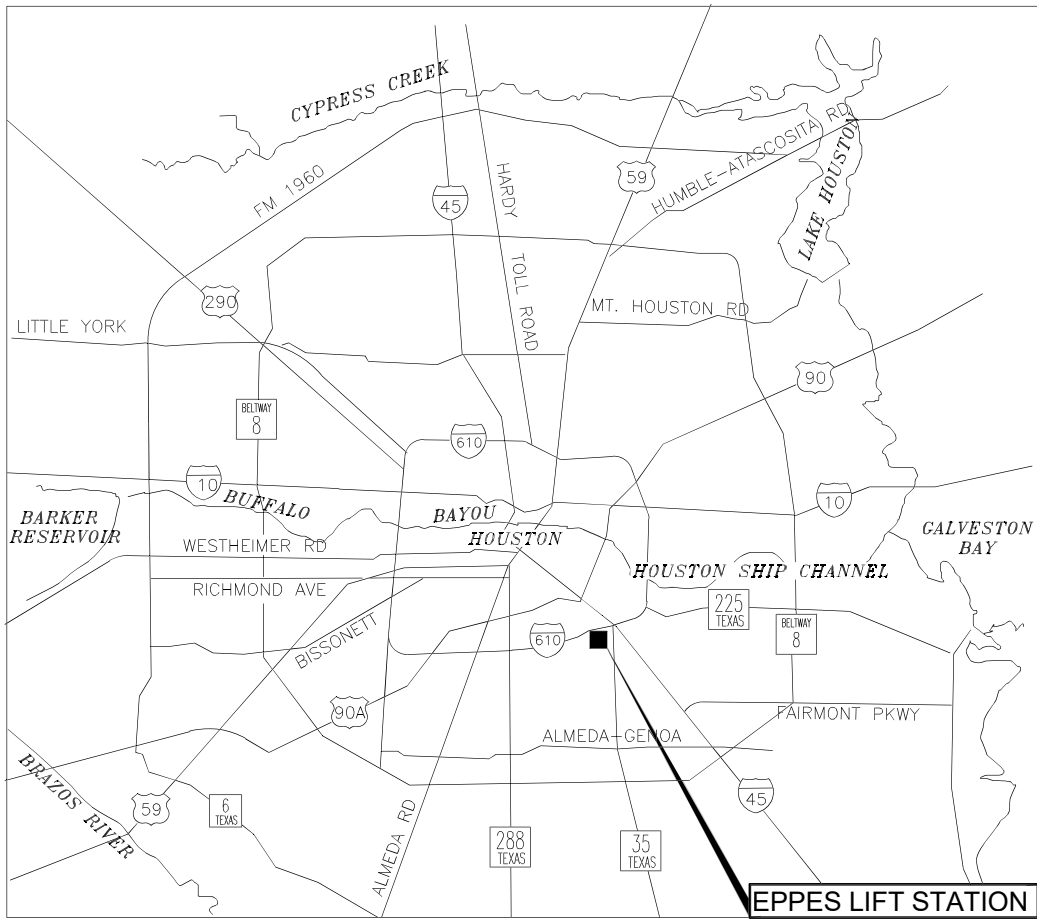


LOCATION MAP

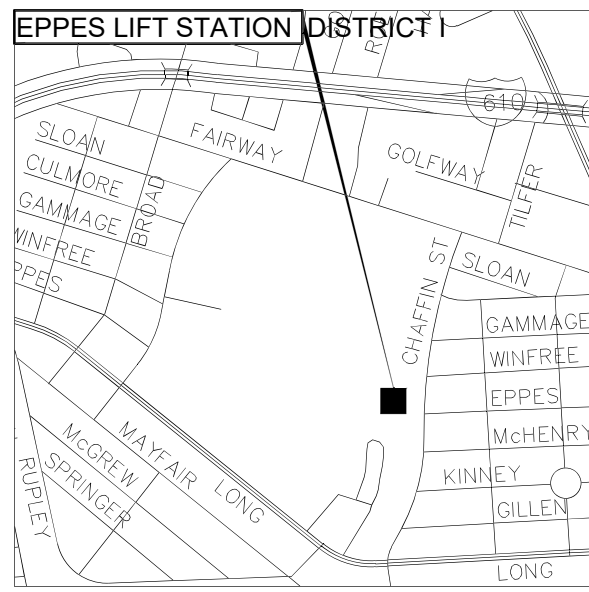


KEY MAP NO. 533G
GIMS MAP NO. 5355B

MACGREGOR WAY #2 3030 NORTH MACGREGOR WAY LIFT STATION VICINITY MAP
LIFT STATION RENEWAL/REPLACEMENT: MACGREGOR WAY #2, EPPES,
KELLOGG, SCOTT #2, GLENGYLE AND WCID #73 LIFT STATIONS
WBS NO. R-000267-0129-4

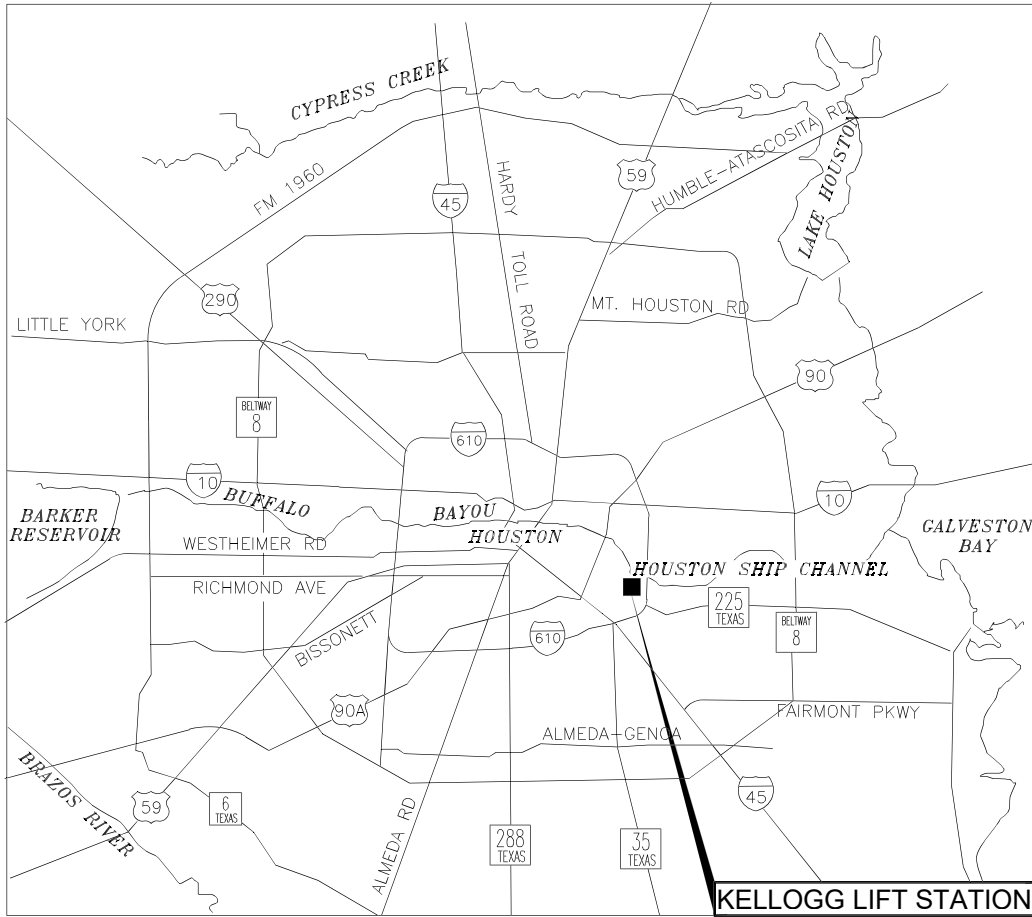


LOCATION MAP

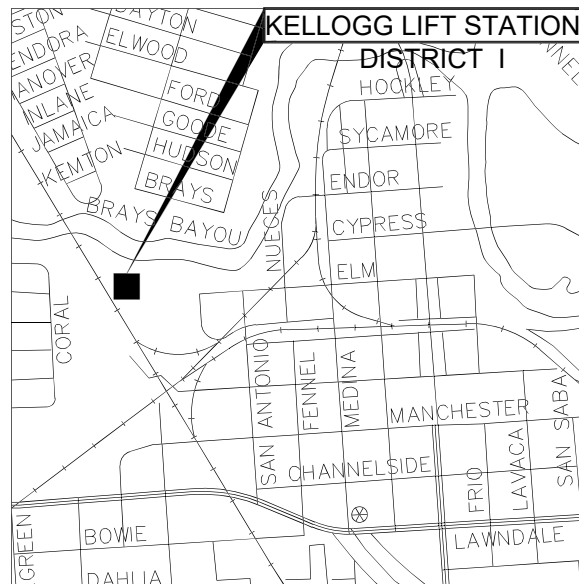


KEY MAP NO. 534R
GIMS MAP NO. 5554B

EPPES LIFT STATION 6949 EPPES STREET DISTRICT I VICINITY MAP
LIFT STATION RENEWAL/REPLACEMENT: MACGREGOR WAY #2, EPPES,
KELLOGG, SCOTT #2, GLENGYLE AND WCID #73 LIFT STATIONS
WBS NO. R-000267-0129-4



LOCATION MAP

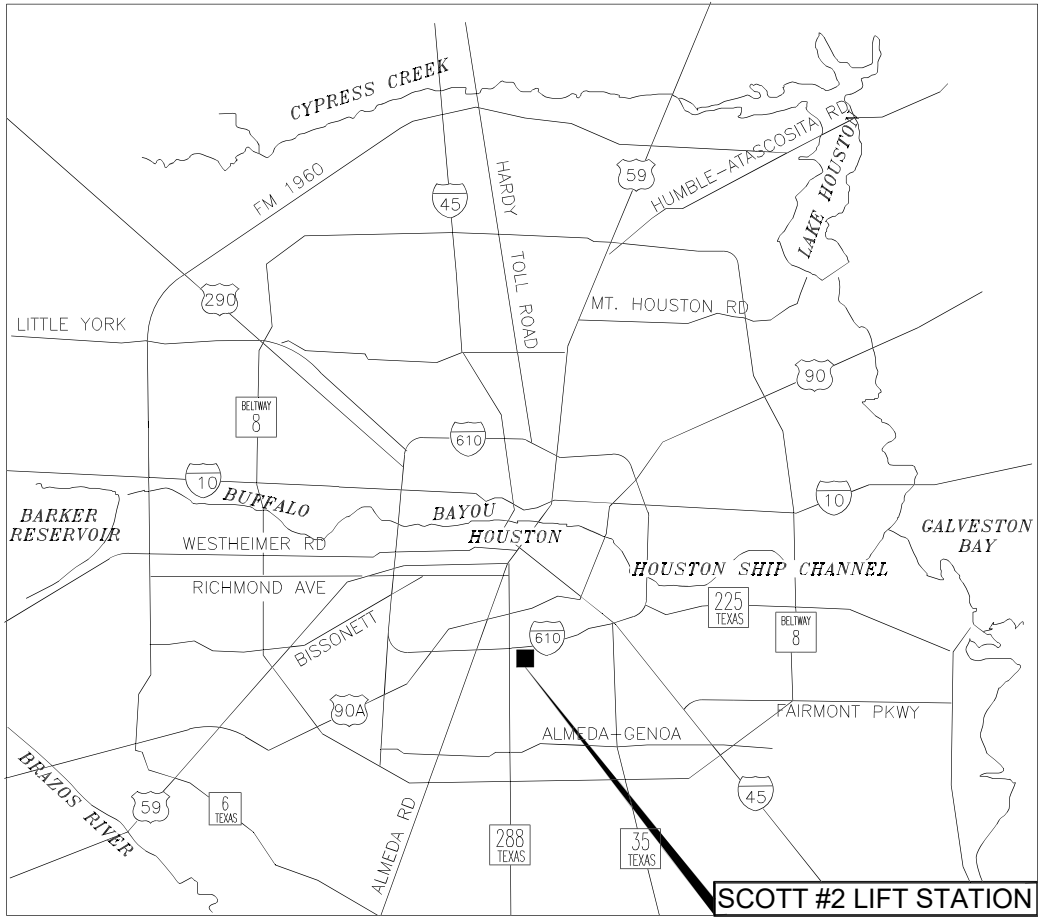


KEY MAP NO. 535A
GIMS MAP NO. 5656C

502 KELLOGG STREET, DISTRICT I

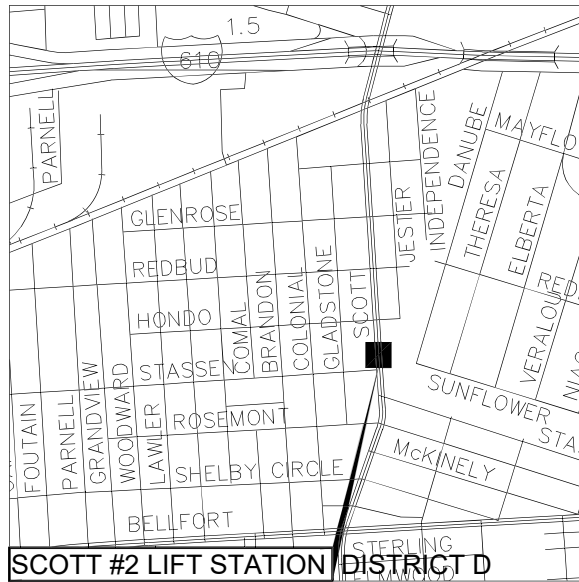
LIFT STATION RENEWAL/REPLACEMENT: MACGREGOR WAY #2, EPPES,
KELLOGG, SCOTT #2, GLENGYLE AND WCID #73 LIFT STATIONS
WBS NO. R-000267-0129-4

VICINITY MAP



LOCATION MAP

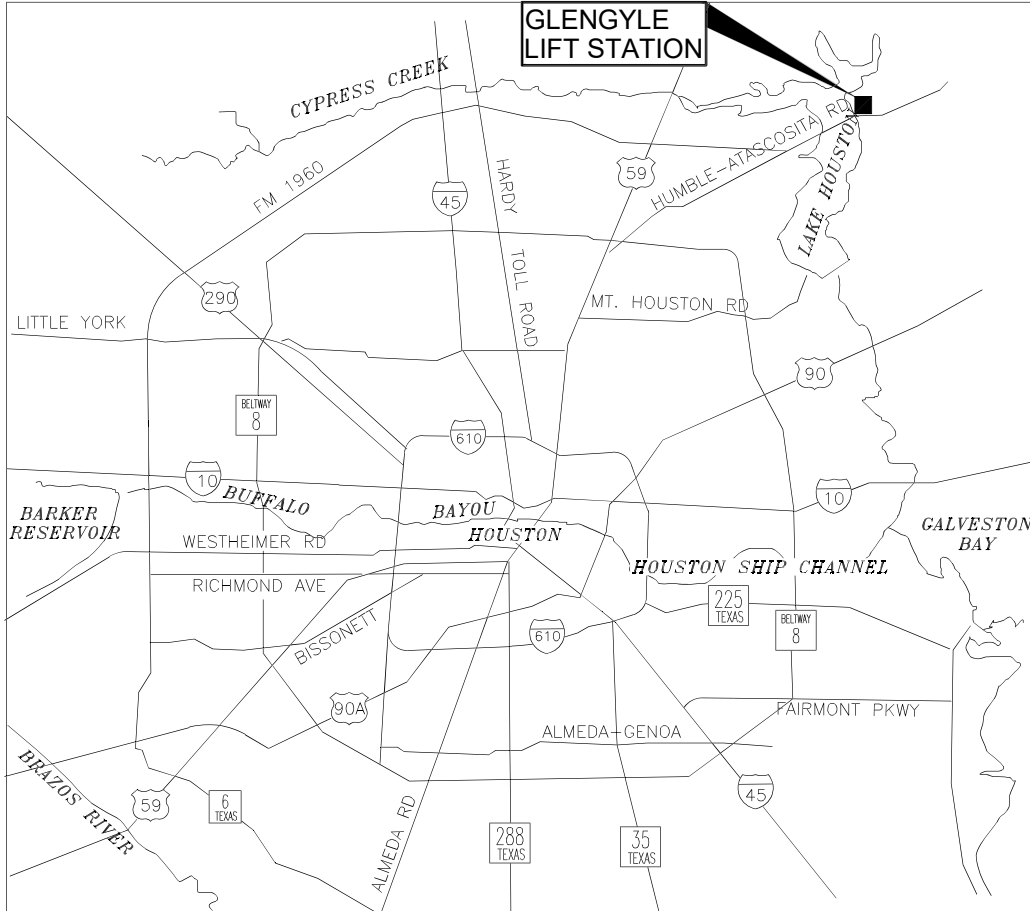
8123 - 1/2 SCOTT STREET DISTRICT D



LIFT STATION RENEWAL/REPLACEMENT: MACGREGOR WAY #2, EPPES, KELLOGG, SCOTT #2, GLENGYLE AND WCID #73 LIFT STATIONS
WBS NO. R-000267-0129-4

KEY MAP NO. 533U
GIMS MAP NO. 5453A

GLENGYLE LIFT STATION VICINITY MAP



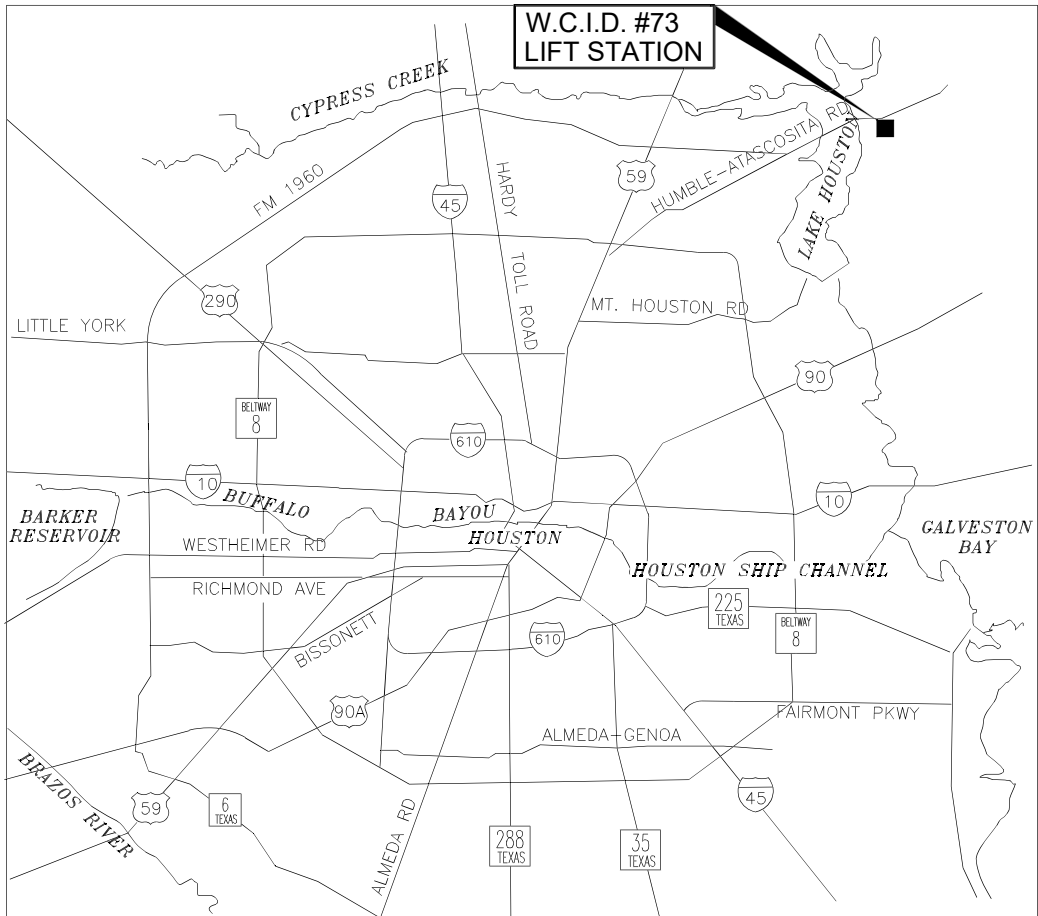
LOCATION MAP

24017 GLENGYLE COURT DISTRICT E



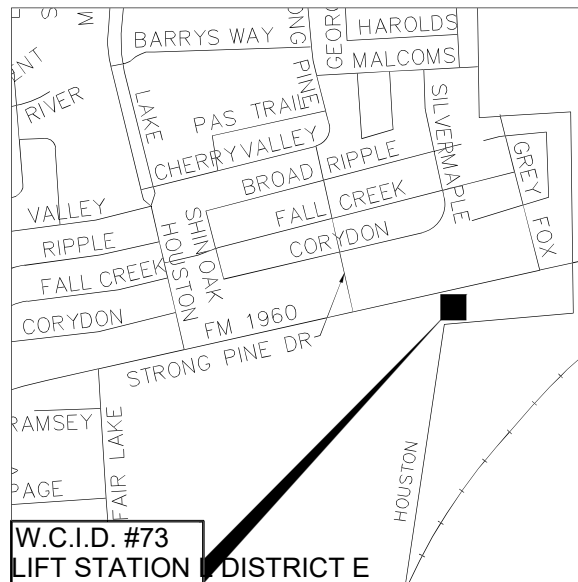
LIFT STATION RENEWAL/REPLACEMENT: MACGREGOR WAY #2, EPPES,
KELLOGG, SCOTT #2, GLENGYLE AND WCID #73 LIFT STATIONS
WBS NO. R-000267-0129-4

KEY MAP NO. 338Q
 GIMS MAP NO. 5968B
W.C.I.D #73 LIFT STATION VICINITY MAP



LOCATION MAP

11510 FM 1960 ROAD EAST DISTRICT E



**LIFT STATION RENEWAL/REPLACEMENT: MACGREGOR WAY #2, EPPES, KELLOGG, SCOTT #2, GLENGYLE AND WCID #73 LIFT STATIONS
 WBS NO. R-000267-0129-4**



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 7/12/2024

E32782.A1 – Fuel Cards and Related Services (U.S. Bank National Association) – MOTION

Agenda Item#: 7.

Summary:

AMEND MOTION #2023-0284, 5/3/2023, TO INCREASE spending authority for Fuel Cards and related services from **U.S. BANK NATIONAL ASSOCIATION** through the Texas SmartBuy Purchasing Cooperative Program; extension of term from Sept. 1, 2024, through Feb. 28, 2025 for the Fleet Management Department - \$4,886,878.40 - Fleet Management Fund

Background:

E32782.A1 – Amend Council Motion No. 2023-0284, passed on May 3, 2023, to increase the spending authority amount from \$5,166,494.41 to \$10,053,372.81 for fuel cards and related services from U.S. Bank National Association through the Texas SmartBuy Purchasing Cooperative Program extension Term from Sept. 1, 2024, through Feb. 28, 2025 for the Fleet Management Department.

Specific Explanation:

The Director of the Fleet Management Department (FMD) and the Chief Procurement Officer recommend that the City Council approve an amendment to Council Motion No. 2023-0284 to increase the spending authority from **\$5,166,494.41 to \$10,053,372.81** for fuel cards and related services from **U.S. Bank National Association** through the Texas SmartBuy Purchasing Cooperative Program extension Term from **Sept. 1, 2024, through Feb. 28, 2025** for the Fleet Management Department.

The original spending authority was approved on May 3, 2023, by Motion No. 2023-0284 for an amount of \$5,166,494.41. As of July 12, 2024, expenditures totaled \$4,865,151.31. Texas SmartBuy has extended its contract with U.S. Bank National Association through February 28, 2025. The additional spending authority will cover through the end of the term of the award.

The fuel cards are primarily used by the Houston Fire Department (HFD) and Houston Police Department (HPD). Both departments use the cards in city areas without a nearby City-owned fueling facility, including southwest Houston, Kingwood, and Greenspoint areas.

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 the Office of Business Opportunity.

Fiscal Note:

Funding for this item is included in the FY2025 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	FY2025	Out Years	Total
Fleet Management Department	\$4,886,878.40	\$0.00	\$4,886,878.40

Prior Council Action:

Motion No. 2023-284, passed on May 3, 2023

Amount and Source of Funding:

\$4,886,878.40 - Fleet Management Fund (1005)

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE NO
Desiree Heath, Division Manager	FIN/SPD	(832) 393-8742
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: 8/27/2024

ALL

Item Creation Date: 7/12/2024

E32782.A1 – Fuel Cards and Related Services (U.S. Bank National Association) –
MOTION

Agenda Item#: 5.

Summary:

NOT A REAL CAPTION

AMEND Council Motion No. 2023-0284, passed on May 3, 2023, to increase the Spending Authority for fuel cards and related services from **U.S. BANK NATIONAL ASSOCIATION** through the Texas SmartBuy Purchasing Cooperative Program; extension of term from Sept. 1, 2024, through Feb. 28, 2025 for the Fleet Management Department

Background:

E32782.A1 – Amend Council Motion No. 2023-0284, passed on May 3, 2023, to increase the spending authority amount from \$5,166,494.41 to \$10,053,372.81 for fuel cards and related services from **U.S. Bank National Association** through the Texas SmartBuy Purchasing Cooperative Program extension Term from Sept. 1, 2024, through Feb. 28, 2025 for the Fleet Management Department.

Specific Explanation:

The Director of the Fleet Management Department (FMD) and the Chief Procurement Officer recommend that the City Council approve an amendment to Council Motion No. 2023-0284 to increase the spending authority from **\$5,166,494.41 to \$10,053,372.81** for fuel cards and related services from **U.S. Bank National Association** through the Texas SmartBuy Purchasing Cooperative Program extension Term from **Sept. 1, 2024, through Feb. 28, 2025** for the Fleet Management Department.

The original spending authority was approved on May 3, 2023, by Motion No. 2023-0284 for an amount of \$5,166,494.41. As of July 12, 2024, expenditures totaled \$4,865,151.31. Texas SmartBuy has extended its contract with U.S. Bank National Association through February 28, 2025. The additional spending authority will cover through the end of the term of the award.

The fuel cards are primarily used by the Houston Fire Department (HFD) and Houston Police Department (HPD). Both departments use the cards in city areas without a nearby City-owned fueling facility, including southwest Houston, Kingwood, and Greenspoint areas.

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 the Office of Business Opportunity.

Fiscal Note:

Funding for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial

Policies.

8/21/2024

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Jedediah Greenfield, Chief Procurement Officer
Finance/Strategic Procurement Division

DocuSigned by:

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Department Approval Authority

8/21/2024

Estimated Spending Authority

Department	FY2025	Out Years	Total
Fleet Management Department	\$4,886,878.40	\$0.00	\$4,886,878.40

Prior Council Action:

Motion No. 2023-284, passed on May 3, 2023

Amount and Source of Funding:

\$4,886,878.40 - Fleet Management Fund (1005)

Contact Information:

NAME:

DEPARTMENT/DIVISION PHONE NO.

NAME:	DEPARTMENT/DIVISION	PHONE NO
Desiree Heath, Division Manager	FIN/SPD	(832) 393-8742
Candice Gambrell, Assistant Director	FIN/SPD	(832) 393-9129
Jedediah Greenfield, Chief Procurement Officer	FIN/SPD	(832) 393-9126

ATTACHMENTS:

Description	Type
OBO Waiver	Backup Material
Motion 2023-284	Backup Material
Previous RCA -E32782	Backup Material
Tax Report	Backup Material
Certification of Funds	Backup Material
Justification Form	Backup Material
Fiscal Form A	Financial Information
Ownership Form	Backup Material
946-M3 Extension Letter Fully Executed	Backup Material
Funding Verification	Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 4/9/2024

L33016 - Helicopter Replacement Parts, Overhauls/Exchanges, and Repair Services (Air Flite, Inc.) - MOTION

Agenda Item#: 8.

Summary:

AIR FLITE, INC for Purchase of Schweizer/Sikorsky 269C Series Helicopter Replacement Parts Overhauls/Exchanges and Repair Services for the Houston Police Department - 3 Years with 2 one-year options - \$1,427,724.30 - General Fund

Background:

Formal Bids Received November 30, 2023, for P12-L33016 - Approve an award to Air Flite, Inc. in the amount not to exceed \$1,427,724.30 for Schweizer/Sikorsky 269C series helicopter replacement parts, overhauls/exchanges, and repair services for a term of 36-months with two (2) one-year options for the Houston Police Department.

Specific Explanation:

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve an award to **Air Flite, Inc.** on its low bid in the amount not to exceed **\$1,427,724.30** for the purchase of Schweizer/Sikorsky 269C series helicopter replacement parts, overhauls/exchanges, and repair services for a term of 36-months with two (2) one-year options for the Houston Police Department. The department's Air Support Division will use this award to repair aircraft components and all instruments related to the airframe, engine, and navigation system.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Two prospective bidders downloaded the solicitation document from SPD's e-bidding website, and two bids were received as outlined below.

Air Flite, Inc.: Award on its low bid for Group I (Schweizer/Sikorsky 269C series helicopter replacement parts), Group II (Labor Component), and Group III (Component Overhauls/Exchanges) in the amount not to exceed \$1,427,724.30.

<u>Company</u>	<u>Sample Pricing & Labor</u>
1. Air Flite, Inc.	\$1,159,520.48
2. Precision Aviation, Inc.	\$1,200,861.43

- Subsequent to receipt of the bid, the Strategic Procurement Division contacted potential bidders to determine the reason for the limited response to the ITB. The bidders stated that they either could not provide an equivalent product for consideration, or they were not an authorized distributor for the Houston area.

M/WBE Participation:

Zero percent goal-document approved by the Office of Business Opportunity.

Hire Houston First:

The proposed award 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, **Air Flite, Inc.** 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 FY25 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 Signature

Estimated Spending Authority

Department	FY2025	Out Years	Total
Police	\$240,000.00	\$1,187,724.30	\$1,427,724.30

Amount and Source of Funding:

\$1,427,724.30

General Fund

Fund No: 1000

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:

ALL

Item Creation Date: 4/9/2024

L33016 - Helicopter Replacement Parts, Overhauls/Exchanges, and Repair Services (Air Flite, Inc.) - MOTION

Agenda Item#:

Background:

Formal Bids Received November 30, 2023, for P12-L33016 - Approve an award to Air Flite, Inc. in the amount not to exceed \$1,427,724.30 for Schweizer/Sikorsky 269C series helicopter replacement parts, overhauls/exchanges, and repair services for a term of 36-months with two (2) one-year options for the Houston Police Department.

Specific Explanation:

The Chief of the Houston Police Department and the Chief Procurement Officer recommend that City Council approve an award to **Air Flite, Inc.** on its low bid in the amount not to exceed **\$1,427,724.30** for the purchase of Schweizer/Sikorsky 269C series helicopter replacement parts, overhauls/exchanges, and repair services for a term of 36-months with two (2) one-year options for the Houston Police Department. The department's Air Support Division will use this award to repair aircraft components and all instruments related to the airframe, engine, and navigation system.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Two prospective bidders downloaded the solicitation document from SPD's e-bidding website, and two bids were received as outlined below.

Air Flite, Inc.: Award on its low bid for Group I (Schweizer/Sikorsky 269C series helicopter replacement parts), Group II (Labor Component), and Group III (Component Overhauls/Exchanges) in the amount not to exceed \$1,427,724.30.

<u>Company</u>	<u>Sample Pricing & Labor</u>
1. Air Flite, Inc.	\$1,159,520.48
2. Precision Aviation, Inc.	\$1,200,861.43

- Subsequent to receipt of the bid, the Strategic Procurement Division contacted potential bidders to determine the reason for the limited response to the ITB. The bidders stated that they either could not provide an equivalent product for consideration, or they were not an authorized distributor for the Houston area.

M/WBE Participation:

Zero percent goal-document approved by the Office of Business Opportunity.


Hire Houston First:

The proposed award 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, **Air Flite, Inc.** 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 FY25 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/16/2024

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Jedediah Greenfield, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority Signature

Estimated Spending Authority

Department	FY2025	Out Years	Total
Police	\$240,000.00	\$1,187,724.30	\$1,427,724.30

Amount and Source of Funding:

\$1,427,724.30
General Fund
Fund No: 1000

Contact Information:

Desiree Heath	SPD	832-393-8742
Candice Gambrell	SPD	832-393-9129
Jedediah Greenfield	SPD	832-393-9126

ATTACHMENTS:

Description

L33016-MWBE
L33016 - Bid Tab
L33016-Ownership Form
L33016-Tax Report
L33016- Conflict of Interest
L33016 - Form A

Type

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



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 7/18/2024

WS1155810215 – FLIR Dual Sensor Thermal Imaging
System Repair- MOTION

Agenda Item#: 9.

Summary:

TELEDYNE FLIR SURVEILLANCE, INC for Purchase of Repair Services for a FLIR Dual Sensor Thermal Imaging System for the Houston Police Department - \$88,410.40 - Equipment Acquisition Consolidated Fund

Background:

P46-WS1155810215 – Approve the purchase of repair services for a FLIR Dual Sensor Thermal Imaging System from Teledyne FLIR Surveillance, Inc. in the total amount of \$88,410.40 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 a one-time purchase of repair services for a FLIR Dual Sensor Thermal Imaging System from the sole source supplier, **Teledyne FLIR Surveillance, Inc.** in the total amount of **\$88,410.40**.

The Integrated Dewar Cooler Assembly (IDCA) of is an internal component, and is crucial for providing extended cooling to the infrared detector circuits, which generate significant amounts of heat. If the IDCA is not functioning properly, it will lead to catastrophic damage to the entire system thus rendering it unusable. The IDCA Assembly Infrared Cooler thermal imaging system was inspected and it was discovered that the infrared cooler was not functioning properly. The camera system is valued at over \$550,000.00 and this part needs to be repaired in order for the camera system to function properly. This equipment is essential, and will be installed on aircraft 77F, which is owned by the Houston Police Department and housed at the Air Support Division located at 8402 Larson St. Houston, TX 77061.

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:

MWBE 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 a sole source vendor for this purchase.

Fiscal Note:

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

Jedediah Greenfield, Department Approval Authority
Chief Procurement Officer
Finance/Strategic Procurement Division

Estimated Spending Authority:			
Department	FY2025	Out Years	Total
Houston Police Department	\$88,410.40	\$0.00	\$88,410.40

Prior Council Action:

Appropriation Ordinance 2023-695 approved by City Council August 29th, 2023.

Amount and Source of Funding:

\$88,410.40

Equipment Acquisition Consolidated Fund (1800)

Previously appropriated by Ord. #2023-695

Contact Information:

Name	Dept/Division	Phone No.:
Kody Allred, Senior Staff Analyst	Finance/SPD	(832) 393-8730
Yesenia Chuca, Deputy Assistant Director	Finance/SPD	(832) 393-8727
Candice Gambrell, Assistant Director	Finance/SPD	(832) 393-9129
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/20/2024

ALL

Item Creation Date: 7/18/2024

WS1155810215 – FLIR Dual Sensor Thermal Imaging System Repair (Teledyne FLIR Surveillance, Inc.) - MOTION

Agenda Item#: 14.

Summary:

NOT A REAL CAPTION

TELEDYNE FLIR SURVEILLANCE, INC for purchase of Repair Services for a FLIR Dual Sensor Thermal Imaging System for the Houston Police Department - \$88,410.40 - Equipment Acquisition Consolidated Fund

Background:

P46-WS1155810215 – Approve the purchase of repair services for a FLIR Dual Sensor Thermal Imaging System from Teledyne FLIR Surveillance, Inc. in the total amount of \$88,410.40 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 a one-time purchase of repair services for a FLIR Dual Sensor Thermal Imaging System from the sole source supplier, **Teledyne FLIR Surveillance, Inc.** in the total amount of **\$88,410.40**.

The IDCA Assembly Infrared Cooler thermal imaging system was sent for inspection before being placed on aircraft 77F. During the inspection, the technician discovered that the infrared cooler was not functioning properly. The camera system is valued at over \$550,000.00 and this part needs to be repaired in order for the camera system to function properly. This equipment is essential, and will be installed on aircraft 77F, which is owned by the Houston Police Department and housed at the Air Support Division located at 8402 Larson St. Houston, TX 77061.

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:

MWBE 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 a sole source vendor for this purchase.

Fiscal Note:

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

8/14/2024

DocuSigned by:

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Jedediah Greenfield, Department Approval Authority
Chief Procurement Officer
Finance/Strategic Procurement Division

Estimated Spending Authority:			
Department	FY2025	Out Years	Total
Houston Police Department	\$88,410.40	\$0.00	\$88,410.40

Prior Council Action:

Appropriation Ordinance 2023-695 approved by City Council August 29th, 2023.

Amount and Source of Funding:

\$88,410.40

Equipment Acquisition Consolidated Fund (1800)

Previously appropriated by Ord. #2023-695

Contact Information:

Contact Information:

Name	Dept/Division	Phone No.:
Kody Allred, Senior Staff Analyst	Finance/SPD	(832) 393-8730
Yesenia Chuca, Deputy Assistant Director	Finance/SPD	(832) 393-8727
Candice Gambrell, Assistant Director	Finance/SPD	(832) 393-9129
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

ATTACHMENTS:

Description	Type
Tax report	Backup Material
CPO Approval	Backup Material
Justification form	Backup Material
Ownership form	Backup Material
Certification of funds	Financial Information
Sole Source Certification	Backup Material
Quote	Backup Material
Sole Source letter	Backup Material
CIQ	Backup Material
Appropriation Ordinance	Backup Material
Insurance Forms	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

WS122763584 – Dynamic Dilution Calibrators (Teledyne API Inc.) - MOTION

Agenda Item#: 10.

Summary:

APROVE spending authority in an amount not to exceed \$100,944.00 for a one-time purchase of T700U Dynamic Dilutions Calibrators for the Houston Health Department, awarded to **TELEDYNE API, INC** - Grant Fund

Background:

Sole Source (P19–WS1084336346) – Approve spending authority in an amount not to exceed \$100,944.00 for a one-time purchase of T700U dynamic dilutions calibrators from Teledyne API, Inc. for the Houston Health Department.

Specific Explanation:

The Director of the Houston Health Department and the Chief Procurement Officer recommend that the City Council approve spending authority in an amount not to exceed **\$100,944.00** for a one-time purchase of T700U dynamic dilutions calibrators from **Teledyne API, Inc.**, for the Houston Health Department.

The Environmental Protection Agency (EPA) mandates that the T700U dynamic dilutions calibrators be utilized for quality control inspections at the City's air monitoring station. This will make it possible to report air quality concentrations in real-time. For the procurement and deployment of the equipment, the City must use the American Rescue Fund (ARP) Grant (A38000117-24) and TECQ Contract Number 582-23-44420 by August 31, 2024, at the latest. Furthermore, the City is required by its contractual agreements with the TCEQ and the EPA to maintain a monthly data capture rate of 85% for the air monitoring devices.

This recommendation is made pursuant to subsection 252.022(a)(7) of the Texas Local Government Code, which provides that "a local government that purchases goods or services that are available from one source is exempt from competitive bids for the purchase of the goods or services."

M/WBE Participation:

M/WBE zero-percentage goal approved by the Office of Business Opportunity.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First ordinance. It does not apply to this

procurement because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

Fiscal Note:

No fiscal note is required for grant-funded items.

Jedediah Greenfield
Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spend Authority

Department	FY2025	Out Years	Total
Houston Health Department	\$100,944.00	\$0.00	\$100,944.00

Amount and Source of Funding:

\$100,944.00 - Federal/Local/State/Pass (5030)

Contact Information:

Name	Dept./Division	Phone No.:
Sheila Baker, Division Manager	Finance/SPD	(832) 393-8109
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: 8/27/2024

Item Creation Date:

WS122763584 – Dynamic Dilution Calibrators (Teledyne API Inc.) - MOTION

Agenda Item#: 8.

Summary:

NOT A REAL CAPTION

TELEDYNE API, INC. for spending authority for a one-time purchase of T700U dynamic dilutions calibrators for the Houston Health Department - \$100,944.00 - Grant Fund

Background:

Sole Source (P19–WS1084336346) – Approve spending authority in an amount not to exceed \$100,944.00 for a one-time purchase of T700U dynamic dilutions calibrators from Teledyne API, Inc. for the Houston Health Department.

Specific Explanation:

The Director of the Houston Health Department and the Chief Procurement Officer recommend that the City Council approve spending authority in an amount not to exceed **\$100,944.00** for a one-time purchase of T700U dynamic dilutions calibrators from **Teledyne API, Inc.**, for the Houston Health Department.

The Environmental Protection Agency (EPA) mandates that the T700U dynamic dilutions calibrators be utilized for quality control inspections at the City's air monitoring station. This will make it possible to report air quality concentrations in real-time. For the procurement and deployment of the equipment, the City must use the American Rescue Fund (ARP) Grant (A38000117-24) and TECQ Contract Number 582-23-44420 by August 31, 2024, at the latest. Furthermore, the City is required by its contractual agreements with the TCEQ and the EPA to maintain a monthly data capture rate of 85% for the air monitoring devices.

This recommendation is made pursuant to subsection 252.022(a)(7) of the Texas Local Government Code, which provides that "a local government that purchases goods or services that are available from one source is exempt from competitive bids for the purchase of the goods or services."

M/WBE Participation:

M/WBE zero-percentage goal approved by the Office of Business Opportunity.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First ordinance. It does not apply to this procurement because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

Fiscal Note:

No fiscal note is required for grant-funded items.

8/21/2024

DocuSigned by:
Jedediah Greenfield
6121834A077C41A...

Jedediah Greenfield
Chief Procurement Officer
Finance/Strategic Procurement Division

DocuSigned by:
Stephen Williams
A8219D332CF4498...

Department Approval Authority

8/21/2024

Estimated Spend Authority

Department	FY2025	Out Years	Total
Houston Health Department	\$100,944.00	\$0.00	\$100,944.00

Amount and Source of Funding:

\$100,944.00 - Federal/Local/State/Pass (5030)

Contact Information:

Name	Dept./Division	Phone No.:
Sheila Baker, Division Manager	Finance/SPD	(832) 393-8109
Carolyn Hanahan, Assistant Chief Policy Officer	Finance /SPD	(832) 393-9127
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

ATTACHMENTS:

Description

1295 Form
Ownership Form
Sole Source Jusfication
MEMO
Certification of Funds
Conflict of Interest
OBO Waiver
FISCAL FORMA
Verification of Grant Funding - JC

Type

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



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/18/2024

MYR - NLC Nomination for Mayor Pro Tem Castex-Tatum

Agenda Item#: 11.

Summary:

RESOLUTION supporting the nomination of **COUNCIL MEMBER MARTHA CASTEX-TATUM** to the National League of Cities Board of Directors

Background:

The National League of Cities (NLC) serves as a resource to and an advocate for 2,725 cities in the United States as well as professionals working in municipal government. The NLC works in partnership with 49 state municipal leagues, including the Texas Municipal League (TML). The mission of the NLC is to strengthen and promote cities as centers of opportunity, leadership, and governance. The NLC is dedicated to helping city leaders build better communities. The NLC will hold its City Summit in Tampa, FL November 13-16, 2024.

The summit will offer local officials education for professional development, discussions on common challenges and new trends affecting cities, and proven best practices that will improve local communities. The NLC will also elect new members for the NLC's federal advocacy committees. Mayor Pro Tem Martha Castex-Tatum has attended and participated in efforts and activities facilitated by both the TML and NLC. She has also participated in advocacy efforts on the part of the NLC and is committed in her service to City of Houston residents.

It is recommended that the City Council adopt a resolution supporting the candidacy of Mayor Pro Tem Martha Castex-Tatum as Vice Chair to the National League of Cities Transportation and Infrastructure Committee.

Joshua Sanders
Mayor's Office of Intergovernmental Relations

Contact Information:

Joshua Sanders, Mayor's Office
Office of Intergovernmental Relations
Phone: 832.393.0805

ATTACHMENTS:

Description	Type
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Coversheet

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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/18/2024

MYR - NLC Nomination for Mayor Pro Tem Castex-Tatum

Agenda Item#: 1.

Background:

The National League of Cities (NLC) serves as a resource to and an advocate for 2,725 cities in the United States as well as professionals working in municipal government. The NLC works in partnership with 49 state municipal leagues, including the Texas Municipal League (TML). The mission of the NLC is to strengthen and promote cities as centers of opportunity, leadership, and governance. The NLC is dedicated to helping city leaders build better communities. The NLC will hold its City Summit in Tampa, FL November 13-16, 2024.

The summit will offer local officials education for professional development, discussions on common challenges and new trends affecting cities, and proven best practices that will improve local communities. The NLC will also elect new members for the NLC's federal advocacy committees. Mayor Pro Tem Martha Castex-Tatum has attended and participated in efforts and activities facilitated by both the TML and NLC. She has also participated in advocacy efforts on the part of the NLC and is committed in her service to City of Houston residents.

It is recommended that the City Council adopt a resolution supporting the candidacy of Mayor Pro Tem Martha Castex-Tatum as Vice Chair to the National League of Cities Transportation and Infrastructure Committee.

Signed by:

A handwritten signature in black ink, appearing to read "Joshua Sanders".

Joshua Sanders

8/22/2024

Mayor's Office of Intergovernmental Relations

Contact Information:

Joshua Sanders, Mayor's Office
Office of Intergovernmental Relations
Phone: 832.393.0805



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/18/2024

MYR - NLC Nomination for Council Member Abbie Kamin

Agenda Item#: 12.

Summary:

RESOLUTION supporting the nomination of **COUNCIL MEMBER ABBIE KAMIN** as Vice Chair of the Energy, Environment, and Natural Resources Committee and Vice Chair of the Large Cities Council of the National League of Cities

Background:

The National League of Cities (NLC) serves as a resource to and an advocate for 2,725 cities in the United States as well as professionals working in municipal government. The NLC works in partnership with 49 state municipal leagues, including the Texas Municipal League (TML). The mission of the NLC is to strengthen and promote cities as centers of opportunity, leadership, and governance. The NLC is dedicated to helping city leaders build better communities. The NLC will hold its City Summit in Tampa, Florida November 13-16, 2024.

The summit will offer local officials education for professional development, discussions on common challenges and new trends affecting cities, and proven best practices that will improve local communities. The NLC will also elect new leadership for federal advocacy committees and councils. Council Member Abbie Kamin has attended and participated in efforts and activities facilitated by both the TML and NLC. She has also participated in advocacy efforts on the part of the NLC and is committed in her service to City of Houston residents.

It is recommended that the City Council adopt a resolution supporting the candidacy of Council Member Abbie Kamin to the National League of Cities Vice Chair position in the Energy, Environment, and Natural Resources Federal Advocacy Committee and Vice Chair for the Large Cities Council.

Joshua Sanders
Mayor's Office of Intergovernmental Relations

Contact Information:

Joshua Sanders, Mayor's Office
Office of Intergovernmental Relations
Phone: 832.393.0805

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/18/2024

MYR - NLC Nomination for Council Member Abbie Kamin

Agenda Item#: 2.

Background:

The National League of Cities (NLC) serves as a resource to and an advocate for 2,725 cities in the United States as well as professionals working in municipal government. The NLC works in partnership with 49 state municipal leagues, including the Texas Municipal League (TML). The mission of the NLC is to strengthen and promote cities as centers of opportunity, leadership, and governance. The NLC is dedicated to helping city leaders build better communities. The NLC will hold its City Summit in Tampa, Florida November 13-16, 2024.

The summit will offer local officials education for professional development, discussions on common challenges and new trends affecting cities, and proven best practices that will improve local communities. The NLC will also elect new leadership for federal advocacy committees and councils. Council Member Abbie Kamin has attended and participated in efforts and activities facilitated by both the TML and NLC. She has also participated in advocacy efforts on the part of the NLC and is committed in her service to City of Houston residents.

It is recommended that the City Council adopt a resolution supporting the candidacy of Council Member Abbie Kamin to the National League of Cities Vice Chair position in the Energy, Environment, and Natural Resources Federal Advocacy Committee and Vice Chair for the Large Cities Council.

Signed by:

A handwritten signature in black ink, appearing to read "Joshua Sanders", written over a blue horizontal line.

Joshua Sanders 8/22/2024

Mayor's Office of Intergovernmental Relations

Contact Information:

Joshua Sanders, Mayor's Office

Office of Intergovernmental Relations

Phone: 832.393.0805



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date: 8/12/2024

HCD24-20 HHFC Alcott Village Bond Issuance Resolution

Agenda Item#: 13.

Summary:

RESOLUTION approving the Issuance and Sale by Houston Housing Finance Corporation of Multifamily Housing Revenue Bonds (**Alcott Village**) Series 2024A and Multifamily Housing Revenue Note (**Alcott Village**) Series 2024B - **DISTRICT B - JACKSON**

Background:

The Housing and Community Development Department (HCD) recommends adoption of a Resolution approving the issuance and sale by Houston Housing Finance Corporation (the "Issuer") of tax-exempt revenue bonds to finance the acquisition and rehabilitation costs of Alcott Village (formerly known as Summit at Bennington Apartments), located at 6767 Bennington Street, Houston, TX 77028 (the "Project").

On or around September 10, 2024, the Issuer's Board of Directors (the "Board") intends to adopt a Resolution to authorize the issuance, sale and delivery of its Multifamily Housing Revenue Bonds (Alcott Village) Series 2024A and Multifamily Housing Revenue Note (Alcott Village) Series 2024B (collectively, the "Obligations"), to be issued in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$25,500,000. The proceeds of the Obligations will be loaned to Roers Houston Apartments Owner II Limited Partnership (the "Borrower") to provide financing for the acquisition, rehabilitation, and equipping of a 248-unit residential rental development to be known as Alcott Village (formerly known as Summit at Bennington Apartments). The Obligations are special limited obligations of the Issuer, payable solely from the revenues of the Project, and neither the faith and credit, nor the taxing power of the City of Houston are pledged to their repayment.

The Project involves low-income Housing Tax Credits and will be subject to long-term affordability and continuing oversight by the Texas Department of Housing and Community Affairs (TDHCA). Further, 100% of the units in the Project will be reserved for tenants earning not more than 60% of local area median income.

The Obligations are exempt from Federal income tax, and pursuant to Section 394.905, Texas Local Government Code, because the Harris County Housing Finance Corporation will own fee title to the land on which the Project is located and equitable title to the improvements comprising the Project, the Project will also be exempt from ad valorem taxes.

Section 147(f) of the United States Internal Revenue Code of 1986, as amended (the "Code"), and the Issuer's bylaws require the Issuer to obtain the approval of the City of Houston as the local

jurisdiction wherein the Project is situated before the Obligations can be issued.

Michael Nichols, Director

Contact Information:

Roxanne Lawson, Division Manager
Housing and Community Development Department
Phone: (832) 394-6307

ATTACHMENTS:

Description

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date: 8/12/2024

HCD24-20 HHFC Alcott Village Bond Issuance Resolution

Agenda Item#: 2.

Background:

The Housing and Community Development Department (HCD) recommends adoption of a Resolution approving the issuance and sale by Houston Housing Finance Corporation (the "Issuer") of tax-exempt revenue bonds to finance the acquisition and rehabilitation costs of Alcott Village (formerly known as Summit at Bennington Apartments), located at 6767 Bennington Street, Houston, TX 77028 (the "Project").

On or around September 10, 2024, the Issuer's Board of Directors (the "Board") intends to adopt a Resolution to authorize the issuance, sale and delivery of its Multifamily Housing Revenue Bonds (Alcott Village) Series 2024A and Multifamily Housing Revenue Note (Alcott Village) Series 2024B (collectively, the "Obligations"), to be issued in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$25,500,000. The proceeds of the Obligations will be loaned to Roers Houston Apartments Owner II Limited Partnership (the "Borrower") to provide financing for the acquisition, rehabilitation, and equipping of a 248-unit residential rental development to be known as Alcott Village (formerly known as Summit at Bennington Apartments). The Obligations are special limited obligations of the Issuer, payable solely from the revenues of the Project, and neither the faith and credit, nor the taxing power of the City of Houston are pledged to their repayment.

The Project involves low-income Housing Tax Credits and will be subject to long-term affordability and continuing oversight by the Texas Department of Housing and Community Affairs (TDHCA). Further, 100% of the units in the Project will be reserved for tenants earning not more than 60% of local area median income.

The Obligations are exempt from Federal income tax, and pursuant to Section 394.905, Texas Local Government Code, because the Harris County Housing Finance Corporation will own fee title to the land on which the Project is located and equitable title to the improvements comprising the Project, the Project will also be exempt from ad valorem taxes.

Section 147(f) of the United States Internal Revenue Code of 1986, as amended (the "Code"), and the Issuer's bylaws require the Issuer to obtain the approval of the City of Houston as the local jurisdiction wherein the Project is situated before the Obligations can be issued.

DocuSigned by:

Michael Nichols

Michael Nichols, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date: 8/12/2024

HCD24-84 HHFC EMLI at Mesa Gardens Bond Issuance Resolution

Agenda Item#: 14.

Summary:

RESOLUTION approving the Issuance and Sale by Houston Housing Finance Corporation of Multifamily Housing Revenue Note (**EMLI at Mesa Gardens**) Series 2024 - **DISTRICT B - JACKSON**

Background:

The Housing and Community Development Department recommends adoption of a Resolution approving the issuance and sale by Houston Housing Finance Corporation (the "Issuer") of tax-exempt revenue bonds to finance the acquisition and construction costs of EMLI at Mesa Gardens, located at approximately 10199 Mesa Drive, Houston, Texas 77078 (the "Project").

On or around September 10, 2024, the Issuer's Board of Directors (the "Board") intends adopt a resolution to authorize the issuance, sale and delivery of its Multifamily Housing Revenue Note (EMLI at Mesa Gardens), Series 2024 (the "Obligations"), to be issued in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$35,000,000. The proceeds of the Obligations will be loaned to EMLI Houston Mesa TC I, LP (the "Borrower") to provide financing for the acquisition, construction, and equipping of a 300-unit residential rental development to be known as EMLI at Mesa Gardens. The Obligations are special limited obligations of the Issuer, payable solely from the revenues of the Project, and neither the faith and credit, nor the taxing power of the City of Houston are pledged to their repayment.

The Project involves low-income housing tax credits and will be subject to long-term affordability and continuing oversight by the Texas Department of Housing and Community Affairs (TDHCA). Further, 100% of the units in the Project will be reserved for tenants earning not more than 60% of local area median income.

The Obligations are exempt from Federal income tax, and pursuant to Section 394.905, Texas Local Government Code, because the Harris County Housing Finance Corporation will own fee title to the land on which the Project is located and equitable title to the improvements comprising the Project, the Project will also be exempt from ad valorem taxes.

Section 147(f) of the United States Internal Revenue Code of 1986, as amended (the "Code"), and the Issuer's bylaws require the Issuer to obtain the approval of the City of Houston as the local jurisdiction wherein the Project is situated before the Obligations can be issued.

Michael Nichols, Director

Contact Information:

Roxanne Lawson, Division Manager
Housing and Community Development Department

Phone: (832) 394-6307

ATTACHMENTS:

Description

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date: 8/12/2024

HCD24-84 HHFC EMLI at Mesa Gardens Bond Issuance Resolution

Agenda Item#: 3.

Background:

The Housing and Community Development Department recommends adoption of a Resolution approving the issuance and sale by Houston Housing Finance Corporation (the "Issuer") of tax-exempt revenue bonds to finance the acquisition and construction costs of EMLI at Mesa Gardens, located at approximately 10199 Mesa Drive, Houston, Texas 77078 (the "Project").

On or around September 10, 2024, the Issuer's Board of Directors (the "Board") intends adopt a resolution to authorize the issuance, sale and delivery of its Multifamily Housing Revenue Note (EMLI at Mesa Gardens), Series 2024 (the "Obligations"), to be issued in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$35,000,000. The proceeds of the Obligations will be loaned to EMLI Houston Mesa TC I, LP (the "Borrower") to provide financing for the acquisition, construction, and equipping of a 300-unit residential rental development to be known as EMLI at Mesa Gardens. The Obligations are special limited obligations of the Issuer, payable solely from the revenues of the Project, and neither the faith and credit, nor the taxing power of the City of Houston are pledged to their repayment.

The Project involves low-income housing tax credits and will be subject to long-term affordability and continuing oversight by the Texas Department of Housing and Community Affairs (TDHCA). Further, 100% of the units in the Project will be reserved for tenants earning not more than 60% of local area median income.

The Obligations are exempt from Federal income tax, and pursuant to Section 394.905, Texas Local Government Code, because the Harris County Housing Finance Corporation will own fee title to the land on which the Project is located and equitable title to the improvements comprising the Project, the Project will also be exempt from ad valorem taxes.

Section 147(f) of the United States Internal Revenue Code of 1986, as amended (the "Code"), and the Issuer's bylaws require the Issuer to obtain the approval of the City of Houston as the local jurisdiction wherein the Project is situated before the Obligations can be issued.

DocuSigned by:

Michael Nichols

Michael Nichols, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 4/17/2024

MYR - TA Ord Amendment 2024

Agenda Item#: 15.

Summary:

ORDINANCE AMENDING ARTICLE IV OF CHAPTER 44 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS, relating to Tax Abatement; reauthorizing guidelines and criteria governing Tax Abatement Agreements; containing findings and other provisions relating to the foregoing subject; providing an effective date; providing for severability; containing a savings clause

Background:

SUBJECT: An Ordinance amending Article IV of Chapter 44 of the Code of Ordinances, Houston, Texas, relating to tax abatement; reauthorizing guidelines and criteria governing tax abatement agreements; containing findings and other provisions relating to the foregoing subject; providing for an effective date; providing for severability; and containing a savings clause

RECOMMENDATION: (Summary)

Approve an Ordinance amending Article IV of Chapter 44 of the Code of Ordinances, Houston, Texas, relating to tax abatement; reauthorizing guidelines and criteria governing tax abatement agreements; containing findings and other provisions relating to the foregoing subject; providing for an effective date; providing for severability; and containing a savings clause.

SPECIFIC EXPLANATION:

Before entering into tax abatement agreements, Texas Tax Code Section 312.002(a) requires cities to adopt tax abatement guidelines and criteria and elect to become eligible to participate in tax abatement. Each approved abatement agreement must meet those guidelines. City Council last adopted tax abatement guidelines and criteria on May 4, 2022, which became effective on May 19, 2022, by Ordinance No. 2022-344, as codified in Article IV of Chapter 44 of the Code of Ordinances, Houston, Texas ("Tax Abatement Ordinance"), and those guidelines and criteria expired on May 19, 2024.

Proposed amendments to the tax abatement guidelines and criteria include changes to Sections 44-121, 44-126, 44-132, and 44-138 of the Code of Ordinances, Houston, Texas. First, the Administration proposes amending the definition of "total green stormwater infrastructure cost" in Section 44-121 to increase the value of tax abatement for green stormwater infrastructure. The definition of "total green stormwater infrastructure cost" will be amended to include the financing costs associated with the capital needed to construct the green stormwater infrastructure improvements. The inclusion of financing costs better aligns with a developer's cost of being made

whole for one-time expenditures over a multi-year term. Additionally, an increase of eligible abated maintenance costs from two years of maintenance involving urban forestry and native ecosystem restoration through the planting of certain trees or shrubs to five years of maintenance for such improvements under this definition better aligns with the development costs associated with green stormwater infrastructure in retail developments.

Second, the Administration proposes amending Section 44-126 to align the type of newspaper publishing requirements with Chapter 312 of the Texas Tax Code and to include requirements for tax abatement public notices to be posted on the City's website. Third, the Administration proposes amending Section 44-132 to reduce the minimum expected total project cost from \$3 Million to \$735,000 and reduce the minimum required total green stormwater infrastructure cost from \$100,000 to \$35,000 for a project to be eligible for the green stormwater infrastructure tax abatement incentive. The reduced investment thresholds allow for smaller projects to qualify for the incentive while still ensuring that the development will likely generate enough taxable value for an effective abatement on the project's total green stormwater infrastructure costs.

Fourth, the Administration proposes amending the sunset provision under Section 44-138 to update the expiration date of the guidelines and criteria, to include language consistent with Tax Code Chapter 312 relating to public hearing requirements for future tax abatement ordinance readoptions, amendments, repeals, and reauthorizations, and to align notice thereof with the proposed amendments for Section 44-126.

These proposed amendments aim to increase the transparency of the City's tax abatement program as a whole and increase the utility of the green stormwater infrastructure tax abatement incentive.

A public hearing on these proposed amendments is scheduled to be held on August 21, 2024.

The Mayor's Office of Economic Development recommends amending the tax abatement guidelines and criteria, adopting the amended tax abatement guidelines and criteria effective for 2 years, and electing to continue the City's eligibility to participate in tax abatement.

Gwendolyn Tillotson-Bell
Chief Economic Development Officer

Prior Council Action:

Ord. 2022-344, 5/4/2022

Contact Information:

Andrew Busker, Staff Analyst
Mayor's Office
Phone: 832.393.0871

ATTACHMENTS:

Description	Type
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

FIN - TRANS 2024

Agenda Item#: 16.

Summary:

ORDINANCE authorizing issuance of one or more Series of City of Houston, Texas Tax and Revenue Anticipations Notes, Series 2024 to provide for payment of Current Expenses of the City for Fiscal Year beginning July 1, 2025 and ending June 30, 2025; prescribing terms and form thereof and authorizing the Finance Working Group to determine certain terms and conditions relating thereto; providing for payment of Principal thereof and Interest thereon; approving and authorizing Distribution of Preliminary Official Statement, and Official Notice of Sale to be used in connection with sale of the Notes; authorizing the Preparation and Distribution of an Official Statement; authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; and making other findings and provisions relating to such Notes and Matters Incident thereto; and declaring an emergency

Background:

RECOMMENDATION:

Approve an Ordinance authorizing the issuance of one or more series of City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2024 (the "TRANS Series 2024 Notes"), approving and authorizing the distribution of a Preliminary Official Statement ("POS"), Official Statement and Official Notice of Sale ("NOS") to be used in connection with the sale of the TRANS Series 2024 Notes.

SPECIFIC EXPLANATION:

The City's General Fund revenue collections are not evenly distributed throughout the fiscal year. The major revenue source is ad valorem taxes, the largest part of which is collected shortly before the tax delinquency date of February 1st of each year. In order to finance its general operation expenditures each fiscal year, the City borrows against anticipated collection of taxes and revenues to cover temporary cash flow shortages. This request is for City Council's approval to issue Tax and Revenue Anticipation Notes for Fiscal Year 2025 in an aggregate amount not to exceed \$232 million (maximum allowable) .

The Tax and Revenue Anticipation Notes are structured in two parts, primarily to allow the City to comply with federal tax laws and arbitrage regulations. The first ordinance will approve the initial borrowing. This initial issuance is sized to comply with the federal tax law exemptions and avoid arbitrage penalties. We currently project that the initial issuance will be between \$50 and \$150 million approximately and this amount, based on preliminary cash flows for FY2025, will continue to be conservatively refined until the pricing in October. The ordinance also authorizes the preparation of the POS, Official Statement and NOS in respect to the competitive sale of the initial TRANS

Series 2024 Notes. Prior to distribution, the finance working group will approve and deem final the POS and NOS in conformity with the City's disclosure policies. The closing for the Notes is anticipated to occur on October 24, 2024.

The second ordinance will authorize the Mayor and City Controller to authorize the terms of one or more supplemental borrowings if there are additional cash needs later in the fiscal year. If a supplemental borrowing occurs (not to exceed \$232 million in aggregate for the initial and any supplemental borrowing), the finance working group is authorized to determine certain matters relating to the supplemental borrowing consistent with the terms of this ordinance. The supplemental notes, if issued, would be repaid prior to fiscal year end. The supplemental borrowing option was last utilized in FY 2009, in an amount of \$40 million for Hurricane Ike related expenditures.

For the first borrowing, electronic bids for the Notes are expected to be received on or about October 9, 2024 with the winning bid or bids approved via motion at the City Council meeting. If any bid becomes a leading bid within two minutes prior to the scheduled end of the bidding, the time period for submission of bids will automatically be extended by two minutes from the time that such bid was received. At the close of the bidding period, the Office of the City Controller, Finance Department and the City's Financial Advisors will verify interest rate calculations of bids received and join the City Council session to announce the results. Since this is a competitive auction, there will not be a necessity for an underwriting team.

If market conditions are unfavorable for the sale of the Notes by competitive bidding as described above, an ordinance authorizing the negotiated sale or private placement of the notes may be presented to City Council for approval at a later date.

This item was presented to the Budget and Fiscal Affairs Committee on July 30, 2024.

Melissa Dubowski, Chief Business Officer/Director of Finance Chris Hollins, Houston City
Controller

Contact Information:

Alma Tamborello
Vernon Lewis

Phone: 832-393-9099
Phone: 832-393-3470

ATTACHMENTS:

Description
Coversheet

Type
Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

FIN - TRANS 2024

Agenda Item#: 18.

Summary:

NOT A REAL CAPTION

ORDINANCE authorizing the issuance of one or more Series of City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2024 to provide for the payment of the current expenses of the City for the Fiscal Year beginning July 1, 2024 and ending June 30, 2025; prescribing the terms and form thereof and authorizing the Finance Working Group to determine certain terms and conditions relating thereto; providing for the payment of the principal thereof and interest thereon; approving and authorizing the distribution of a Preliminary Official Statement and official notice of sale to be used in connection with the sale of the notes; authorizing the preparation and distribution of an official statement; authorizing the execution and delivery of a paying agent/registrars agreement; and making other findings and provisions relating to such Notes and matters incident thereto

Background:

RECOMMENDATION:

Approve an Ordinance authorizing the issuance of one or more series of City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2024 (the "TRANS Series 2024 Notes"), approving and authorizing the distribution of a Preliminary Official Statement ("POS"), Official Statement and Official Notice of Sale ("NOS") to be used in connection with the sale of the TRANS Series 2024 Notes.

SPECIFIC EXPLANATION:

The City's General Fund revenue collections are not evenly distributed throughout the fiscal year. The major revenue source is ad valorem taxes, the largest part of which is collected shortly before the tax delinquency date of February 1st of each year. In order to finance its general operation expenditures each fiscal year, the City borrows against anticipated collection of taxes and revenues to cover temporary cash flow shortages. This request is for City Council's approval to issue Tax and Revenue Anticipation Notes for Fiscal Year 2025 in an aggregate amount not to exceed \$232 million (maximum allowable) .

The Tax and Revenue Anticipation Notes are structured in two parts, primarily to allow the City to comply with federal tax laws and arbitrage regulations. The first ordinance will approve the initial borrowing. This initial issuance is sized to comply with the federal tax law exemptions and avoid arbitrage penalties. We currently project that the initial issuance will be between \$50 and \$150 million approximately and this amount, based on preliminary cash flows for FY2025, will continue to be conservatively refined until the pricing in October. The ordinance also authorizes the preparation of the POS, Official Statement and NOS in respect to the competitive sale of the initial TRANS Series 2024 Notes. Prior to distribution, the finance working group will approve and deem final the POS and NOS in conformity with the City's disclosure policies. The closing for the Notes is anticipated to occur on October 24, 2024.

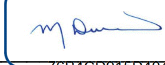
The second ordinance will authorize the Mayor and City Controller to authorize the terms of one or more supplemental borrowings if there are additional cash needs later in the fiscal year. If a supplemental borrowing occurs (not to exceed \$232 million in aggregate for the initial and any supplemental borrowing), the finance working group is authorized to determine certain matters relating to the supplemental borrowing consistent with the terms of this ordinance. The supplemental notes, if issued, would be repaid prior to fiscal year end. The supplemental borrowing option was last utilized in FY 2009, in an amount of \$40 million for Hurricane Ike related expenditures.

For the first borrowing, electronic bids for the Notes are expected to be received on or about October 9, 2024 with the winning bid or bids approved via motion at the City Council meeting. If any bid becomes a leading bid within two minutes prior to the scheduled end of the bidding, the time period for submission of bids will automatically be extended by two minutes from the time that such bid was received. At the close of the bidding period, the Office of the City Controller, Finance Department and the City's Financial Advisors will verify interest rate calculations of bids received and join the City Council session to announce the results. Since this is a competitive auction, there will not be a necessity for an underwriting team.

If market conditions are unfavorable for the sale of the Notes by competitive bidding as described above, an ordinance authorizing the negotiated sale or private placement of the notes may be presented to City Council for approval at a later date.

This item was presented to the Budget and Fiscal Affairs Committee on July 30, 2024.

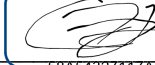
Signed by:



76B4CD915D404C7

Melissa Dubowski, Chief Business Officer/Director of Finance

Signed by:



58A54327117A4AE

Chris Hollins, Houston City Controller

Contact Information:

DS

Alma Tamborello



Phone: 832-393-9099

Vernon Lewis

Phone: 832-393-3470

ATTACHMENTS:

DS



Description

Caption

Type

Other



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

FIN - TRANS 2024 - Supplemental Borrowing

Agenda Item#: 17.

Summary:

ORDINANCE approving Supplemental Borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2024A to provide for payment of Current Expenses of the City for a portion of Fiscal Year beginning July 1, 2024 and ending June 30, 2025; providing for payment of Principal of and Interest on such Notes; authorizing procedure for determining terms and conditions of such Notes; authorizing execution of Note Purchase Agreement; making other findings and provisions related to such Notes and Matters Incident thereto; and declaring an emergency

Background:

RECOMMENDATION:

Approve an Ordinance supplemental borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2024 to provide for payment of current expenses of the city for a portion of the fiscal year beginning July 1, 2024 and ending June 30, 2025; providing for the payment of the principal of and interest on such notes; authorizing the procedure for determining the terms and conditions of such notes; authorizing the execution of a note purchase agreement; making other findings and provisions related to such notes and matters incident thereto; and declaring an emergency.

SPECIFIC EXPLANATION:

The City's General Fund revenue collections are not evenly distributed throughout the fiscal year. The major revenue source is ad valorem taxes, the largest part of which is collected shortly before the tax delinquency date of February 1st of each year. In order to finance its general operation expenditures each fiscal year, the City borrows against anticipated collection of taxes and revenues to cover temporary cash flow shortages. This request is for City Council's approval to issue Tax and Revenue Anticipation Notes for Fiscal Year 2025 in an aggregate amount not to exceed \$232 million (maximum allowable).

The Tax and Revenue Anticipation Notes are structured in two parts, primarily to allow the City to comply with federal tax laws and arbitrage regulations. The first ordinance will approve the initial borrowing. This initial issuance is sized to comply with the federal tax law exemptions and avoid arbitrage penalties. We currently project that the initial issuance will be between \$50 and \$150 million approximately and this amount, based on preliminary cash flows for FY2025, will continue to be conservatively refined until the pricing in October. The ordinance also authorizes the preparation of the POS, Official Statement and NOS in respect to the competitive sale of the initial TRANS Series 2024 Notes. Prior to distribution, the finance working group will approve and deem final the POS and NOS in conformity with the City's disclosure policies. The closing for the Notes is anticipated to occur on October 24, 2024.

The second ordinance will authorize the Mayor and City Controller to authorize the terms of one or more supplemental borrowings if there are additional cash needs later in the fiscal year. If a supplemental borrowing occurs (not to exceed \$232 million in aggregate for the initial and any supplemental borrowing), the finance working group is authorized to determine certain matters relating to the supplemental borrowing consistent with the terms of this ordinance. The supplemental notes, if issued, would be repaid prior to fiscal

year end. The supplemental borrowing option was last utilized in F Y 2009, in an amount of \$40 million for Hurricane Ike related expenditures.

For the first borrowing, electronic bids for the Notes are expected to be received on or about October 9, 2024 with the winning bid or bids approved via motion at the City Council meeting. If any bid becomes a leading bid within two minutes prior to the scheduled end of the bidding, the time period for submission of bids will automatically be extended by two minutes from the time that such bid was received. At the close of the bidding period, the Office of the City Controller, Finance Department and the City's Financial Advisors will verify interest rate calculations of bids received and join the City Council session to announce the results. Since this is a competitive auction, there will not be a necessity for an underwriting team.

If market conditions are unfavorable for the sale of the Notes by competitive bidding as described above, an ordinance authorizing the negotiated sale or private placement of the notes may be presented to City Council for approval at a later date.

This item was presented to the Budget and Fiscal Affairs Committee on July 30, 2024

Melissa Dubowski, Chief Business Officer/ Director of Finance Chris Hollins, Houston City Controller

Contact Information:

Alma Tamborello
Vernon Lewis

Phone: 832-393-9099
Phone: 832-393-3470

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

Item Creation Date:

FIN - TRANS 2024 - Supplemental Borrowing

Agenda Item#:

Background:

RECOMMENDATION:

Approve an Ordinance supplemental borrowing evidenced by City of Houston, Texas Tax and Revenue Anticipation Notes, Series 2024 to provide for payment of current expenses of the city for a portion of the fiscal year beginning July 1, 2024 and ending June 30, 2025; providing for the payment of the principal of and interest on such notes; authorizing the procedure for determining the terms and conditions of such notes; authorizing the execution of a note purchase agreement; making other findings and provisions related to such notes and matters incident thereto; and declaring an emergency.

SPECIFIC EXPLANATION:

The City's General Fund revenue collections are not evenly distributed throughout the fiscal year. The major revenue source is ad valorem taxes, the largest part of which is collected shortly before the tax delinquency date of February 1st of each year. In order to finance its general operation expenditures each fiscal year, the City borrows against anticipated collection of taxes and revenues to cover temporary cash flow shortages. This request is for City Council's approval to issue Tax and Revenue Anticipation Notes for Fiscal Year 2025 in an aggregate amount not to exceed \$232 million (maximum allowable).

The Tax and Revenue Anticipation Notes are structured in two parts, primarily to allow the City to comply with federal tax laws and arbitrage regulations. The first ordinance will approve the initial borrowing. This initial issuance is sized to comply with the federal tax law exemptions and avoid arbitrage penalties. We currently project that the initial issuance will be between \$50 and \$150 million approximately and this amount, based on preliminary cash flows for FY2025, will continue to be conservatively refined until the pricing in October. The ordinance also authorizes the preparation of the POS, Official Statement and NOS in respect to the competitive sale of the initial TRANS Series 2024 Notes. Prior to distribution, the finance working group will approve and deem final the POS and NOS in conformity with the City's disclosure policies. The closing for the Notes is anticipated to occur on October 24, 2024.

The second ordinance will authorize the Mayor and City Controller to authorize the terms of one or more supplemental borrowings if there are additional cash needs later in the fiscal year. If a supplemental borrowing occurs (not to exceed \$232 million in aggregate for the initial and any supplemental borrowing), the finance working group is authorized to determine certain matters relating to the supplemental borrowing consistent with the terms of this ordinance. The supplemental notes, if issued, would be repaid prior to fiscal year end. The supplemental borrowing option was last utilized in FY 2009, in an amount of \$40 million for Hurricane Ike related expenditures.

For the first borrowing, electronic bids for the Notes are expected to be received on or about October 9, 2024 with the winning bid or bids approved via motion at the City Council meeting. If any bid becomes a leading bid within two minutes prior to the scheduled end of the bidding, the time period for submission of bids will automatically be extended by two minutes from the time that such bid was received. At the close of the bidding period, the Office of the City Controller, Finance Department and the City's Financial Advisors will verify interest rate calculations of bids received and join the City Council session to announce the results. Since this is a competitive auction, there will not be a necessity for an underwriting team.

If market conditions are unfavorable for the sale of the Notes by competitive bidding as described above, an ordinance authorizing the negotiated sale or private placement of the notes may be presented to City Council for approval at a later date.

This item was presented to the Budget and Fiscal Affairs Committee on July 30, 2024

DocuSigned by:

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Melissa Dubowski, Chief Business Officer/ Director of Finance

Signed by:

58A57327117A4AE

Chris Hollins, Houston City Controller

Contact Information:

Alma Tamborello

Vernon Lewis

^{DS}

Phone: 832-393-9099

^{DS}

Phone: 832-393-3470



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District D

Item Creation Date: 2/5/2024

HCD24-03 Bering Omega/HACS360

Agenda Item#: 18.

Summary:

ORDINANCE approving and authorizing second amendment to Loan Agreement between City of Houston, Texas, **BERING OMEGA COMMUNITY HEALTH SERVICES, INC**, a Texas Non-Profit Corporation and **HOUSTON AREA COMMUNITY SERVICES, INC**, a Texas Non-Profit Corporation to include Restrictive Covenants, Deed of Trust; and Updating the Scope of Services - **DISTRICT D - EVANS-SHABAZZ**

Background:

The Housing and Community Development Department (HCD) recommends Council approval of a Second Amendment to the Loan Agreement between the City of Houston (City), Bering Omega Community Health Services, Inc., a Texas non-profit corporation (Bering Omega) and Houston Area Community Services, Inc., a Texas non-profit corporation (HACS360) to include: (a.) Restrictive Covenants evidencing certain restrictions on the alienation, occupancy and use of the Property for the duration of the Restricted Use Period; (b.) A Deed of Trust that contains provisions referencing the Restrictive Covenants; and (c.) An updated Scope of Services. No additional funding is being requested with this Agreement.

The City and Bering Omega previously entered into an Agreement approved pursuant to Ordinance No. 2013-0317 and executed April 10, 2013, in which the City provided \$1,100,000.00 in Community Development Block Grant (CDBG) funds to pay for the acquisition of the property located at 2920 Fannin Street, Houston, Texas. In that Agreement, Bering Omega agreed to construct and operate a building to be used as a community clinic serving low-to moderate-income persons.

On March 28, 2017, pursuant to Ordinance No. 2017-198, City Council approved a First Amendment to the Agreement (a.) Extending the term of the Agreement, b.) Reducing the length of time the sale or transfer restrictions are in place from 50 years to 10 years; c.) Extending the Restricted Use Period from 5 years to 10 years; and d.) Adding HACS360 as a party to the Agreement.

Bering Omega and HACS360 have provided services for the HIV/AIDS community for the past 15 years. The Bering Omega Dental Clinic and Day Treatment Program serves approximately 3,545 individuals per year and their Housing Assistance Program serves 1,697 households annually. The facility located at 2920 Fannin Street will provide a dental program, housing assistance, medical primary care for acute and chronic conditions and HIV/AIDS, linkages to care and treatment services, as well as behavioral health to include both psychiatry and therapy. Social

services including referrals to housing, food assistance, and end of life care are also provided.

Michael Nichols, Director

Prior Council Action:

4/10/2013 (O) 2013-0317

3/28/2017 (O) 2017-0198

Contact Information:

Roxanne Lawson, Division Manager

Housing and Community Development Department

Phone: (832) 394-6307

ATTACHMENTS:

Description

Coversheet (revised)

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District D

Item Creation Date: 2/5/2024

HCD24-03 Bering Omega/HACS360

Agenda Item#: 18.

Summary:

ORDINANCE approving and authorizing second amendment to Loan Agreement between City of Houston, Texas, **BERING OMEGA COMMUNITY HEALTH SERVICES, INC**, a Texas Non-Profit Corporation and **HOUSTON AREA COMMUNITY SERVICES, INC**, a Texas Non-Profit Corporation to include Restrictive Covenants, Deed of Trust; and Updating the Scope of Services - **DISTRICT D - EVANS-SHABAZZ**

Background:

The Housing and Community Development Department (HCD) recommends Council approval of a Second Amendment to the Loan Agreement between the City of Houston (City), Bering Omega Community Health Services, Inc., a Texas non-profit corporation (Bering Omega) and Houston Area Community Services, Inc., a Texas non-profit corporation (HACS360) to include: (a.) Restrictive Covenants evidencing certain restrictions on the alienation, occupancy and use of the Property for the duration of the Restricted Use Period; (b.) A Deed of Trust that contains provisions referencing the Restrictive Covenants; and (c.) An updated Scope of Services. No additional funding is being requested with this Agreement.

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DocuSigned by:

Michael Nichols

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Michael Nichols, Director

Prior Council Action:

4/10/2013 (O) 2013-0317

3/28/2017 (O) 2017-0198

Contact Information:

Roxanne Lawson, Division Manager
Housing and Community Development Department
Phone: (832) 394-6307

ATTACHMENTS:

Description	Type
Cover Sheet	Signed Cover sheet
Ordinance 2017-198	Backup Material
Ordinance 2013-0317	Backup Material
Fact Sheet	Backup Material
Ownership Form	Backup Material
Board List	Backup Material

Cleared Tax Report
Public Notice
PNFDF
HUD Waiver
Caption
Ordinance

Financial Information
Public Notice
Backup Material
Backup Material
Other
Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 4/23/2024

HHD - Qualtrics LLC Settlement Agreement

Agenda Item#: 19.

Summary:

ORDINANCE approving and authorizing Settlement Agreement between the City of Houston and **QUALTRICS, LLC.**, pertaining to an Emergency Purchase Order for a COVID related platform for the Houston Health Department

Background:

The Director of the Houston Health Department (HHD) recommends that City Council approve and authorize a settlement agreement between the City of Houston and Qualtrics, LLC (Qualtrics) pertaining to an Emergency Purchase Order (EPO #SPD-JSA-03302022-002) for a Covid related IT platform.

As background regarding this settlement agreement, an EPO was issued to Qualtrics on March 30, 2022, for the purchase, implementation and maintenance of an information collection, analysis and insights platform supporting contact tracing, case investigation, Covid testing and several other initiatives for HHD. After the EPO was issued, the Legal Department drafted an EPO addendum, which is the contractual document that outlines the terms of the agreement between the parties. Delivery of the EPO addendum to Qualtrics initiated the negotiation process between the parties has lasted over a year and is still ongoing. Qualtrics has continued to provide services during the negotiation period but has not been paid for such services. Therefore, the parties agreed that a settlement agreement to enable payment to the vendor should be issued while the negotiation of the EPO addendum is being completed to avoid any interruption of services.

Fiscal Note:

No Fiscal note is required for Grant items.

Stephen L. Williams M.Ed., M.P.A
Director, Houston Health Department

Estimated Spending Authority

Department	FY25	Out Years	Total
Houston Health Department	\$790,500.00	-	\$790,500.00

Amount and Source of Funding:

\$790,500.00

Federal Government - Grant Funded
Fund 5000

Contact Information:

Porfirio Villareal

Telephone: 832-393-5041; 713-826-5695

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/6/2024

HITS- FY25 Next Generation Network Appropriation

Agenda Item#: 20.

Summary:

ORDINANCE appropriating \$1,393,000.00 out of FY25 Equipment Acquisition Consolidated Fund for the Next Generation Network Project for the Houston Information Technology Services

Background:

Specific Explanation:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$1,393,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned Next Generation Network Project for Houston Information Technology Services. This Project is budgeted in the approved FY2025 Capital Improvement Plan adopted by City Council.

The Project description with allocation amount is as follows:

<u>PROJECT</u>	<u>PROJECT NO.</u>	<u>AMOUNT</u>
Next Generation Network	WBS# X-680104*	\$1,393,000.00

The planned Next Generation Network project will enable the City to enhance and fortify its network infrastructure, resulting in a more resilient and robust architecture. This will lead to improved network performance across City sites, ensuring reliability and uptime without disrupting user productivity. Additionally, this project will incorporate advanced security features to further safeguard the City's network. HITS will leverage cooperative contract(s) as well as existing enterprise contract(s) for the purchase of hardware, licensing, support, maintenance, and professional services.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of this project.

Lisa Kent, Chief Information Officer
Houston Information Technology Services

Prior Council Action:

N/A

Amount and Source of Funding:

\$1,393,000.00 - FY25 Equipment Acquisition Consolidated Fund (1800)

Contact Information:

Jane Wu, Deputy Director
HITS, DBM
832.393.0013

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/6/2024

HITS- FY25 Next Generation Network Appropriation

Agenda Item#: 4.

Background:

Specific Explanation:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$1,393,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned Next Generation Network Project for Houston Information Technology Services. This Project is budgeted in the approved FY2025 Capital Improvement Plan adopted by City Council.

The Project description with allocation amount is as follows:

<u>PROJECT</u>	<u>PROJECT NO.</u>	<u>AMOUNT</u>
Next Generation Network	WBS# X-680104*	\$1,393,000.00

The planned Next Generation Network project will enable the City to enhance and fortify its network infrastructure, resulting in a more resilient and robust architecture. This will lead to improved network performance across City sites, ensuring reliability and uptime without disrupting user productivity. Additionally, this project will incorporate advanced security features to further safeguard the City's network. HITS will leverage cooperative contract(s) as well as existing enterprise contract(s) for the purchase of hardware, licensing, support, maintenance, and professional services.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of this project.

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Lisa Kent, Chief Information Officer
Houston Information Technology Services

Prior Council Action:

N/A

Amount and Source of Funding:

\$1,393,000.00 - FY25 Equipment Acquisition Consolidated Fund (1800)

Contact Information:

Jane Wu, Deputy Director
HITS, DBM
832.393.0013

ATTACHMENTS:

Description	Type
SAP Form A	Financial Information
FMBB doc	Financial Information
COF	Financial Information
Fiscal Note	Financial Information





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/14/2024

HITS- FY25 Public Safety Radio Replacement

Agenda Item#: 21.

Summary:

ORDINANCE appropriating \$5,500,000.00 out of FY25 Equipment Acquisition Consolidated Fund for the Public Safety Radio Replacement Project for the Houston Information Technology Services

Background:

Specific Explanation:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$5,500,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned Public Safety Radio Replacement Project for Houston Information Technology Services (HITS) on behalf of Houston Police Department (HPD) and Houston Fire Department (HFD). This Project is budgeted in the approved FY2025 Capital Improvement Plan adopted by City Council.

The Project description with allocation amount is as follows:

<u>PROJECT</u>	<u>PROJECT NO.</u>	<u>AMOUNT</u>
Public Safety Radio Replacement	WBS# X-680058*	\$5,500,000.00

This planned Public Safety Radio Replacement Project provides for the replacement and upgrade of the HPD and HFD public safety radios. This includes the purchase and replacement of portable radios (on belt) with accessories and broadband services for HPD as well as mobile (in car) radios for HPD and HFD. The City's public safety radios were at end of life and/or end of support, and therefore under the Public Safety Radio Replacement Project the City started to replace and upgrade these public safety radios for HPD in order to continue and enhance HPD portable and mobile radio communications as well as ensuring radio reliability and uptime without disrupting user productivity. As this Project is underway for HPD's public safety radio replacements, this appropriation allows for the City to continue to make scheduled payments under an existing approved agreement for those radios. Furthermore, this Project will also provide for the replacement of mobile (in car) radios for HFD to also ensure continued enhancements, reliability, and availability. HITS has and will leverage cooperative contract(s) and/or existing enterprise contract(s) for the purchase of public safety radios.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of this project.

Lisa Kent, Chief Information Officer
Houston Information Technology Services

Amount and Source of Funding:

\$5,500,000.00

FY25 Equipment Acquisition Consolidated Fund
Fund 1800

Contact Information:

Jane Wu, Deputy Director
HITS, DBM

Phone: (832) 393-0013

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/14/2024

HITS- FY25 Public Safety Radio Replacement

Agenda Item#: 34.

Background:

Specific Explanation:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$5,500,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned Public Safety Radio Replacement Project for Houston Information Technology Services (HITS) on behalf of Houston Police Department (HPD) and Houston Fire Department (HFD). This Project is budgeted in the approved FY2025 Capital Improvement Plan adopted by City Council.

The Project description with allocation amount is as follows:

<u>PROJECT</u>	<u>PROJECT NO.</u>	<u>AMOUNT</u>
Public Safety Radio Replacement	WBS# X-680058*	\$5,500,000.00

This planned Public Safety Radio Replacement Project provides for the replacement and upgrade of the HPD and HFD public safety radios. This includes the purchase and replacement of portable radios (on belt) with accessories and broadband services for HPD as well as mobile (in car) radios for HPD and HFD. The City's public safety radios were at end of life and/or end of support, and therefore under the Public Safety Radio Replacement Project the City started to replace and upgrade these public safety radios for HPD in order to continue and enhance HPD portable and mobile radio communications as well as ensuring radio reliability and uptime without disrupting user productivity. As this Project is underway for HPD's public safety radio replacements, this appropriation allows for the City to continue to make scheduled payments under an existing approved agreement for those radios. Furthermore, this Project will also provide for the replacement of mobile (in car) radios for HFD to also ensure continued enhancements, reliability, and availability. HITS has and will leverage cooperative contract(s) and/or existing enterprise contract(s) for the purchase of public safety radios.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of this project.

DocuSigned by:

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Lisa Kent, Chief Information Officer
Houston Information Technology Services

Prior Council Action:

N/A

Amount and Source of Funding:

\$5,500,000.00 - FY25 Equipment Acquisition Consolidated Fund (1800)

Contact Information:

Jane Wu, Deputy Director
HITS, DBM
(832) 393-0013



ATTACHMENTS:

Description	Type
COF	Financial Information
FMBB doc	Financial Information
SAP Form A	Financial Information
Fiscal Note	Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/5/2024

HITS- FY25 Network Refresh Appropriation

Agenda Item#: 22.

Summary:

ORDINANCE appropriating \$1,417,000.00 out of FY25 Equipment Acquisition Consolidated Fund for Network Refresh Project for the Houston Information Technology Services

Background:

Specific Explanation:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$1,417,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned Network Refresh Project for Houston Information Technology Services. This Project is budgeted in the approved FY2025 Capital Improvement Plan adopted by City Council.

The Project description with allocation amount is as follows:

<u>PROJECT</u>	<u>PROJECT NO.</u>	<u>AMOUNT</u>
Network Refresh	WBS# X-680015*	\$1,417,000.00

This planned network refresh is required to improve, maintain, and support the City's growing technological needs. The requested appropriation will allow for the planned purchase and replacement of network infrastructure that is nearing end of life and/or end of required support, which is needed to enhance the City's network performance and security and continue to ensure regulatory compliance. HITS will leverage cooperative contract(s) as well as existing enterprise contract(s) for the purchase of hardware, licensing, support, maintenance, and professional services.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of this project.

Lisa Kent, Chief Information Officer
Houston Information Technology Services

Prior Council Action:

N/A

Amount and Source of Funding:

\$1,417,000.00 - FY25 Equipment Acquisition Consolidated Fund (1800)

Contact Information:

Jane Wu, Deputy Director

HITS, DBM

832.393.0013

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/5/2024

HITS- FY25 Network Refresh Appropriation

Agenda Item#: 3.

Background:

Specific Explanation:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$1,417,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned Network Refresh Project for Houston Information Technology Services. This Project is budgeted in the approved FY2025 Capital Improvement Plan adopted by City Council.

The Project description with allocation amount is as follows:

PROJECT	PROJECT NO.	AMOUNT
Network Refresh	WBS# X-680015*	\$1,417,000.00

This planned network refresh is required to improve, maintain, and support the City's growing technological needs. The requested appropriation will allow for the planned purchase and replacement of network infrastructure that is nearing end of life and/or end of required support, which is needed to enhance the City's network performance and security and continue to ensure regulatory compliance. HITS will leverage cooperative contract(s) as well as existing enterprise contract(s) for the purchase of hardware, licensing, support, maintenance, and professional services.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of this project.

DocuSigned by:

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Lisa Kent, Chief Information Officer
Houston Information Technology Services

Prior Council Action:

N/A

Amount and Source of Funding:

\$1,417,000.00 - FY25 Equipment Acquisition Consolidated Fund (1800)

Contact Information:

Jane Wu, Deputy Director

HITS, DBM
832.393.0013



ATTACHMENTS:

Description	Type
SAP Form A	Financial Information
COF	Financial Information
Fiscal Note	Financial Information
FMBB doc	Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/8/2024

HITS- FY25 HTV Network Integration

Agenda Item#: 23.

Summary:

ORDINANCE appropriating \$400,000.00 from FY25 Equipment Acquisition Consolidated Fund for the Planned HTV Network Integration Project for Houston Information Technology Services

Background:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$400,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned HTV Network Integration project for Houston Information Technology Services. This project is budgeted in the approved FY2025 Capital Improvement Plan adopted by the City Council.

The project description with allocation amount is as follows:

PROJECT	PROJECT NO.	AMOUNT
HTV Network Integration	x-680098*	\$400,000.00

This appropriation will allow for the planned HTV Network Integration project that will update and standardize the Houston Television (HTV) infrastructure. Currently, HTV's network includes legacy and non-standard infrastructure and devices which are failing and/or are not integrated into the City's network, thereby reducing the ability for the City to troubleshoot network related issues that affect HTV broadcast operations, including City Council and committee meetings. The purchase will allow for the modernization and standardization of equipment and integration of HTV's network into the City's Network. This project will also enhance HTV's network performance and operations. HITS will leverage existing enterprise contract(s) for the purchase of hardware, licensing, support, maintenance, and professional services.

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.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of these projects.

Lisa Kent, Chief Information Officer
Houston Information Technology
Services

Prior Council Action:

N/A

Amount and Source of Funding:

\$400,000.00 - FY25 Equipment Acquisition Consolidated Fund (1800)

Contact Information:

Jane Wu, Deputy Director

HITS, DBM (832) 393-0013

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ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/8/2024

HITS- FY25 HTV Network Integration

Agenda Item#: 15.

Background:

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$400,000.00 from the Equipment Acquisition Consolidated Fund (1800) for the planned HTV Network Integration project for Houston Information Technology Services. This project is budgeted in the approved FY2025 Capital Improvement Plan adopted by the City Council.

The project description with allocation amount is as follows:

PROJECT	PROJECT NO.	AMOUNT
HTV Network Integration	x-680098*	\$400,000.00

This appropriation will allow for the planned HTV Network Integration project that will update and standardize the Houston Television (HTV) infrastructure. Currently, HTV's network includes legacy and non-standard infrastructure and devices which are failing and/or are not integrated into the City's network, thereby reducing the ability for the City to troubleshoot network related issues that affect HTV broadcast operations, including City Council and committee meetings. The purchase will allow for the modernization and standardization of equipment and integration of HTV's network into the City's Network. This project will also enhance HTV's network performance and operations. HITS will leverage existing enterprise contract(s) for the purchase of hardware, licensing, support, maintenance, and professional services.

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.

Fiscal Note:

No significant Fiscal Operating impact is anticipated because of these projects.

DocuSigned by:


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Lisa Kent, Chief Information Officer
Houston Information Technology Services

Prior Council Action:

N/A

Amount and Source of Funding:

\$400,000.00 - FY25 Equipment Acquisition Consolidated Fund (1800)

Contact Information:

Jane Wu, Deputy Director



HITS, DBM

(832) 393-0013

ATTACHMENTS:

Description	Type
COF	Financial Information
CIP-Form A	Financial Information
FMBB	Financial Information
Fiscal Note	Financial Information



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District G

Item Creation Date: 7/30/2024

LGL - Cause No. 2021-16419; Moises Lopez and Melvin Alexis Alegria Aleman v. City of Houston; in the 157th Judicial District Court of Harris County, Texas

Agenda Item#: 24.

Summary:

ORDINANCE approving and authorizing execution of Compromise, Settlement, Release and Indemnification Agreement between **MOISES LOPEZ** and City of Houston to settle a lawsuit - \$70,000.00 - Property & Casualty Fund

Background:

Nature of Matter:

That Council adopt an ordinance approving and authorizing the execution of a Compromise, Settlement, Release and Indemnification Agreement between Moises Lopez and the City of Houston to settle Cause No. 2021-16419; *Moises Lopez and Melvin Alexis Alegria Aleman v. City of Houston*; in the 157th Judicial District Court of Harris County, Texas

Funding Source:

\$70,000.00 – 1004 – Property and Casualty Fund

Brief Description:

On March 22, 2019, around 3:08 p.m. Plaintiff, Moises Lopez (DOB: 8/02/1964; Hispanic male), was traveling southbound in lane 1 of 1 near the 200 block of Piney Point Road and 20 Windermere, in the City of Piney Point. Moises Lopez was driving his 2001 Dodge Ram 1500 and claims that traffic came to a stop when he was hit from behind. Magdalena Cano Mendoza (Hispanic female) and Erin Bevrotte (African American female) were traveling southbound in lane 1 of 1 near the 200 block of Piney Point Road and 20 Windermere, in the City of Piney Point directly in front Mr. Lopez. Magdalena Cano Mendoza was driving her 2007 Ford Explorer and claims that traffic came to a stop when she was hit from behind and pushed into Ms. Bevrotte's 2016 Kia Sorento. Michael Adam Michna (Caucasian male), a Engineer/Operator with the City of Houston Fire Department, was driving a 2013 Chevrolet ambulance returning from dropping off a patient at a local hospital. E/O Michna claims he looked away for a few seconds and did not notice traffic had come to a stop. This action resulted in the rear end of Mr. Lopez's truck being struck by the ambulance, which in turn struck two more vehicles. HPD Vehicular Crimes Division scene investigator Officer C. Dinh found E/O Michna failed to control speed causing the accident. E/O Michna received a three-day suspension without pay as a result of this accident.

Fiscal Note: Funding for this item is included in the FY2025 Adopted Budget. Therefore, no

fiscal note is required as stated in the Financial Policies.

Estimated Spending Authority			
DEPARTMENT	CURRENT FY	OUT YEAR	TOTAL
Legal Department	\$ 70,000.00	\$ -	\$ 70,000.00
TOTAL	\$ 70,000.00	\$ -	\$ 70,000.00

-

-

Arturo G. Michel

Prior Council Action:

N/A

Amount and Source of Funding:

\$70,000.00 – 1004 – Property and Casualty Fund

Contact Information:

Jaqueline I. Leguizamon, Senior Assistant City Attorney II
Legal Department, Torts & Civil Rights
(832) 393-6473
jackie.leguizamon@houstontx.gov

Christy L. Martin, Section Chief
Legal Department, Torts & Civil Rights
(832) 393-6438
christy.martin@houstontx.gov

ATTACHMENTS:

Description

Cover Sheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District G

Item Creation Date: 7/30/2024

LGL - Cause No. 2021-16419; Moises Lopez and Melvin Alexis Alegria Aleman v. City of Houston; in the 157th Judicial District Court of Harris County, Texas

Agenda Item#: 14.

Summary:

An ordinance approving and authorizing the execution of a Compromise, Settlement, Release and Indemnification Agreement between Moises Lopez and the City of Houston to settle a Lawsuit – \$70,000.00 – 1004 – Property & Casualty Fund

Background:

Nature of Matter:

That Council adopt an ordinance approving and authorizing the execution of a Compromise, Settlement, Release and Indemnification Agreement between Moises Lopez and the City of Houston to settle Cause No. 2021-16419; *Moises Lopez and Melvin Alexis Alegria Aleman v. City of Houston*; in the 157th Judicial District Court of Harris County, Texas

Funding Source:

\$70,000.00 – 1004 – Property and Casualty Fund

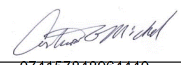
Brief Description:

On March 22, 2019, around 3:08 p.m. Plaintiff, Moises Lopez (DOB: 8/02/1964; Hispanic male), was traveling southbound in lane 1 of 1 near the 200 block of Piney Point Road and 20 Windermere, in the City of Piney Point. Moises Lopez was driving his 2001 Dodge Ram 1500 and claims that traffic came to a stop when he was hit from behind. Magdalena Cano Mendoza (Hispanic female) and Erin Bevrotte (African American female) were traveling southbound in lane 1 of 1 near the 200 block of Piney Point Road and 20 Windermere, in the City of Piney Point directly in front Mr. Lopez. Magdalena Cano Mendoza was driving her 2007 Ford Explorer and claims that traffic came to a stop when she was hit from behind and pushed into Ms. Bevrotte's 2016 Kia Sorento. Michael Adam Michna (Caucasian male), a Engineer/Operator with the City of Houston Fire Department, was driving a 2013 Chevrolet ambulance returning from dropping off a patient at a local hospital. E/O Michna claims he looked away for a few seconds and did not notice traffic had come to a stop. This action resulted in the rear end of Mr. Lopez's truck being struck by the ambulance, which in turn struck two more vehicles. HPD Vehicular Crimes Division scene investigator Officer C. Dinh found E/O Michna failed to control speed causing the accident. E/O Michna received a three-day suspension without pay as a result of this accident.

Fiscal Note: Funding for this item is included in the FY2025 Adopted Budget. Therefore, no fiscal note is required as stated in the Financial Policies.

Estimated Spending Authority			
DEPARTMENT	CURRENT FY	OUT YEAR	TOTAL
Legal Department	\$ 70,000.00	\$ -	\$ 70,000.00
TOTAL	\$ 70,000.00	\$ -	\$ 70,000.00

DocuSigned by:


 074157848964440...
 Arturo G. Michel

Prior Council Action:

N/A

Amount and Source of Funding:

\$70,000.00 – 1004 – Property and Casualty Fund

Contact Information:

Jaqueline I. Leguizamon, Senior Assistant City Attorney II
 Legal Department, Torts & Civil Rights
 (832) 393-6473
 jackie.leguizamon@houstontx.gov

Christy L. Martin, Section Chief
 Legal Department, Torts & Civil Rights

Legal Department, Torts & Civil Rights
(832) 393-6438
christy.martin@houstontx.gov



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District J

Item Creation Date: 7/15/2024

25CF151 Lease First Amendment 10039 Bissonnet for
HHD

Agenda Item#: 25.

Summary:

ORDINANCE approving and authorizing first amendment to Lease Agreement between **10039 BISSONNET, LP**, as Landlord, and the City of Houston, Texas, as Tenant, for approximately 3,880 square feet of space at 10039 Bissonnet, Houston, Texas 77036, as site for the Houston Health Department's Women, Infants and Children Nutrition Program - **DISTRICT J - POLLARD**

Background:

RECOMMENDATION: Approve and authorize First Amendment to Lease Agreement between 10039 Bissonnet, L.P., Landlord, and City of Houston, Tenant, for the lease space at 10039 Bissonnet, Houston, Harris County, Texas 77036 for the Women, Infants and Children Program of the Houston Health Department (HHD).

SPECIFIC EXPLANATION: The General Services Department recommends approval of a First Amendment to the Lease Agreement with 10039 Bissonnet, L.P, Landlord, for 3,880 square feet of office space, consisting of 2,216 square feet located in Suite 120 and 1,664 square feet located in Suite 115 at the beginning monthly rental of \$4,850.00 (\$15/SF) for HHD to operate a Women, Infants and Children (WIC) Nutrition Program.

Currently, HHD operates out of 2,562 square feet of lease space; 2,216 square feet located in Suite 120 and 346 square feet located in Suite 105) at a monthly rental of \$3,202.60 (\$15/RSF). HHD will improve client services and increase capacity by moving from Suite 105 into Suite 115, The Landlord will provide the Tenant with a tenant improvement allowance of up to \$8,610.50 according to the plans and specifications agreed upon. The Tenant will pay the Landlord up front for all tenant improvements that exceed the Landlord allowance, at an estimated cost of \$84,379.24 or \$21.75 per rentable square foot or the Tenant may exercise an option for an additional allowance up to \$20.00 per rentable square foot to be included in the rental rate over the term at ten percent interest.

The initial Lease term is May 1, 2020, through June 30, 2030. The Amended Lease term will be September 1, 2024, through June 30, 2030.

The Landlord will provide furniture up to \$50,000.00, to be reimbursed by the Tenant. If there is any excess left in the \$8,610.50 tenant improvement allowance paid by the Landlord, it shall be

applied to reduce the amount owed for the furniture. The Tenant may reimburse the furniture cost in full at any time without penalty or may reimburse monthly. If the Tenant reimburses monthly, the total rent and furniture breakdown is as follows:

The total rent breakdown is as follows:

From	To	Months	\$/SF-YR	Monthly	Cumulative
9/1/2024	6/30/2025	10	\$ 15.00	\$ 4,850.00	\$ 48,500.00
7/1/2025	6/30/2026	12	\$ 15.50	\$ 5,011.67	\$ 60,140.04
7/1/2026	6/30/2027	12	\$ 16.00	\$ 5,173.33	\$ 62,079.96
7/1/2027	6/30/2028	12	\$ 16.50	\$ 5,335.00	\$ 64,020.00
7/1/2028	6/30/2029	12	\$ 17.00	\$ 5,496.67	\$ 65,960.04
7/1/2029	6/30/2030	12	\$ 17.50	\$ 5,658.33	\$ 67,899.96

The Landlord is responsible for maintenance, taxes, insurance, and the operating expenses of the leased premises, including utilities, janitorial, and security services.

PROPERTY LOCATION: 10039 Bissonnet, Houston, Harris County, Texas 77036.

FISCAL NOTE: No fiscal note is required on grant items.

DIRECTOR'S SIGNATURE/DATE:

 C. J. Messiah, Jr.
 General Services Department

 Stephen L. Williams, M. Ed., M.P.A.
 Houston Health Department

FUNDING SUMMARY:

\$ 48,500.00 (rent 10 months FY 2025)
 \$320,100.00 (rent out years)
 \$ 50,000.00 (one-time furniture FY2025)
 \$ 84,379.24 (one-time tenant improvement including 20% contingency FY25)
 \$502,979.24 Total Rent, Furniture, and Tenant Improvements

ESTIMATED SPENDING AUTHORITY

Department	FY2025	Out-Years	Total
Houston Health Department			
Rent	\$48,500.00	\$320,100.00	\$368,600.00
Furniture	\$50,000.00		\$50,000.00
Tenant Improvements	\$84,379.24		\$84,379.24
TOTAL	\$182,879.24	\$320,100.00	\$502,979.24

Prior Council Action:

Ordinance No. 2020-0052, January 16, 2020

Amount and Source of Funding:

\$ 502,979.24 Federal State Local – Pass Through Fund (5030)

Contact Information:

Enid M. Howard
Council Liaison
Phone: 832.393.8023

ATTACHMENTS:

Description

Signed Coversheet
RCA Map

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/13/2024

District J

Item Creation Date: 7/15/2024

25CF151 Lease First Amendment 10039 Bissonnet for HHD

Agenda Item#: 45.

Summary:

NOT A REAL CAPTION

ORDINANCE approving and authorizing first amendment to Lease Agreement between **10039 BISSONNET, LP, Landlord**, and City of Houston, Texas, as Tenant, for approximately 2,562 sq. ft. of office space located at 10039 Bissonnet, Houston, Texas 77036, for occupancy by the Houston Health Department - 10 Years with two five-year renewal options - **DISTRICT J - POLLARD**

Background:

RECOMMENDATION: Approve and authorize First Amendment to Lease Agreement between 10039 Bissonnet, L.P., Landlord, and City of Houston, Tenant, for the lease space at 10039 Bissonnet, Houston, Harris County, Texas 77036 for the Women, Infants and Children Program of the Houston Health Department (HHD).

SPECIFIC EXPLANATION: The General Services Department recommends approval of a First Amendment to the Lease Agreement with 10039 Bissonnet, L.P, Landlord, for 3,880 square feet of office space, consisting of 2,216 square feet located in Suite 120 and 1,664 square feet located in Suite 115 at the beginning monthly rental of \$4,850.00 (\$15/SF) for HHD to operate a Women, Infants and Children (WIC) Nutrition Program.

Currently, HHD operates out of 2,562 square feet of lease space; 2,216 square feet located in Suite 120 and 346 square feet located in Suite 105) at a monthly rental of \$3,202.60 (\$15/RSF). HHD will improve client services and increase capacity by moving from Suite 105 into Suite 115, The Landlord will provide the Tenant with a tenant improvement allowance of up to \$8,610.50 according to the plans and specifications agreed upon. The Tenant will pay the Landlord up front for all tenant improvements that exceed the Landlord allowance, at an estimated cost of \$84,379.24 or \$21.75 per rentable square foot or the Tenant may exercise an option for an additional allowance up to \$20.00 per rentable square foot to be included in the rental rate over the term at ten percent interest.

The initial Lease term is May 1, 2020, through June 30, 2030. The Amended Lease term will be September 1, 2024, through June 30, 2030.

The Landlord will provide furniture up to \$50,000.00, to be reimbursed by the Tenant. If there is any excess left in the \$8,610.50 tenant improvement allowance paid by the Landlord, it shall be applied to reduce the amount owed for the furniture. The Tenant may reimburse the furniture cost in full at any time without penalty or may reimburse monthly. If the Tenant reimburses monthly, the total rent and furniture breakdown is as follows:

The total rent breakdown is as follows:

From	To	Months	\$/SF-YR	Monthly	Cumulative
9/1/2024	6/30/2025	10	\$ 15.00	\$ 4,850.00	\$ 48,500.00
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7/1/2027	6/30/2028	12	\$ 16.50	\$ 5,335.00	\$ 64,020.00
7/1/2028	6/30/2029	12	\$ 17.00	\$ 5,496.67	\$ 65,960.04
7/1/2029	6/30/2030	12	\$ 17.50	\$ 5,658.33	\$ 67,899.96

The Landlord is responsible for maintenance, taxes, insurance, and the operating expenses of the leased premises, including utilities, janitorial, and security services.

PROPERTY LOCATION: 10039 Bissonnet, Houston, Harris County, Texas 77036.

FISCAL NOTE: No fiscal note is required on grant items.

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
C.J. Messiah, Jr. 8/6/2024

C. J. Messiah, Jr.
General Services Department

DocuSigned by:
Stephen Williams 8/12/2024

Stephen Williams, M. Ed., M.P.A.
Houston Health Department **DA**

FUNDING SUMMARY:

- \$ 48,500.00 (rent 10 months FY 2025)
- \$320,100.00 (rent out years)
- \$ 50,000.00 (one-time furniture FY2025)
- \$ 84,379.24 (one-time tenant improvement including 20% contingency FY25)
- \$502,979.24 Total Rent, Furniture, and Tenant Improvements

ESTIMATED SPENDING AUTHORITY

Department	FY2025	Out-Years	Total
Houston Health Department			
Rent	\$48,500.00	\$320,100.00	\$368,600.00
Furniture	\$50,000.00		\$50,000.00
Tenant Improvements	\$84,379.24		\$84,379.24
TOTAL	\$182,879.24	\$320,100.00	\$502,979.24

Prior Council Action:

Ordinance No. 2020-0052, January 16, 2020

Amount and Source of Funding:

\$ 502,979.24 Federal State Local – Pass Through Fund (5030)

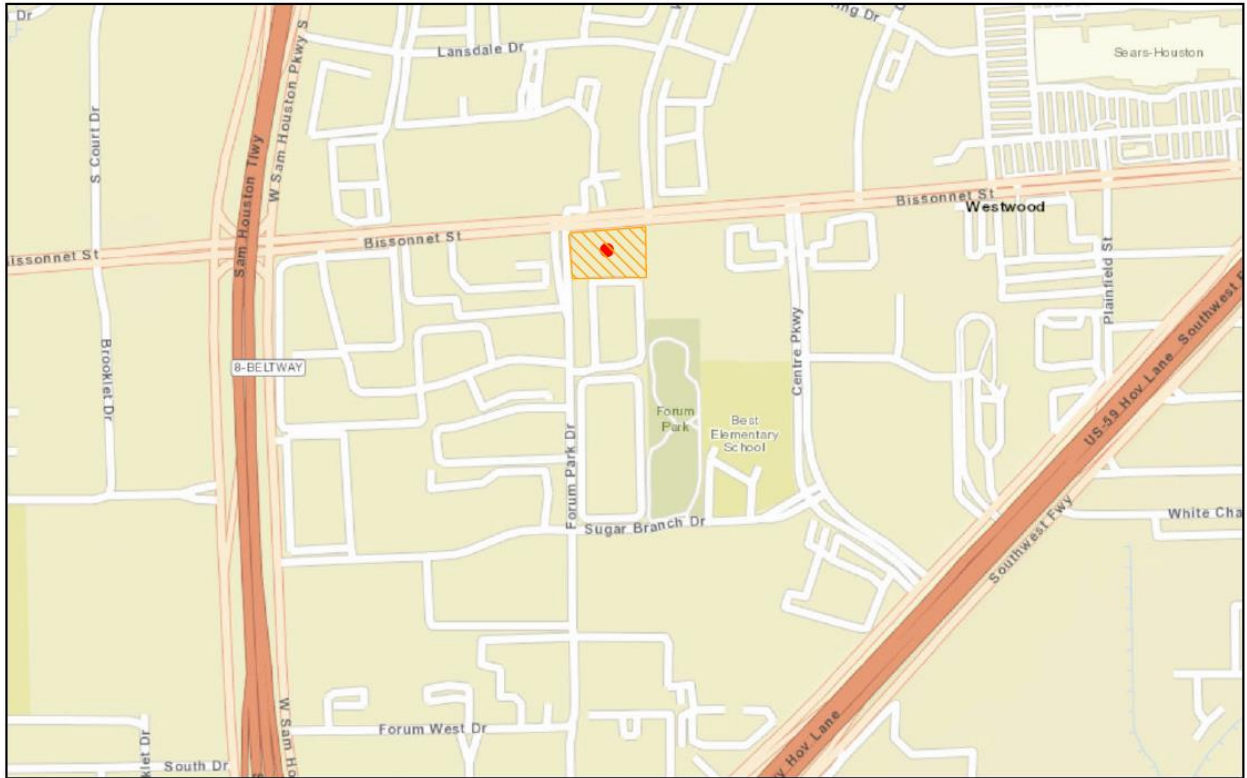
Contact Information:

Enid M. Howard
Council Liaison
Phone: 832.393.8023

ATTACHMENTS:

Description	Type
RCA Map	Signed Cover sheet
RCA REVIEW CHECKLIST Lease First Amdt Bissonnett HHD 7-15-24	Backup Material
ORD 2020-52	Backup Material
BISSONNET LL SIGNED AMDT W EXH ATTACHED 7-26-24	Backup Material

10039 Bissonnet Street





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date: 7/31/2024

25CF154 - Declare Surplus/ Purchase & Sales Agreement -
0 Burnett St

Agenda Item#: 26.

Summary:

ORDINANCE approving and authorizing a Purchase Sale Agreement between the City of Houston, Texas, as Seller, and **HARRIS COUNTY, TEXAS**, as Buyer for the property located at 0 Burnett Street, Houston, Harris County, Texas; approving a Special Warranty Deed - **DISTRICT H - CASTILLO**

Background:

RECOMMENDATION: Declare surplus to the City's needs and approve and authorize a Purchase and Sale Agreement between City of Houston, Seller, and Harris County, Texas, Buyer, for the sale of, approximately 10.697 acres located at 0 Burnett Street, Houston, TX for the Housing and Community Development Department.

SPECIFIC EXPLANATION: The City of Houston has determined that the 10.697 acres of land located at 0 Burnett Street, identified as **Parcel QY21-001**, is surplus to its needs. All City departments with land needs have been canvassed and it has been determined that this parcel is not needed for City purposes.

On April 17, 2024, City Council approved and authorized a Marketing Agreement between the City of Houston, TX and Cushman & Wakefield to assist with the marketing of Parcel QY21-001, within the Hardy Yards development.

Therefore, GSD recommends that City Council declare Parcel QY21-001 as surplus and approve and authorize a Purchase and Sale Agreement with Harris County for a purchase price of \$18,500,000.00.

After payment of a 3% brokerage commission to Cushman & Wakefield, pursuant to the Marketing Agreement, the net sale proceeds will be directed to the Texas General Land Office.

PROPERTY ADDRESS: 0 Burnett Street, Houston, TX 77009.

FISCAL NOTE: No fiscal note is required for grant items.

DIRECTOR'S SIGNATURE / DATE:

C. J. Messiah, Jr.
General Services Department

Michael Nichols
Housing and Community Development Department

Prior Council Action:

ORD 2024-248; April 17, 2024

Amount and Source of Funding:

Revenue
\$18,500,000.00
Federal State Local Pass Through
Fund 5030

Contact Information:

Enid M. Howard, Council Liaison
General Services Department
Phone: 832.393.8023

ATTACHMENTS:

Description

Signed Coversheet
Commissioner Garcia Letter of Support

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date: 7/31/2024

25CF154 - Declare Surplus/ Purchase & Sales Agreement - 0 Burnett St

Agenda Item#: 39.

Summary:

NOT A REAL CAPTION

ORDINANCE approving and authorizing Purchase and Sale Agreement between the City of Houston, Texas, as Seller, and **HARRIS COUNTY, TEXAS**, as Buyer, for the property located at 0 Burnett Street, Houston, Texas - **DISTRICT H -CASTILLO**

Background:

RECOMMENDATION: Declare surplus to the City's needs and approve and authorize a Purchase and Sale Agreement between City of Houston, Seller, and Harris County, Texas, Buyer, for the sale of, approximately 10.697 acres located at 0 Burnett Street, Houston, TX for the Housing and Community Development Department.

SPECIFIC EXPLANATION: The City of Houston has determined that the 10.697 acres of land located at 0 Burnett Street, identified as **Parcel QY21-001**, is surplus to its needs. All City departments with land needs have been canvassed and it has been determined that this parcel is not needed for City purposes.

On April 17, 2024, City Council approved and authorized a Marketing Agreement between the City of Houston, TX and Cushman & Wakefield to assist with the marketing of Parcel QY21-001, within the Hardy Yards development.


Therefore, GSD recommends that City Council declare Parcel QY21-001 as surplus and approve and authorize a Purchase and Sale Agreement with Harris County for a purchase price of \$18,500,000.00.

After payment of a 3% brokerage commission to Cushman & Wakefield, pursuant to the Marketing Agreement, the net sale proceeds will be directed to the Texas General Land Office.

PROPERTY ADDRESS: 0 Burnett Street, Houston, TX 77009.

FISCAL NOTE: No fiscal note is required for grant items.

DIRECTOR'S SIGNATURE / DATE:

DocuSigned by:
 8/20/2024
C. J. Messiah, Jr.
General Services Department

Michael Nichols
Housing and Community Development Department

Prior Council Action:

ORD 2024-248; April 17, 2024

Amount and Source of Funding:

Revenue

\$18,500,000.00 Federal State Local Pass Through (5030)

Contact Information:

Enid M. Howard

Council Liaison

Phone: 832.393.8023

DS
EH

ATTACHMENTS:

Description

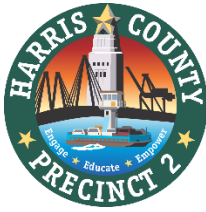
[Previous Ord](#)

[RCA Map](#)

Type

Backup Material

Backup Material



Commissioner Adrian Garcia

Harris County Precinct 2

1001 Preston, Suite 924 • Houston, TX 77002 • Tel: 713.755.6220 • Fax: 713.755.8810

August 27, 2024

Houston City Council

City Hall Annex
900 Bagby St.
Houston, TX 77002

Dear Honorable Members of the Houston City Council,

I am writing to voice my strong support for the Hardy Yards development project—an initiative that will position both the City of Houston and Harris County Commissioner Precinct 2 as models of community-focused progress. This project is the crown jewel of Harris County's ARPA Multifamily Housing portfolio and a key part of my Revive2Thrive initiative to make Precinct 2 the best place to live, work, and play.

Hardy Yards is set to be Harris County's premier transit-oriented mixed-use development, strategically located on a 10.7-acre site in the Near Northside, within the 610 Loop. This project will bring approximately 500 affordable and workforce housing units, with 90% of these units for households earning 80% of the Area Median Income (AMI) or below. Additionally, at least 50 units will be reserved for those earning 30% AMI or less, offering critical housing for low-income families and our most vulnerable residents.

More than just housing, Hardy Yards is envisioned as a dynamic, walkable mixed-use district featuring innovative mixed-income housing, grocery retail, and essential neighborhood services. With 50,000 square feet of retail space, this project presents a vital opportunity to bring an affordable grocery store to a community in need. Its proximity to Downtown Houston and the Burnett Transit Center ensures unmatched connectivity, making it an ideal location for residents to access jobs, education, and services.

This project aligns with the Near Northside Complete Communities Action Plan and the Near Northside Quality of Life Agreement while addressing the urgent issue of gentrification in the Greater Northside by ensuring long-term affordability through a 99-year ground lease. The project's timeline, set to be completed by May 2027, is ambitious but achievable, and I am confident in our ability to see it through successfully.

Hardy Yards represents a unique opportunity to set a new standard for sustainable development in Harris County. I urge the Houston City Council to support this transformative project, which will serve as a beacon of progress and equity for our community.

I look forward to collaborating with you to bring this vision to life.

Sincerely,

Commissioner Adrian Garcia
Harris County Precinct Two



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District K

Item Creation Date: 7/25/2024

25CONS590 - De-appropriate/Appropriate Funds -
SpawGlass Construction – Westbury Neighborhood Library
(New)

Agenda Item#: 27.

Summary:

ORDINANCE de-appropriating \$25,674.08 out of Public Library Consolidated Construction Fund, previously appropriated for Materials Testing Services; and appropriating \$25,674.08 out of Public Library Consolidated Construction Fund to Construction Manager At Risk Contract with **SPAWGLASS CONSTRUCTION CORPORATION** for the new Westbury Library - **DISTRICT K - CASTEX-TATUM**

Background:

RECOMMENDATION: (1) De-appropriate \$25,674.08, appropriated by Ordinance No. 2020-537, passed January 29, 2020 for material testing services for the new Westbury Neighborhood Library and (ii) Appropriate \$25,674.08 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp. for storage fees for the project.

SPECIFIC EXPLANATION: The library main entrance was changed from 5505 Belrose Drive to 11630 Chimney Rock Road, and the domestic and fire waterlines had to be relocated, which caused a three-month delay in furniture installation and incurred additional storage fees for the library furniture.

Therefore, the General Services Department (GSD) recommends that City Council de-appropriate \$25,674.08 and appropriate \$25,674.08 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp. to complete the project.

PROJECT LOCATION: 11630 Chimney Rock Rd., Houston, TX 77035

PREVIOUS HISTORY AND PROJECT SCOPE: On January 29, 2020, by Ordinance No. 2020-0082, City Council awarded a Construction Manager at Risk (CMAR) Contract to SpawGlass Construction Corp. in the amount of \$40,000.00 to provide pre-construction and construction phase services for the new Westbury Neighborhood Library.

On June 17, 2020, by Ordinance No. 2020-0537, City Council appropriated an additional \$14,507,750.00 out of the Public Library Consolidated Construction Fund, for the project.

On February 2, 2022, by Ordinance No. 2022-0078, City Council appropriated an additional \$1,092,074.00 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp., to provide pre-construction and construction phase services for the project due to COVID-19 pandemic construction cost escalations received at 50% Construction Documents estimated construction cost.

On June 29, 2022, by Ordinance No. 2022-0515, City Council appropriated an additional \$2,800,000.00 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp., to provide pre-construction and construction phase services for the project due to cost escalations received at the final Guaranteed Maximum Price (GMP).

PROJECT DESCRIPTION: The new Westbury Library will combine the service areas of the Meyer Neighborhood Library and the Frank HPL Express Library. The replacement facility will be an approximately 20,000 SF library which will include a TECHLink concept, meeting and conference spaces, adult quiet space, teen's area, children's area, public computers, and adequate staff space. Site improvements will include landscaping, parking, storm water detention, fencing and exterior lighting.

M/WBE INFORMATION: The original contract has an 18.00% MBE goal, 6.00% WBE goal and 8.00% SBE goal. To date, the Contractor has achieved 13.64% MBE, 5.06% WBE and 5.91% SBE participation, utilizing eleven (11) MWBE certified subcontractors at 96% contract progression. The Office of Business Opportunity will await the Department's closeout request to fully evaluate the Prime's Good Faith Efforts to determine the final rating for the contract.

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

WBS No: E-000262-0001-4

DIRECTOR'S SIGNATURE/DATE:

C. J. Messiah, Jr.
General Services Department

Cynthia Wilson
Interim Director
Houston Public Library

Prior Council Action:

Ordinance No. 2020-0082; January 29, 2020

Ordinance No. 2020-0537; June 17, 2020

Ordinance No. 2022-0078; February 2, 2022

Ordinance No. 2022-0515; June 29, 2022

Amount and Source of Funding:

De-appropriate:

\$25,674.08 – Public Library Consolidated Construction Fund (4507)

Appropriate:

\$25,674.08 – Public Library Consolidated Construction Fund (4507)

-
Previous Funding:

\$ 18,439,000.00 – Public Library Consolidated Construction Fund (4507)

Contact Information:

Enid M. Howard

Council Liaison

Phone: 832.393.8023

ATTACHMENTS:

Description

Signed Coversheet

25CONS590 - Maps

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District K

Item Creation Date: 7/25/2024

25CONS590 - De-appropriate/Appropriate Funds - SpawGlass Construction – Westbury
Neighborhood Library (New)

Agenda Item#: 20.

Summary:

NOT A REAL CAPTION

ORDINANCE to (i) Deappropriate \$25,674.08, appropriated by Ordinance No. 2020-537, for material testing services and (ii) Appropriate \$25,674.08 to the Construction Manager at Risk Contract with **SPAWGLASS CONSTRUCTION CORP.** for the new Westbury Neighborhood Library - **DISTRICT K - CASTEX-TATUM**

Background:

RECOMMENDATION: (1) De-appropriate \$25,674.08, appropriated by Ordinance No. 2020-537, passed January 29, 2020 for material testing services for the new Westbury Neighborhood Library and (ii) Appropriate \$25,674.08 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp. for storage fees for the project.

SPECIFIC EXPLANATION: The library main entrance was changed from 5505 Belrose Drive to 11630 Chimney Rock Road, and the domestic and fire waterlines had to be relocated, which caused a three-month delay in furniture installation and incurred additional storage fees for the library furniture.

Therefore, the General Services Department (GSD) recommends that City Council de-appropriate \$25,674.08 and appropriate \$25,674.08 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp. to complete the project.

PROJECT LOCATION: 11630 Chimney Rock Rd., Houston, TX 77035

PREVIOUS HISTORY AND PROJECT SCOPE: On January 29, 2020, by Ordinance No. 2020-0082, City Council awarded a Construction Manager at Risk (CMAR) Contract to SpawGlass Construction Corp. in the amount of \$40,000.00 to provide pre-construction and construction phase services for the new Westbury Neighborhood Library.

On June 17, 2020, by Ordinance No. 2020-0537, City Council appropriated an additional \$14,507,750.00 out of the Public Library Consolidated Construction Fund, for the project.

On February 2, 2022, by Ordinance No. 2022-0078, City Council appropriated an additional \$1,092,074.00 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp., to provide pre-construction and construction phase services for the project due to COVID-19 pandemic construction cost escalations received at 50% Construction Documents estimated construction cost.

On June 29, 2022, by Ordinance No. 2022-0515, City Council appropriated an additional \$2,800,000.00 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp., to provide pre-construction and construction phase services for the project due to cost escalations received at the final Guaranteed Maximum Price (GMP).


PROJECT DESCRIPTION: The new Westbury Library will combine the service areas of the Meyer Neighborhood Library and the Frank HPL Express Library. The replacement facility will be an approximately 20,000 SF library which will include a TECHLink concept, meeting and conference spaces, adult quiet space, teen's area, children's area, public computers, and adequate staff space. Site improvements will include landscaping, parking, storm water detention, fencing and exterior lighting.

M/WBE INFORMATION: The original contract has an 18.00% MBE goal, 6.00% WBE goal and 8.00% SBE goal. To date, the Contractor has achieved 13.64% MBE, 5.06% WBE and 5.91% SBE participation, utilizing eleven (11) MWBE certified subcontractors at 96% contract progression. The Office of Business Opportunity will await the Department's closeout request to fully evaluate the Prime's Good Faith Efforts to determine the final rating for the contract.

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

WBS No: E-000262-0001-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
 8/15/2024
C. J. Messiah, Jr.
General Services Department

Cynthia Wilson
Interim Director
Houston Public Library

Prior Council Action:


Ordinance No. 2020-0082; January 29, 2020
Ordinance No. 2020-0537; June 17, 2020
Ordinance No. 2022-0078; February 2, 2022
Ordinance No. 2022-0515; June 29, 2022

Amount and Source of Funding:

De-appropriate:
\$25,674.08 – Public Library Consolidated Construction Fund (4507)

Appropriate:
\$25,674.08 – Public Library Consolidated Construction Fund (4507)

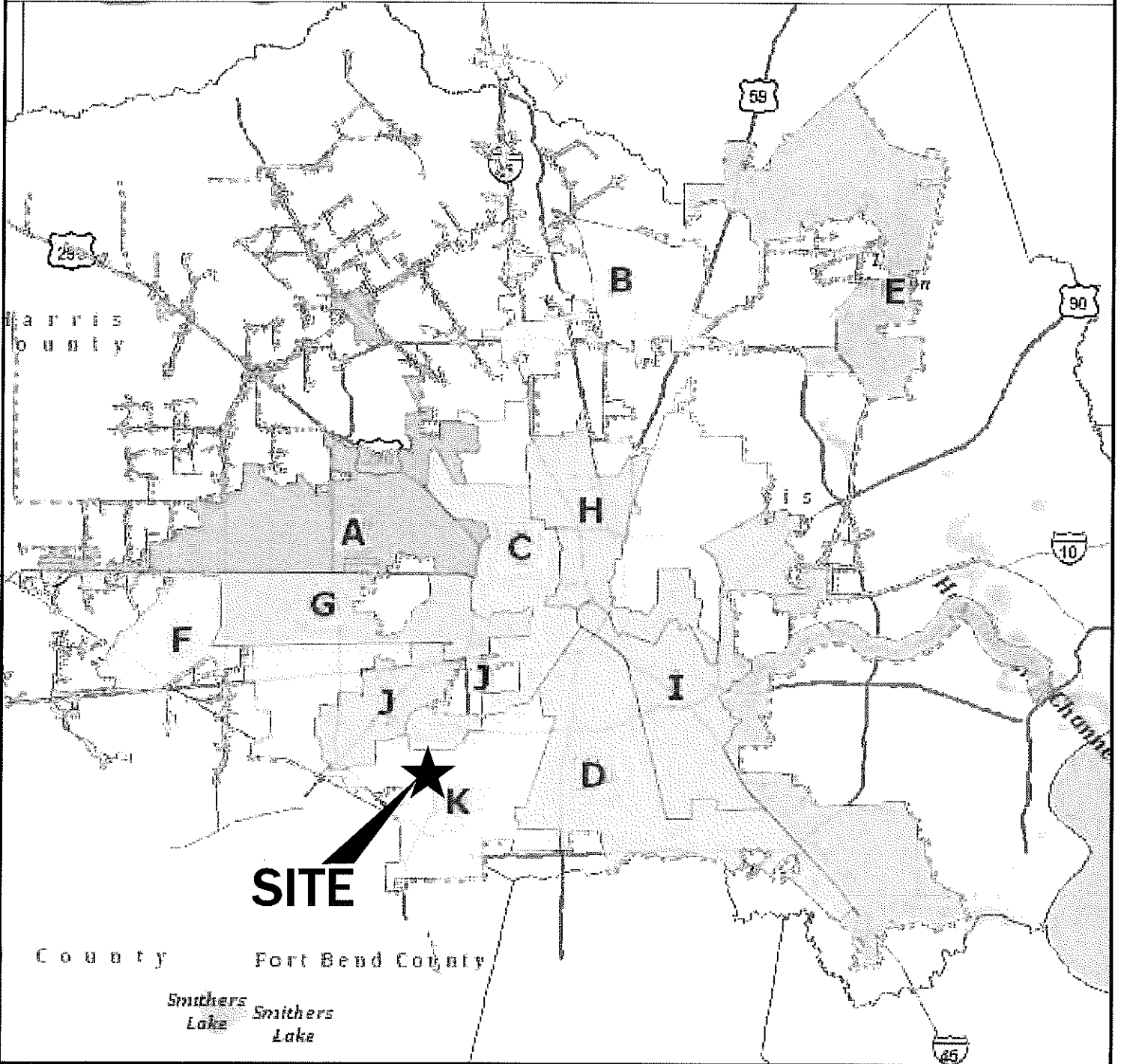
Previous Funding:
\$ 18,439,000.00 – Public Library Consolidated Construction Fund (4507)

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

ATTACHMENTS:

Description	Type
25CONS590 - Maps	Backup Material
25CONS590 - CIP Form A	Backup Material
25CONS590 - Previous RCAs & Ordinances	Backup Material

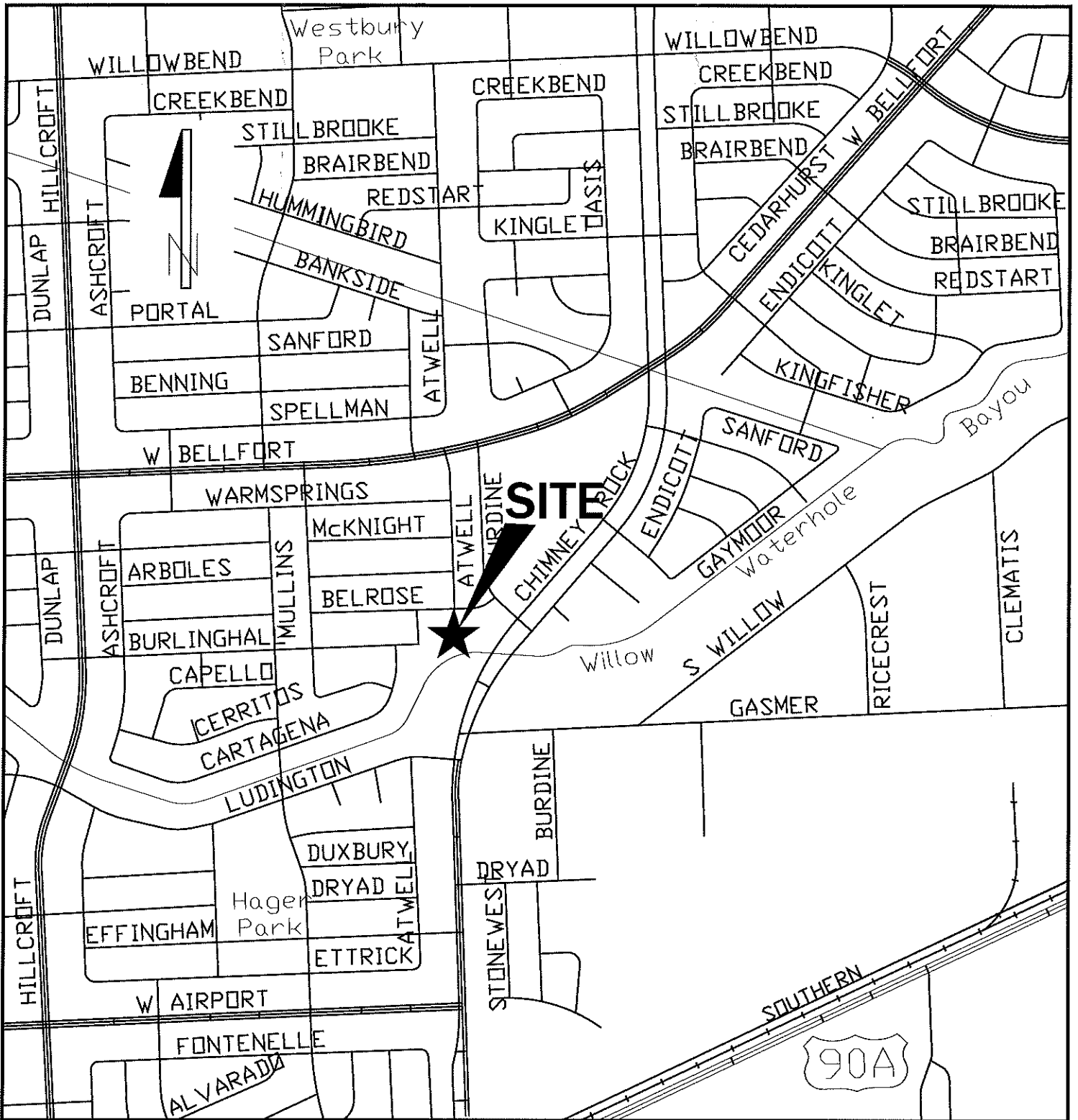
CITY OF HOUSTON
HARRIS COUNTY, TEXAS



NEW WESTBURY NEIGHBORHOOD LIBRARY
5505 BELROSE DR. HOUSTON, TX 77035

COUNCIL DISTRICT "K"

KEY MAP NO. 571B



**NEW WESTBURY NEIGHBORHOOD LIBRARY
5505 BELROSE DR. HOUSTON, TX 77035**

COUNCIL DISTRICT "K"

KEY MAP NO. 571B



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 6/28/2024

L28749.A1 - Hazardous Materials Clean-up and Disposal Services (Clean Earth Environmental Solutions, Inc.) - ORDINANCE

Agenda Item#: 28.

Summary:

ORDINANCE approving and authorizing first amendment between City of Houston and **CLEAN EARTH ENVIRONMENTAL SOLUTIONS, INC**, formerly **STERICYCLE ENVIRONMENTAL SOLUTIONS, INC** (Approved by Ordinance No. 2019-0633 passed on August 21, 2019) for Hazardous Material Clean-up and Disposal Services for the Houston Police Department

Background:

P38-L28749.A1 – Approve an ordinance authorizing a first amendment to Contract No. 4600015430 between the City of Houston and Clean Earth Environmental Solutions, Inc., formerly Stericycle Environmental Solutions, Inc. (approved by Ordinance No. 2019-0633 passed August 21, 2019) to extend the contract term from August 28, 2024, to August 28, 2025, for hazardous material clean-up and disposal services for the Houston Police Department.

Specific Explanation:

The Chief Procurement Officer and Chief of the Houston Police Department recommend that City Council approve an ordinance authorizing a first amendment to Contract No. 4600015430 between the City of Houston and **Clean Earth Environmental Solutions, Inc.**, formerly Stericycle Environmental Solutions, Inc. to **extend the contract term from August 28, 2024, to August 28, 2025**, for hazardous material clean-up and disposal services.

The original contract was awarded by City Council on August 21, 2019, by Ordinance No. 2019-0633 for a three-year term, with two one-year options with a maximum contract amount of \$9,061,019.47. The purpose of extending the contract term is to allow services to continue and to allow the City sufficient time to have a new contract in place. As of August 5, 2024, the contract has \$7,160,306.08 in funding remaining and no additional funds will be necessary to carry the City through the extended one-year term.

The scope of work requires the contractor to provide all labor, materials, equipment, and supervision required for emergency and non-emergency identification, analysis, removal, containment, and disposal of hazardous materials generated by, or discovered on, City property and right of ways. The contractor shall provide all services necessary and/or required for containment of spills, removal of drums and other containers, removal of transformers, and all other

aspects involving the identification, removal, containment, interim treatment/disposal of hazardous and non-hazardous materials in accordance with all applicable local, state, and federal solid and liquid waste and hazardous materials laws and regulations including, but not limited to, the Industrial Solid Waste and Municipal Hazardous Waste Management Act (Title 30, Texas Administrative Code (TAC), Chapter 335), the Resource Conservation and Recovery Act (RCRA), and the Occupational Safety and Health Act, and all terms and conditions of this contract. An approved hazardous materials carrier shall provide transportation for hazardous and non-hazardous waste materials that meets all Department of Transportation (DOT) requirements.

M/WBE Participation:

The awarded MWBE goal for this contract is 11.00%. The Prime is currently achieving 0.00% at 16.00% contract progression. Per OBO’s assessment, the Prime hasn’t received any work orders pertaining to recycling transportation or orders for personal protective equipment, which relates to the goal credit subcontractor’s scope of work. The Prime will review other areas of divisible opportunity within the contract for their subcontractors as part of their good faith efforts to meet the MWBE goal. The Office of Business Opportunity will continue to monitor this contract for compliance with the MWSBE Program.

Fiscal Note:

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

Jedediah Greenfield
Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Prior Council Action:

Ordinance No. 2019-0633, passed August 21, 2019

Amount and Source of Funding:

NO FUNDING REQUIRED

Contact Information:

Name	Dept/Division	Phone No.:
Frank Rodriguez, Police Administrator	HPD	(713) 308-1700
Fran Shewan, Division Manager	Finance/SPD	(832) 393-7893
Candice Gambrell, Assistant Director	Finance/SPD	(832) 393-9129
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

ATTACHMENTS:

Description	Type
Coversheet	Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/20/2024

ALL

Item Creation Date: 6/28/2024

L28749.A1 - Hazardous Materials Clean-up and Disposal Services (Clean Earth Environmental Solutions, Inc.) - ORDINANCE

Agenda Item#: 37.

Background:

P38-L28749.A1 – Approve an ordinance authorizing a first amendment to Contract No. 4600015430 between the City of Houston and Clean Earth Environmental Solutions, Inc., formerly Stericycle Environmental Solutions, Inc. (approved by Ordinance No. 2019-0633 passed August 21, 2019) to extend the contract term from August 28, 2024, to August 28, 2025, for hazardous material clean-up and disposal services for the Houston Police Department.

Specific Explanation:

The Chief Procurement Officer and Chief of the Houston Police Department recommend that City Council approve an ordinance authorizing a first amendment to Contract No. 4600015430 between the City of Houston and **Clean Earth Environmental Solutions, Inc.**, formerly Stericycle Environmental Solutions, Inc. to **extend the contract term from August 28, 2024, to August 28, 2025**, for hazardous material clean-up and disposal services.

The original contract was awarded by City Council on August 21, 2019, by Ordinance No. 2019-0633 for a three-year term, with two one-year options with a maximum contract amount of \$9,061,019.47. The purpose of extending the contract term is to allow services to continue and to allow the City sufficient time to have a new contract in place. As of August 5, 2024, the contract has \$7,160,306.08 in funding remaining and no additional funds will be necessary to carry the City through the extended one-year term.

The scope of work requires the contractor to provide all labor, materials, equipment, and supervision required for emergency and non-emergency identification, analysis, removal, containment, and disposal of hazardous materials generated by, or discovered on, City property and right of ways. The contractor shall provide all services necessary and/or required for containment of spills, removal of drums and other containers, removal of transformers, and all other aspects involving the identification, removal, containment, interim treatment/disposal of hazardous and non-hazardous materials in accordance with all applicable local, state, and federal solid and liquid waste and hazardous materials laws and regulations including, but not limited to, the Industrial Solid Waste and Municipal Hazardous Waste Management Act (Title 30, Texas Administrative Code (TAC), Chapter 335), the Resource Conservation and Recovery Act (RCRA), and the Occupational Safety and Health Act, and all terms and conditions of this contract. An approved hazardous materials carrier shall provide transportation for hazardous and non-hazardous waste materials that meets all Department of Transportation (DOT) requirements.

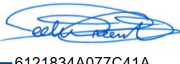
M/WBE Participation:

The awarded MWBE goal for this contract is 11.00%. The Prime is currently achieving 0.00% at 16.00% contract progression. Per OBO’s assessment, the Prime hasn’t received any work orders pertaining to recycling transportation or orders for personal protective equipment, which relates to the goal credit subcontractor’s scope of work. The Prime will review other areas of divisible opportunity within the contract for their subcontractors as part of their good faith efforts to meet the MWBE goal. The Office of Business Opportunity will continue to monitor this contract for compliance with the MWSBE Program.

Fiscal Note:

No additional spending authority is required. Therefore, no Fiscal Note is required as stated in the Financial Policies.

8/7/2024


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Jediah Greenfield
Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Prior Council Action:

Ordinance No. 2019-0633, passed August 21, 2019

Amount and Source of Funding:

NO FUNDING REQUIRED

Contact Information:

Name	Dept/Division	Phone No.:
Frank Rodriguez, Police Administrator	HPD	(713) 308-1700
Fran Shewan, Division Manager	Finance/SPD	(832) 393-7893
Candice Gambrell, Assistant Director	Finance/SPD	(832) 393-9129
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	(832) 393-9126

ATTACHMENTS:

Description

Ordinance 2019-0633
Original Contract
Ownership Form
MWSBE Verification
Clear Tax Report

Type

Backup Material
Backup Material
Backup Material
Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 6/4/2024

WS1061106342 - Water Rights and Water Resource
Management (Carollo Engineers, Inc.) - ORDINANCE

Agenda Item#: 29.

Summary:

ORDINANCE approving and authorizing a Professional Services Contract between City of Houston and **CAROLLO ENGINEERS, INC** for Water Rights and Water Resource Management Services for Houston Public Works; providing a maximum contract amount - 1 Year with 1 one-year option - \$400,000.00 - Enterprise Fund

Background:

Professional Services (P05-WS1061106342) - Approve an Ordinance authorizing a professional service agreement between the City of Houston and Carollo Engineers, Inc. in the total amount of \$400,000.00 for Water Rights and Water Resource Management Services for Houston Public Works.

Specific Explanation:

The Chief Operating Officer of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a one (1) year professional service agreement with a one (1) year option to extend between the City of Houston and **Carollo Engineers, Inc.** in the total amount of **\$400,000.00** for Water Rights and Water Resource Management Services for Houston Public Works.

The scope of work includes developing strategies for enhancing the use and reliability of the City's existing water supplies and future water rights applications; monitoring and providing technical evaluation of new and ongoing activities related to the planning, development, regulation, and use of water resources; and providing technical support to City staff on the effects of proposed legislation on water rights by state agencies. Carollo Engineers, Inc. has in-depth and institutional knowledge from over 25 years of working directly with the City's water rights portfolio and in working on water rights issues. Carollo Engineers, Inc. understands the unique requirements for each water right as stipulated in each application.

This recommendation is made pursuant to subsection 252.022(a)(4) of the Texas Local Government Code, which provides that "a procurement for personal, professional, or planning services" is exempt from the competitive requirements for purchases.

MWBE Participation:

This service was issued as a goal-oriented contract with a 5% M/WBE participation level. Carollo Engineers, Inc. has designated the company named below as its certified M/WBE subcontractor.

Company	Type of Work	Percentage
Blackline Engineering, LLC	Engineering Services	5%

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 contractors will provide health benefits to eligible employees in compliance with City policy.

Hire Houston First:

This procurement was exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing a professional service for this procurement.

Fiscal Note:

Funding for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Jedediah Greenfield, Chief Procurement Officer
Finance/Strategic Procurement Division

Randall V. Macchi, Chief Operating Officer
Houston Public Works

Estimated Spending Authority			
Department	FY2025	Out Years	Total
Houston Public Works	\$200,000.00	\$200,000.00	\$400,000.00

Amount and Source of Funding:

\$400,000.00 - Water and Sewer System Operating Fund
Fund: 8300

Contact Information:

Erika Lawton, Division Manager	HPW/SPD	(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

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 6/4/2024

WS1061106342 - Water Rights and Water Resource Management (Carollo Engineers, Inc.) - ORDINANCE

Agenda Item#:

Background:

Professional Services (P05-WS1061106342) - Approve an Ordinance authorizing a professional service agreement between the City of Houston and Carollo Engineers, Inc. in the total amount of \$400,000.00 for Water Rights and Water Resource Management Services for Houston Public Works.

Specific Explanation:

The Chief Operating Officer of Houston Public Works (HPW) and the Chief Procurement Officer recommend that City Council approve an ordinance authorizing a one (1) year professional service agreement with a one (1) year option to extend between the City of Houston and **Carollo Engineers, Inc.** in the total amount of **\$400,000.00** for Water Rights and Water Resource Management Services for Houston Public Works.

The scope of work includes developing strategies for enhancing the use and reliability of the City's existing water supplies and future water rights applications; monitoring and providing technical evaluation of new and ongoing activities related to the planning, development, regulation, and use of water resources; and providing technical support to City staff on the effects of proposed legislation on water rights by state agencies. Carollo Engineers, Inc. has in-depth and institutional knowledge from over 25 years of working directly with the City's water rights portfolio and in working on water rights issues. Carollo Engineers, Inc. understands the unique requirements for each water right as stipulated in each application.

This recommendation is made pursuant to subsection 252.022(a)(4) of the Texas Local Government Code, which provides that "a procurement for personal, professional, or planning services" is exempt from the competitive requirements for purchases.

MWBE Participation:

This service was issued as a goal-oriented contract with a 5% M/WBE participation level. Carollo Engineers, Inc. has designated the company named below as its certified M/WBE subcontractor.

Company	Type of Work	Percentage
Blackline Engineering, LLC	Engineering Services	5%

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 contractors will provide health benefits to eligible employees in compliance with City policy.

Hire Houston First:

This procurement was exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing a professional service for this procurement.

Fiscal Note:

Funding for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

7/22/2024

DocuSigned by:

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Jedediah Greenfield, Chief Procurement Officer
 Finance/Strategic Procurement Division

DocuSigned by:

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Randall V. Macchi, Chief Operating Officer
 Houston Public Works

7/23/2024

DS

Estimated Spending Authority			
Department	FY2025	Out Years	Total
Houston Public Works	\$200,000.00	\$200,000.00	\$400,000.00

Amount and Source of Funding:

\$400,000.00 - Water and Sewer System Operating Fund
 Fund: 8300

Contact Information:

Erika Lawton, Division Manager	HPW/SPD	(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
WS1061106342 - Form A	Financial Information
WS1061106342 - Ownership Form	Backup Material
WS1061106342 - Clear Tax Report	Backup Material
WS1061106342 - Drug Forms	Backup Material
WS1061106342 - Professional Services Justification	Backup Material
WS1061106342 - Fee Schedule	Backup Material
WS1061106342 - Conflict of Interest	Backup Material
WS1061106342 - MWBE Participation Plan	Backup Material
WS1061106342 - Insurance	Backup Material
WS1061106342 - POP forms	Backup Material
WS1061106342 - Partially Executed Contract	Backup Material
WS1061106342 - OA 4600018383	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 8/7/2024

SWD USDA Food Waste Reduction Grant

Agenda Item#: 30.

Summary:

ORDINANCE approving and authorizing submission of Electronic Application for and acceptance of Grant Funds through **UNITED STATES DEPARTMENT OF AGRICULTURE** in support of the **Solid Waste Management Department's Composting and Food Waste Reduction Grant Pilot Project** eligibility for such Grant; authorizing the Department Director to act as the City's representative in the application process, to electronically apply for, accept, and expend the Grant Funds if awarded and to electronically apply for, accept, and expend all subsequent awards, if any, pertaining to the Grant and to extend the budget period

Background:

The Solid Waste Department (SWD) requests City Council approval authority to apply for grant funds from the United States Department of Agriculture (USDA) Composting and Food Waste Reduction Grant Pilot Project, authorizing the Department Director to act as the City's Representative in the application process, to electronically apply for, accept, and expend the grant funds, if awarded, and to electronically apply for, accept, and expend all subsequent awards, if any, pertaining to the application and to extend the budget period; containing provisions relating to the subject.

The estimated grant value is \$400,000.00. There is a \$100,000 match from the FY25 Special Recycling Revenue Fund (Fund 2305). The anticipated project period is from January 31, 2025, to June 1, 2027.

SPECIFIC EXPLANATION:

The City of Houston provides residential solid waste collection services to nearly 400,000 households. Residents receive garbage collection once per week and recycling every other week.

We believe that Houston's goal to reduce the environmental impacts for solid waste disposal by improving the diversion rate of food waste generated through the solid waste system perfectly aligns with the USDA's priorities for this funding. We offer the following request to fund our continued effort to grow composting efforts that will have a direct effect on landfill capacity.

The program has three main objectives: 1) engage with communities through online and broadcast media, printed messages, and community outreach, including focused direct education in food waste and composting 2) support the diversion of food waste entering the landfill from an external

partner, the Houston Food Bank which generates food waste from retail grocery stores, farmers and processors. 3) work closely with community partners such as non-profit refugee urban farming organizations and for-profit food waste/compost hauling organizations to launch and sustain additional residential food waste drop-off and compost distribution locations. Houston can improve the diversion rate of recyclable materials generated through the solid waste system by developing and testing strategies for planning and implementing municipal compost plans and food waste reduction plans.

The program goals potentially funded by this grant may be achieved through diversifying the City's approach towards food waste composting education in the following areas:

- Social media
- Broadcasting and public service announcements (PSA's)
- Website development
- Focused direct education
- Food waste diversion collaboration with the Houston Food Bank and haulers.
- Residential food waste drop-off locations
- Compost distribution through Houston area multiservice centers and non-profit urban farms.

Fiscal Note:

Funding for this item is in the FY25 Adopted Budget. Therefore, No Fiscal Note is required as stated in the Financial Policies. No fiscal Note is required on grant items.

Director's Signature

Mark C Wilfalk,
Solid Waste Department

Estimated Spending Authority

Recurring or One-Time	One-Time		
Fund Name	Current FY	Out Year	Total
SWD-Recycling Revenue Fund	\$100,000.00	\$0.00	\$100,000.00
Total	\$100,000.00	\$0.00	\$100,000.00

Amount and Source of Funding:

\$400,000.00 Federal Government- FUND 5000
 \$100,000.00 Recycling Revenue- FUND 2305
 \$500,000.00 Total

Contact Information:

MARK ANDERSON, SWM Chief of Staff 832-393-0463
 VERONICA LIZAMA, SWM DD Administration 832-393-0478

ATTACHMENTS:

Description	Type
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

HPD - Transfer Agreement for Helicopter

Agenda Item#: 31.

Summary:

ORDINANCE approving and authorizing agreement between City of Houston and **TEXAS DEPARTMENT OF PUBLIC SAFETY** for Transfer of Ownership of a Police Helicopter for the Houston Police Department

Background:

The Chief of Police for the Houston Police Department (HPD) recommends City Council approval of the Property Transfer Record Agreement (Transfer Agreement) for the transfer of ownership of a 2020 Airbus Single Engine Police Helicopter (Helicopter) to the Texas Department of Safety (TXDPS).

As background, in 2019 the 86th Session of the Texas Legislature passed the 2020-2021 General Appropriations Act which provided for a public safety grant in the amount of \$7.5M from TXDPS to the City of Houston for the purchase of a helicopter with hoisting capability for HPD to assist in regional and statewide efforts to enhance security and combat gangs, criminal activity, and terrorism. HPD used the public safety grant to purchase the 2020 Airbus Single Engine Police Helicopter.

At the time, it was the intention of the Houston Police Department to outfit its entire helicopter fleet with Airbus helicopters. However, after receiving the Airbus helicopter and logging hundreds of flight hours, that goal had operational and financial challenges. Additionally, as the controls on the Airbus are completely opposite from the rest of the HPD fleet, it required separate pilot training and certification as well as unique maintenance training for the mechanics. Considering potential safety concerns and costly maintenance and certifications, HPD decided to keep the HPD fleet with the current McDonnell Douglas air frame and to not proceed with the changeover of the fleet to Airbus helicopters.

As a result, TXDPS, as the granting agency, will accept the transfer from the City of the 2020 Helicopter purchased with State funds. As memorialized in the Transfer Agreement, TXDPS commits to continue to maintain and sustain search and rescue capabilities in the City of Houston, Harris County and surrounding municipalities by utilizing available air assets equipped with comparable equipment needed to enhance public safety and augment search and rescue capabilities during a disaster related event. For example, during Hurricane Beryl, TXDPS sent to the area 5 Airbus Helicopters like the one being transferred, plus 2 twin engine helicopters for emergency response.

The Transfer Agreement authorizes the transfer of ownership to TXDPS of the Helicopter currently in the possession of HPD Air Support Division. The Agreement delineates the duties of

each party relating to the transfer of the Helicopter and the completion of proper documents for the Federal Aviation Agency. Furthermore, the Agreement memorializes TXDPS' continued mutual aid commitment to maintain and sustain search and rescue capabilities in the City of Houston, Harris County and surrounding municipalities by utilizing available air assets equipped with comparable equipment needed to enhance public safety and augment search and rescue capabilities during a disaster related event.

The helicopter will be transferred in its "as-is, where-is" condition at the time TXDPS takes possession. This transfer does not involve any exchange or transfer of funds.

J. Noe Diaz, Jr.
Chief of Police

Contact Information:

Rhonda Smith, Deputy Director & CFO, 713.308.1708

Sonja O'Dat, Executive Staff Analyst, 713.308.1728

ATTACHMENTS:

Description

Type



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

HPD - School Crossing Guard Reimbursement via Child
Safety Fund

Agenda Item#: 32.

Summary:

ORDINANCE approving and authorizing agreements to reimburse **ALDINE I.S.D., ALIEF I.S.D., AMIGOS POR VIDA, ANNUNCIATION ORTHODOX, CLEAR CREEK I.S.D., FORT BEND I.S.D., GALENA PARK I.S.D., HOUSTON I.S.D., HUFFMAN I.S.D., KATY I.S.D., PASADENA I.S.D., PRESBYTERIAN SCHOOL, RIVER OAKS BAPTIST, SPRING BRANCH I.S.D., ST. ANNE CATHOLIC SCHOOL, ST. JOHN'S SCHOOL, and ST. VINCENT DE PAUL SCHOOL** for payment of School Crossing Guards from Child Safety Fund - 5 Years

Background:

As background, Chapter 106 of the Texas Local Government Code requires the City of Houston to establish a Child Safety Fund for the purpose of providing school crossing guard services to public, parochial, or private elementary or secondary schools. Schools are reimbursed based on the submitted expenditures pursuant to City Ordinance. The Houston Police Department is requesting City Council to approve seventeen (17) School Crossing Guard Agreements for a five-year term via the Child Safety Fund to reimburse these schools. The total revenue for FY2025 available in the Child Safety Fund is \$3,203,500. Anticipated revenue over a five-year period is \$16,017,500.00.

Revenues to the Child Safety Fund come from an assessment of a Municipal Court fee of \$5.00 on each parking violation, a \$1.50 fee for each vehicle registration authorized by Harris County and up to \$25.00 court costs assessed when an offense occurs within a school crossing zone and other truancy violations. The City of Houston pays out all revenues that come into this fund and has no obligation for paying out more from the fund than the fund takes in from revenue. In the event the Child Safety Fund is insufficient to pay the Actual Service Costs, then the available money in the fund shall be apportioned equally on the basis of the total number of elementary school crossings within the city.

The agreements are for a five-year term. Additional agreements with schools/districts may be brought before City Council for approval at a later date, upon approval by their administrative bodies.

The Chief of Police for the Houston Police Department recommends that City Council approve these seventeen (17) agreements with the schools listed here:

1. Aldine I.S.D

2. Alief I.S.D
3. Amigos Por Vida
4. Annunciation Orthodox
5. Clear Creek I.S.D
6. Fort Bend I.S.D
7. Galena Park I.S.D
8. Houston I.S.D
9. Huffman I.S.D
10. Katy I.S.D
11. Pasadena I.S.D
12. Presbyterian School
13. River Oaks Baptist
14. Spring Branch I.S.D
15. St. Anne Catholic School
16. St. John's School
17. St. Vincent De Paul School

FISCAL NOTE:

Funding for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

J. Noe Diaz, Jr.
Chief of Police

Estimated Spending Authority

DEPARTMENT	FY 2025	OUT YEARS	TOTAL
HOUSTON POLICE	\$3,203,500.00	\$12,814,000.00	\$16,017,500.00

Amount and Source of Funding:

\$16,017,500.00
Child Safety Fund
Fund 2209

Contact Information:

Rhonda Smith, Deputy Director & CFO, 713.308.1708
Sonja O'Dat, Executive Staff Analyst, 713.308.1728

ATTACHMENTS:

Description	Type
Coversheet (revised)	Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

Item Creation Date:

HPD - School Crossing Guard Reimbursement via Child Safety Fund

Agenda Item#: 32.

Summary:

ORDINANCE approving and authorizing agreements to reimburse **ALDINE I.S.D., ALIEF I.S.D., AMIGOS POR VIDA, ANNUNCIATION ORTHODOX, CLEAR CREEK I.S.D., FORT BEND I.S.D., GALENA PARK I.S.D., HOUSTON I.S.D., HUFFMAN I.S.D., KATY I.S.D., PASADENA I.S.D., PRESBYTERIAN SCHOOL, RIVER OAKS BAPTIST, SPRING BRANCH I.S.D., ST. ANNE CATHOLIC SCHOOL, ST. JOHN'S SCHOOL, and ST. VINCENT DE PAUL SCHOOL** for payment of School Crossing Guards from Child Safety Fund - 5 Years

Background:

As background, Chapter 106 of the Texas Local Government Code requires the City of Houston to establish a Child Safety Fund for the purpose of providing school crossing guard services to public, parochial, or private elementary or secondary schools. Schools are reimbursed based on the submitted expenditures pursuant to City Ordinance. The Houston Police Department is requesting City Council to approve seventeen (17) School Crossing Guard Agreements for a five-year term via the Child Safety Fund to reimburse these schools. The total revenue for FY2025 available in the Child Safety Fund is \$3,203,500. Anticipated revenue over a five-year period is \$16,017,500.00.

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The agreements are for a five-year term. Additional agreements with schools/districts may be brought before City Council for approval at a later date, upon approval by their administrative bodies.

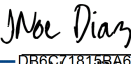
The Chief of Police for the Houston Police Department recommends that City Council approve these seventeen (17) agreements with the schools listed here:

1. Aldine I.S.D
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5. Clear Creek I.S.D
6. Fort Bend I.S.D
7. Galena Park I.S.D
8. Houston I.S.D
9. Huffman I.S.D
10. Katy I.S.D
11. Pasadena I.S.D
12. Presbyterian School
13. River Oaks Baptist
14. Spring Branch I.S.D
15. St. Anne Catholic School
16. St. John's School
17. St. Vincent De Paul School

FISCAL NOTE:

Funding for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Signed by:



 J. Noe Diaz, Jr.
 Chief of Police

Estimated Spending Authority

DEPARTMENT	FY 2025	OUT YEARS	TOTAL
HOUSTON POLICE	\$3,203,500.00	\$12,814,000.00	\$16,017,500.00

Amount and Source of Funding:

\$16,017,500.00
 Child Safety Fund
 Fund 2209

Contact Information:

Rhonda Smith, Deputy Director & CFO, 713.308.1708
 Sonja O'Dat, Executive Staff Analyst, 713.308.1728

ATTACHMENTS:

Description

Signed RCA
 Agreement (this is only one of the 17 - they are the same)
 Form A & COF
 Funding Verification form-HPD fund 2209 - School Crossing
 Guard Reimbursement via Child Safety Fund
 Ordinance
 Agreements - Part 1 of 3 (signed)
 Agreements - Part 2 of 3 (signed)
 Agreements - Part 3 of 3 (signed)

Type

Signed Cover sheet
 Contract/Exhibit
 Financial Information
 Financial Information
 Ordinance/Resolution/Motion
 Contract/Exhibit
 Contract/Exhibit
 Contract/Exhibit



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District G

Item Creation Date:

PLN - Landmark Designation: Frank A. Watts House at 2529
Stanmore Drive

Agenda Item#: 33.

Summary:

ORDINANCE designating the property municipally known as **2529 Stanmore Drive, Houston, TX 77019** and also known as "The Frank A. Watts House" being located within the City of Houston, Texas, as a landmark; containing findings and other provisions related to the foregoing subject; providing for a penalty - **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 the Frank A. Watts House at 2529 Stanmore Drive was initiated by the owners.

A public hearing was held on May 9, 2024 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.

City Council held a public hearing on the designation request on Wednesday, June 26, 2024, 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 Development Department recommends that City Council approve the designation of 2529 Stanmore Drive as a Landmark.

Jennifer Ostlind, AICP
Interim Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Cara Quigley, Planner I
832-393-6562

ATTACHMENTS:

Description

RCA
Designation Report

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/9/2024

District G

Item Creation Date:

PLN - Landmark Designation: Frank A. Watts House at 2529 Stanmore Drive

Agenda Item#: 17.

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 Frank A. Watts House at 2529 Stanmore Drive was initiated by the owners.

A public hearing was held on May 9, 2024 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.

City Council held a public hearing on the designation request on Wednesday, June 26, 2024, 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 Development Department recommends that City Council approve the designation of 2529 Stanmore Drive as a Landmark.

DocuSigned by:

A handwritten signature in blue ink, appearing to read 'J Ostlund', enclosed in a blue DocuSign signature box.

Jennifer Ostlund, AICP

Interim Director

Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison

832-393-6578

Cara Quigley, Planner I

832-393-6562

ATTACHMENTS:

Description	Type
Designation Report	Backup Material

LANDMARK DESIGNATION REPORT

LANDMARK NAME: The Frank A. Watts House

AGENDA ITEM: A

OWNERS: Bruce and Gerry Fehn

HPO FILE NO.: HP2024_0089

APPLICANTS: Bruce and Gerry Fehn

DATE ACCEPTED: Apr-08-2024

LOCATION: 2529 Stanmore Drive, Houston, Texas, 77019 – River Oaks

HAHC HEARING: May-09-2024

SITE INFORMATION: Lot 4 & Tract 5A, Block 41, River Oaks Sec 1, City of Houston, Harris County, Texas. The site includes a two-story wood frame, brick veneer single-family residence and two-story garage and living quarters.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The residence at 2529 Stanmore Drive, designed by well-known architect Cameron Fairchild, was constructed in 1934 for Frank A. and Betty Watts. The brick veneer residence was designed in the eclectic style incorporating Colonial Revival details centered around a horseshoe shaped court made-up of five other single-family dwellings. Cameron Fairchild designed all five of the dwellings that the River Oaks Corporation built in 1934 around the first of the River Oaks Courts on Stanmore Drive. Cameron Fairchild's architectural career was noted for his eclectic single-family residences, primarily in River Oaks. The Frank A. Watts House located at 2529 Stanmore Drive, Houston, Texas, 77019 meets criteria 1, 4, and 6 for Landmark Designation.

HISTORY AND SIGNIFICANCE

Cameron Fairchild

Cameron Douglas Fairchild was born on August 20, 1902, in Waco, Texas. He attended Southwestern University and the University of Texas, where he was a member of Alpha Rho Chi, the architecture fraternity. He graduated from the University of Texas in 1924 and began his architectural practice in Houston in 1925. He quickly became known for his residential architecture. He designed homes in Houston's top neighborhoods, including River Oaks, Shadowlawn, Old Braeswood, Riverside Terrace, and Boulevard Oaks. In River Oaks, he was commissioned by the River Oaks Corporation to design the River Oaks Court homes, the first homes built on the lots on Stanmore Drive.

Fairchild designed the Lamberth-Abercrombie House at 2221 River Oaks Boulevard (1928, COH Protected Landmark), one of the first houses built on River Oaks Boulevard. Fairchild designed all five of the houses that the River Oaks Corporation built around the first of the River Oaks Courts on Stanmore Drive in 1934. He also designed 212 Brentwood (1934, COH Landmark); 2911 Ella Lee Lane for his brother William Fairchild (1936, COH Landmark), 3244 Ella Lee Lane; 3320 Chevy Chase Drive; and the 17-story River Oaks Apartments (1965).

Fairchild also worked across the state. In Galveston, he designed homes on Broadway, in Denver Court, and Cedar Lawn. He was also the architect of Galveston's Windsor Court Apartments (1705 35th Street (1937)) and UTMB's dormitory Nolan Hall (1955). Fairchild also served as the campus architect at Southwestern University before and after his deployment during World War II. At Southwestern, he designed the chapel with university president, Dr. J.N.R. Score. He also designed the Taylor City Library, constructed in 1960.

Fairchild during his long career designed or remodeled numerous public buildings in Houston, including the Jesse H. Jones Library Building at the Texas Medical Center (1954); the 14-story downtown First Savings Building (1964; demolished 2002); and South Texas College of Law. He was responsible for numerous alterations and additions to Trinity Episcopal Church on Main Street, where he was a parishioner, vestry member, and senior warden.

In River Oaks, Fairchild designed the following homes:

959 Kirby Drive; 1001 Kirby Drive; 959 Kirby Dr.; 1001 Kirby Dr.; 1812 Kirby Dr.; 2107 Bellmeade Road; 2112 Brentwood Dr.; 2120 Troon Road; 2212 Looscan Lane; 2221 River Oaks Blvd.; 2232 Troon Road; 2521 Stanmore Dr.; 2523 Stanmore Dr.; 2525 Stanmore Dr.; 2529 Stanmore Dr.; 3038 San Felipe Road; 3044 San Felipe Road; 3195 Del Monte Dr.; 3207 Inwood Dr.; 3208 Avalon Place; 3209 Ella Lee Lane; 3220 Avalon Place; 3262 Ella Lee Lane; 3320 Del Monte Dr.; 3335 Chevy Chase Dr.; 3403 Locke Lane; 3431 Inwood Dr.; 3435 Piping Rock Lane; 3506 Del Monte Dr.; 3645 Del Monte Dr.; 3677 Willowick Road; 3722 Knollwood Dr.; 3244 Ella Lee Lane; 2221 River Oaks Blvd.

During World War II, Fairchild served as a Major in the Airforce where he helped develop frangible bullets for use by the Army. He maintained his practice for over 50 years before retiring to Pine Bluff Arkansas, where he passed away in June 1985. He was buried in Taylor, Texas.

River Oaks Courts

The concept of the River Oaks Courts was conceived by the River Oaks Corporation to avoid placing homes on the heavily traveled San Felipe Road. By turning homes inward around a horseshoe and thus in a sense creating a common front yard, the River Oaks Corporation was able to place more homes for sale. There are six such courts on Stanmore Drive, and two on adjacent Sharp Place. The House at 2529 Stanmore was the first of the five homes built under this concept. These original homes were priced to sell between \$12,000 - \$15,000.

Cameron Fairchild was the architect engaged to design the first five homes (#2517, #2521, #2523, #2525, and #2529 Stanmore Drive) to create a unity of design that would showcase the idea to homebuyers. The 1980 *Houston Architectural Survey* describes the similar "enclave" plans that were used successfully in contemporary garden suburbs as in Greenbelt, Maryland.

The survey also reports that:

“H.A. Kipp, engineer for the River Oaks Corporation, laid out the site plan. E.B. Crawford was the contractor for the houses. The Court was originally designed for seven houses, but the River Oaks Corporation partitioned off middle lots to provide larger sites on either side.”

The homes received a lot of notice and articles appeared in *Good Housekeeping* and the *Houston Post*. In February 1937, *Good Housekeeping* extolled the virtue of planned suburbs, and described the River Oaks Court homes:

“Today, fortunately, in many of our cities and towns “new developments,” as new community planning is often called, are to be found. Consider these carefully where large tracts of land are bought and planned for residential sections by a responsible real estate company, your risks are lessened. Good developments have the proper restrictions in architecture, intercommunity planning, parkways, recreation centers for children, fine schools, churches, and even convenient shopping centers.

This month, we illustrate a group of moderately priced houses, built on a central court, in the beautiful River Oaks section of Houston, Texas, under the direction of Hugh Potter...Here are moderately priced houses, ideally planned, which are excellent examples of the importance of neighborhood. They are a part of a beautiful general plan, where the finest residences with the larger property are at the core or heart of some 1000 acres, graduating to smaller plots which come under the same fine restrictions, and good architectural and building standards. Notice the care with which the garage drives are kept to the back, adjoining a boulevard: notice the space between the houses and the privacy which each house enjoys, although sharing the charm of the trees, green grass and roses of the central court.

We thus see that the restrictions, the careful planning by the real-estate developers to keep each small section a part of a beautiful whole, maintain property values and pleasant surroundings at a high standard through a period of years. This, then, established the fact - “Neighborhood is of First Importance.”

On December 20, 1936, the *Houston Post* ran the following about the Courts:

“River Oaks Corporation today presents something new in subdivision development and home building, an idea which relates land plating to home architecture. The above five homes have been completed, facing a private court on Stanmore Drive. Each home is different in design, but there is an architectural harmony within the group. The court idea presents a new defense from traffic hazards, especially where children are concerned. The property in the center of the court has been set aside and developed into a private park, utilizable as part front yard by all residents of the court. The homes were designed by Cameron D. Fairchild, Houston architect. Each has an electrically controlled heating system”.

The first owner of 2529 Stanmore was Frank A. Watts and his wife Betty A. Watts. He and his family lived in the house until 1964, when it was purchased by Jeffrey Baker and his family lived there until 1989. W.R. Brinkoeter purchased the home in 1989; Christopher J. Lyons bought the home in 1996; and the current owners, Gerry and Bruce Fehn, purchased the house in 1999.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The dwelling at 2529 Stanmore Drive is located on an interior lot, facing north along Stanmore Drive and east onto the “court”, which has been infilled with grass since the building’s original construction. The two-story Colonial Revival style house is clad in handmade Cedar Bayou brick veneer. The building is topped by a hip and valley sloped roof with a slight eave overhang, covered connection to the garage and quarters above. The front façade of the main dwelling is asymmetrical resulting from the hip and valley sloped roof that projects outward creating a T-shaped floor plan. The front door faces east towards the court and opens onto a brick clad entry covered by a triangular corner roof supported by two wood columns. A central chimney is positioned on the north elevation providing access to the primary interior living spaces. Wood framed six-over-six windows make up the lite pattern of the building.

A later addition to the southeast side of the house is clad in cedar shingles. Although this is clearly a non-historic addition, it relates to the original in form, height, and detailing. The design work on the addition remodel was undertaken by Stern and Bucek Architects taking into consideration Cameron Fairchild’s design and details. The southeast addition features wood sash windows 6-over-6 on the front, side and rear façade on both levels including the quarters. The house includes functional shutters on the north and east sides and on the east, west and north sides of the guest quarters above the garage.

A covered slight eave overhang provides a connection to the garage and its living quarters along the north elevation fronting Stanmore Drive. The one-story covered overhang leads from the main house into a one-and-a-half story brick veneered garage with living space on the second floor. The accessory building is topped by a steep pitch hipped roof with projecting dormer windows on the west, south, and east elevations. Two inset dormer-like windows appear along the roofline on the north elevation fronting Stanmore Drive. Two garage door openings are positioned on the west side elevation with a driveway bordering the property line of the neighboring residence. The garage doors are sheltered by a small projecting roof overhang.

BIBLIOGRAPHY

Fox, Stephen, ed., *Houston Architectural Guide*, 2nd edition, American Institute of Architects/Houston Chapter, 1999.

Good Housekeeping, “The Studio Decorated this House for Exhibition Houston, Texas”. February 1937.

Harris County Appraisal District, Real Property Account Information and Ownership Information for 2529 Stanmore Dr., Houston, Texas, 77019. Accessed April 2024.

Harris County Tax Records for 2529 Stanmore Dr., Houston, Texas, 77019. Accessed April 2024.

Houston Architectural Survey, City of Houston, 1980.

Houston Post, “*Plan for the Development of River Oaks Court*,” June 21, 1936.

Houston City Directories. 1937 to present.

McAlester, Virginia Savage. *A Field Guide to American Houses: Revised and Expanded*. New York: Alfred A. Knopf, 2013.

Peter Papademetriou, ed., *Houston An Architectural Guide* (Houston Chapter, American Institute of Architects, 1972).

Sanborn Fire Insurance Map from Houston, Harris County, Texas. Sanborn Map Company, 1934-Aug 1950 Vol. 11, Sheet 1104. Accessed April 2024.
https://www.loc.gov/resource/g4034hm.g4034hm_g08580195011/?sp=4&st=image&r=0.354,0.633,0.723,0.432,0

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Cara Quigley, 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"/>	(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;			

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

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

AND

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

Sec. 33-229. Criteria for protected landmark designation

S **NA**

S - satisfies **D - does not satisfy** **NA - not applicable**

- (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 Frank A. Watts House at 2529 Stanmore Drive, Houston, Texas, 77019.

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Frank A. Watts House at 2529 Stanmore Drive, Houston, Texas, 77019.

EXHIBIT A

PHOTOS

THE FRANK A. WATTS HOUSE 2529 STANMORE DRIVE

Photo 1: Oblique view of the north (front) elevation of the Frank A. Watts House. Camera facing southwest. Photo by applicant, 2024.



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Photo 2: Oblique view of the north (front) elevation of the Frank A. Watts House. Camera facing southeast. Photo by applicant, 2024.



Photo 3: Oblique view of the one-and-a-half story garage and living quarters on the west side of the dwelling. Camera facing southeast. Photo by applicant, 2024.



Photo 4: Oblique view of the south (rear) elevation of the Frank A. Watts House, which includes the location of the later wood shingle clad addition. Camera facing northeast. Photo by applicant, 2024.



Photo 5: Oblique view of the southeast (rear/side) elevation of detached garage and guest living quarters of the Frank A. Watts House. Camera facing northwest. Photo by applicant, 2024.



Photo 6: West (side) elevation of the garage and guest living quarters, showing the car garage door access from the side of the lot. Camera facing northeast. Photo by applicant, 2024.

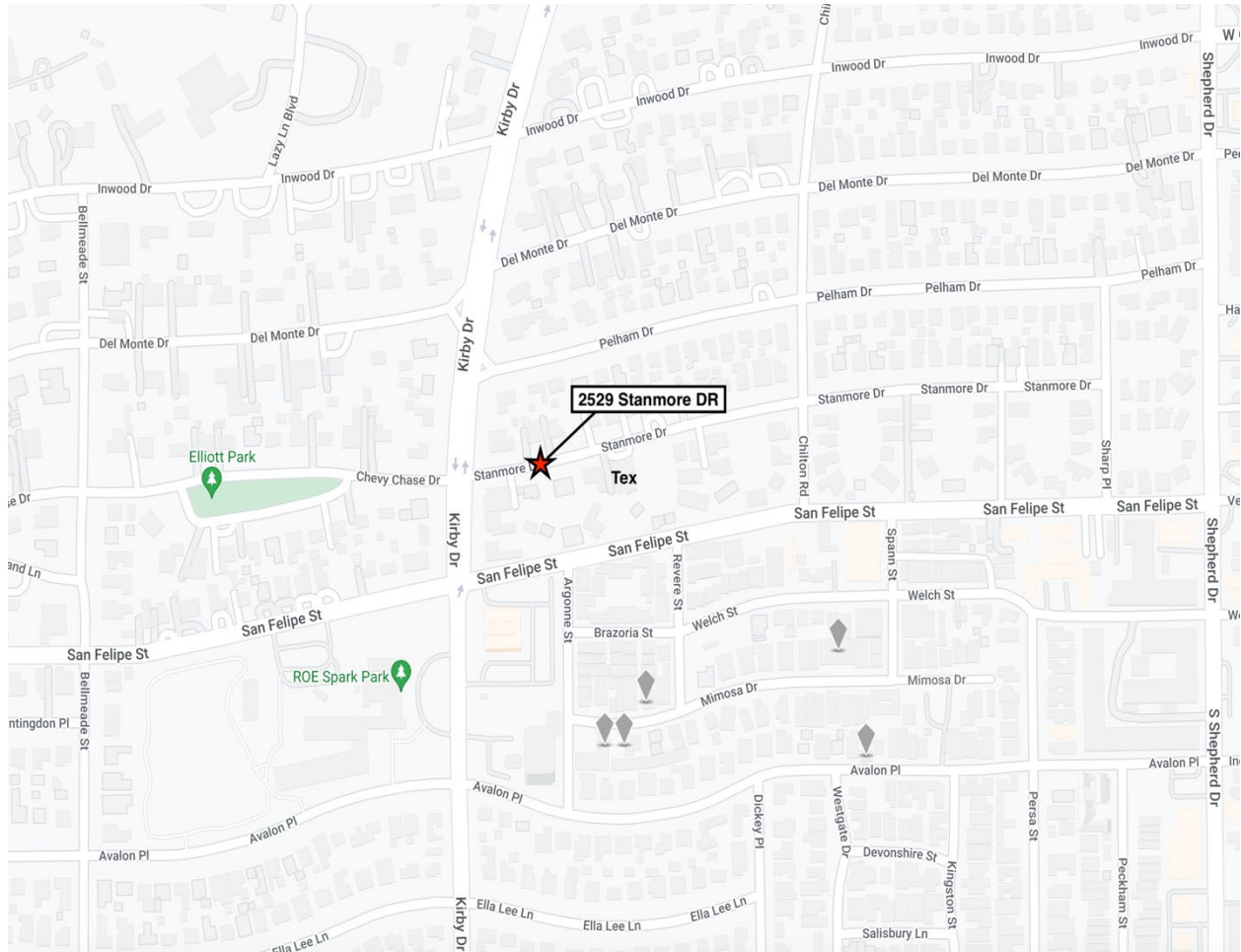


EXHIBIT B

MAPS

THE FRANK A. WATTS HOUSE 2529 STANMORE DRIVE

Map 1: Site map showing the location of the Frank A. Watts House along Stanmore Drive in River Oaks Court. Map provided by applicant, 2024.



CITY OF HOUSTON

Archaeological & Historical Commission

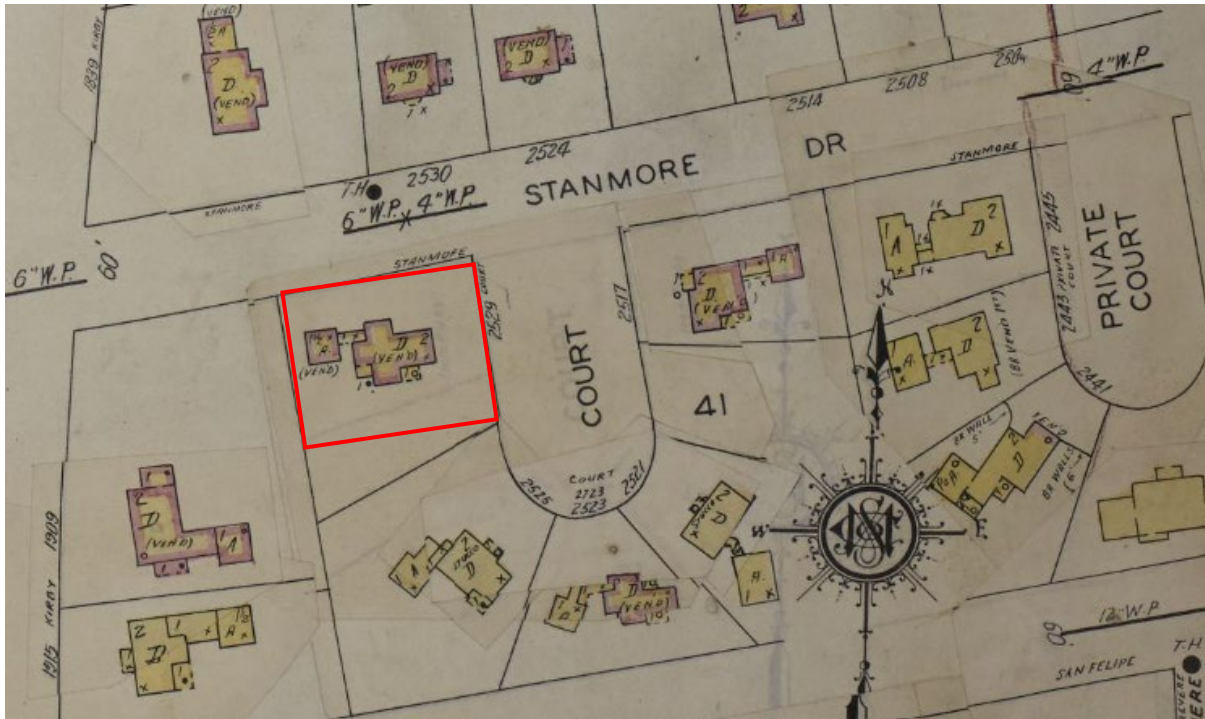
Planning and Development Department

Map 2: Aerial View of the current site of 2529 Stanmore Drive. Accessed April 2024, Google Maps.



EXHIBIT C
HISTORIC DOCUMENTATION
THE FRANK A. WATTS HOUSE
2529 STANMORE DRIVE

Figure 1: Sanborn Fire Insurance Map from 1934 (Vol. 11, Sheet 1104) showing the location of 2529 Stanmore Drive in the River Oaks Court. Accessed April 2024 from the Library of Congress Archives.



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 2: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. June 24, 1936. Accessed April 2024 by City of Houston.

Form 381

**Harris County
BUILDING ASSESSMENT
Houston, Texas**

Map No. _____ Permit No. 1019
Vol. 60 Page _____, 1936
Owner River Oaks Corp
No. 2529 Stanmore Street or Avenue
Addition River Oaks
Block 4 Lot 4
1-17 man 13/4 2486 sq ft

Size of Building
_____ wide _____ deep _____ stories
20 wide 10 deep 2 stories

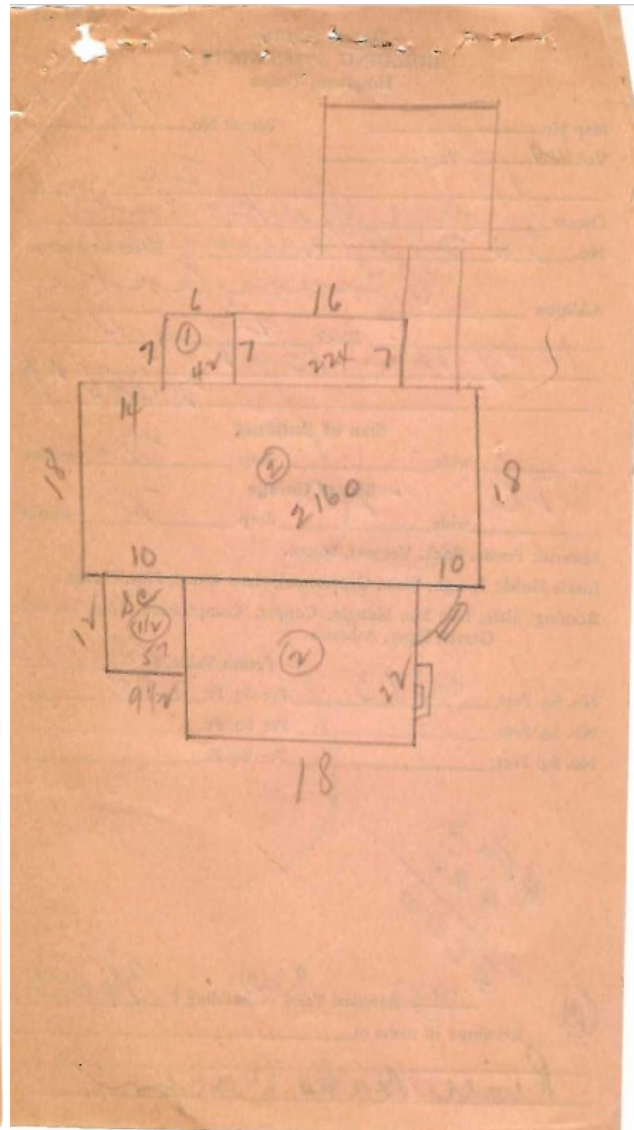
Size of Garage
_____ wide _____ deep _____ stories
20 wide 10 deep 2 stories

Material: Frame, Brick, Veeneer, Stucco.
Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine, Plaster.
Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.

No. Sq. Feet 2483 Permit Value, \$ 10000
Per Sq. Ft. 2.00
No. Sq. Feet _____ Per Sq. Ft. _____
No. Sq. Feet _____ Per Sq. Ft. _____

4500
9000
3600

Assessed Value of Building \$ 3600
Rendered in name of River Oaks Corp



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 3: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. February 28, 1940. Accessed April 2024 by City of Houston.

Form 590

INVESTIGATE

Map _____

Vol. 60

Page 154

FEB 28 1940 19

_____ Owner
Watts, Frank A

Lot 4-N $\frac{1}{2}$ -5 Block 41

_____ Addition
River Oaks

REMARKS:

County Value \$ 3600
~~3650~~

Owners Value \$ 3450

No. _____ Street _____

N

W E

S

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 4: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. February 23, 1943. Accessed April 2024 by City of Houston.

Form 590

INVESTIGATE

Map _____

Vol. 60

Page 154

Feb 23 . 1943

Frank A Watts Owner

Lot 4 N 1/2 5 Block 41

River Oaks Addition

No. 2529 Stanmore Street

Imp. Constructed 1934

Cost Price _____ ✓

Amt. of Fire Ins. ..

Company Insured with Seaboard Life Ins.

Reduction requested by J E Neland

County Value \$ 3600

Owners Value \$ 3400

Reason of Reduction Request Dep

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 5: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. Date Unknown. Accessed April 2024 by City of Houston.

Map No. _____ Addition <u>RO</u>	IMPROVEMENTS																																	
Block <u>41</u> Lot <u>4-N$\frac{1}{2}$ 5</u>	No. Sq. Ft. <u>800</u>	Price Per Sq. Ft. <u>2.50</u>																																
OWNER <u>Watts Frank A</u>		Percent Good <u>90</u>																																
ADDRESS <u>2529 Stanmore</u>		Other Bldgs. <input checked="" type="checkbox"/>																																
TYPE OF PROPERTY <u>Occ</u>		Total All Bldgs.																																
<table border="0"> <tr> <td><input checked="" type="checkbox"/> BASEMENT, Whole Part</td> <td><input checked="" type="checkbox"/> OCCUPIED VACANT</td> </tr> <tr> <td><input checked="" type="checkbox"/> FOUNDATION, Concrete, Stone, Brick, Piers, Posts.</td> <td><input checked="" type="checkbox"/> FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt</td> </tr> <tr> <td><input checked="" type="checkbox"/> WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard</td> <td><input checked="" type="checkbox"/> INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features</td> </tr> <tr> <td><input checked="" type="checkbox"/> ROOF CONS., Concrete, Steel, Wood Truss</td> <td><input checked="" type="checkbox"/> HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas</td> </tr> <tr> <td><input checked="" type="checkbox"/> ROOF, Hip, Gable, Mansard, Flat</td> <td><input checked="" type="checkbox"/> LIGHTING, Electricity</td> </tr> <tr> <td><input checked="" type="checkbox"/> ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos</td> <td><input checked="" type="checkbox"/> PLUMBING, Sewer, Water, Baths</td> </tr> <tr> <td><input checked="" type="checkbox"/> EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite</td> <td><input checked="" type="checkbox"/> ELEVATORS</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> CONDITION, Good, Fair, Bad, Obsolete</td> </tr> </table>	<input checked="" type="checkbox"/> BASEMENT, Whole Part	<input checked="" type="checkbox"/> OCCUPIED VACANT	<input checked="" type="checkbox"/> FOUNDATION, Concrete, Stone, Brick, Piers, Posts.	<input checked="" type="checkbox"/> FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt	<input checked="" type="checkbox"/> WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard	<input checked="" type="checkbox"/> INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features	<input checked="" type="checkbox"/> ROOF CONS., Concrete, Steel, Wood Truss	<input checked="" type="checkbox"/> HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas	<input checked="" type="checkbox"/> ROOF, Hip, Gable, Mansard, Flat	<input checked="" type="checkbox"/> LIGHTING, Electricity	<input checked="" type="checkbox"/> ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos	<input checked="" type="checkbox"/> PLUMBING, Sewer, Water, Baths	<input checked="" type="checkbox"/> EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite	<input checked="" type="checkbox"/> ELEVATORS		<input checked="" type="checkbox"/> CONDITION, Good, Fair, Bad, Obsolete	<table border="0"> <tr> <th colspan="4">LAND VALUE</th> </tr> <tr> <td>Front x Depth</td> <td>Unit Value</td> <td>Factor</td> <td>Front Ft. Value - - \$</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td colspan="4" style="text-align: right;">TOTAL</td> </tr> </table>		LAND VALUE				Front x Depth	Unit Value	Factor	Front Ft. Value - - \$					TOTAL			
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Front x Depth	Unit Value	Factor	Front Ft. Value - - \$																															
TOTAL																																		
PERMIT DATE _____ NO. _____ AMT. _____																																		

Map No. _____ Addition <u>Riviera</u>	IMPROVEMENTS																																	
Block <u>41</u> Lot <u>4-N$\frac{1}{2}$ 5</u>	No. Sq. Ft. <u>2060</u>	Price Per Sq. Ft. <u>4.50</u>																																
OWNER <u>Watts, Frank A</u>		Percent Good <u>90</u>																																
ADDRESS <u>2529 Stanmore</u>		Other Bldgs. <input checked="" type="checkbox"/>																																
TYPE OF PROPERTY <u>Res</u>		Total All Bldgs.																																
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TOTAL																																		
PERMIT DATE _____ NO. _____ AMT. _____																																		

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 6: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. April 4, 1956. Accessed April 2024 by City of Houston.

59-30-0-7

Harris County
BUILDING ASSESSMENT
Houston, Texas 29167700

Vol. 60 Page 154 Permit No. 2820
Inspector _____
Date 4-4-56

Owner _____
No. 2529 Stanmore Street
Survey or Addition River Oaks
Abst. _____ Lot or Tr. 4 + 1/2 Blk. 41
Type Residential Commercial _____
Industrial _____ Pre-Fab. _____

Exterior: PermaStone — Rock — Brick Veneer — Frame — Stucco — Concrete Tile — Claytile — Cedar Shakes — Composition — Shingle — Redwood.
Interior: Sheetrock — Plastered — Paneled — Cellotex — Plywood — None.
Floors: Oak — Plywood — Cement — Tile — Pine — Azrock — Higgins — Terrazzo — None.
Roofing: Shingle — Asbestos — Terra-Cotta — Tile — Composition — Slate — Copper — C-Iron, Tar and Gravel.
Foundation: Concrete Slab — Piers — Blocks, Beams — Brick — Piers-Wood.
Plumbing: 1 Tile — 2 Tile — 3 Tile — Other: None.
Climatizers: Dual Temp. Ac — Fans, Attic Ventilation — Central Heat Unit — Gas Stoves — None.
Electrical Equipment: Part — All — Sprinklers.
Condition: New — Good — Fair — Poor — Obsolete.

Permit Val. 2800
Year Built _____

Remarks: swim pool
approx 816 @ 200 = 1630
+ 660

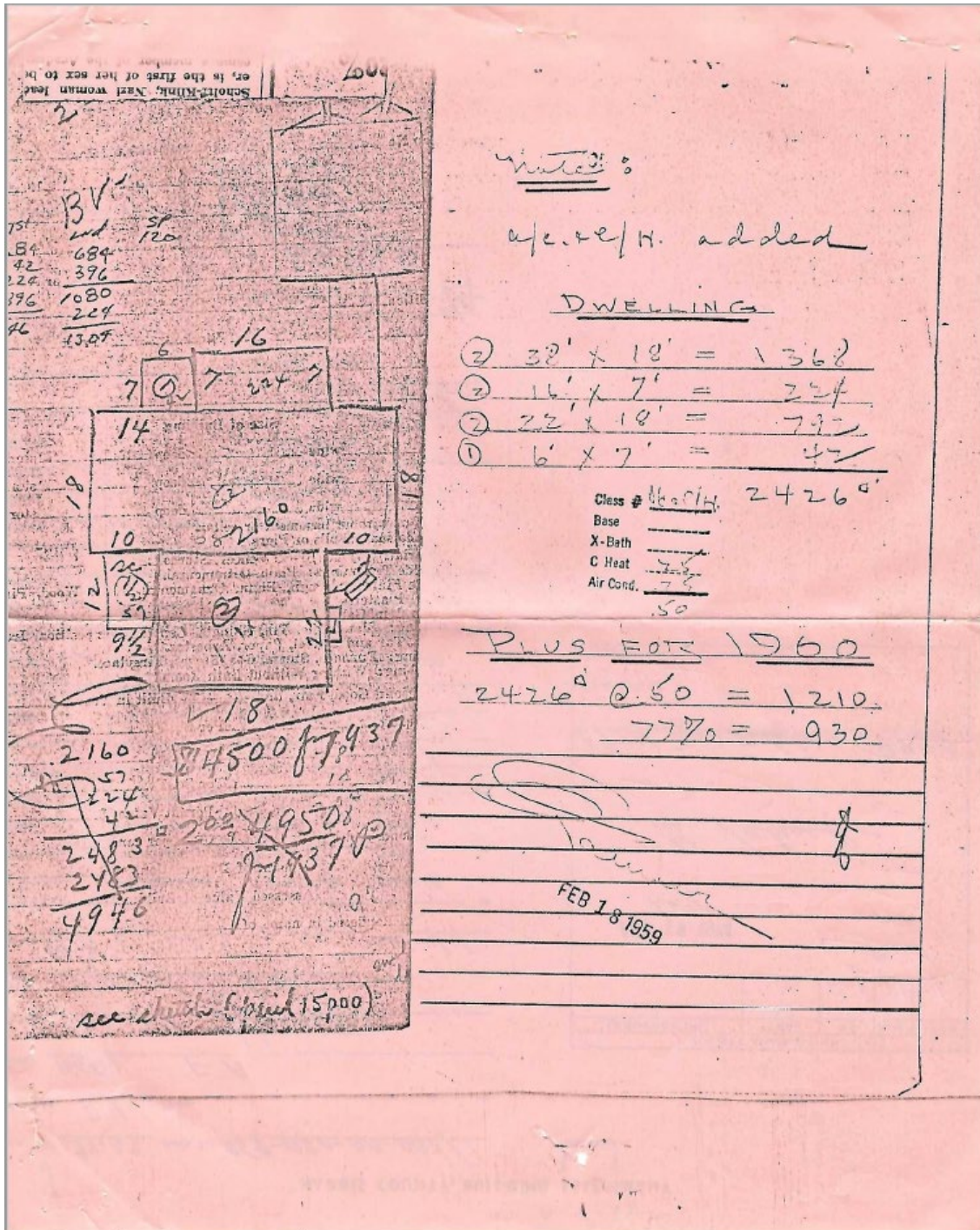
Moved here _____ From _____
No. Sq. Ft. 9-25-5-6 Per Sq. Ft. _____
No. Sq. Ft. 1957 plus Per Sq. Ft. _____
Assessed Value of Building 650
Watts Frank A

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 7: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. February 18, 1959. Accessed April 2024 by City of Houston.



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 8: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. 1974. Accessed April 2024 by City of Houston.

HARRIS COUNTY BUILDING ASSESSMENT

INVESTIGATE

Acct. No. 059-030-0004

Map No. 88 33

10-18 19 74

Owner Watts F.G.

Lot 4 1/2 5 Blk. 41

RIVER OAKS Addition

Remarks: File

1974 VALUE 8810

NEW OWNER Watts Frank A.

Their Value \$ 53%

Our Value \$ 18680

No. _____ FOR 1974 Street

N

S

CREDIT ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB. ITEM
60	154	4	155

CLASS _____ Yr. Built: _____ Depr. _____ %

Base Unit @ \$ _____ A/C/B/H @ \$ _____ Total Unit @ \$ _____

1st 1346	SF @ \$ 20.00	26,920
2nd 1304	1400	18,260
3rd 2650	600	15,900
4th 120	1000	1200
5th 84	500	420
6th 400	370	1480
7th 400	600	2400
8th 816	450	3670
		55,740
30% Dep		16,780
		39,160

Appraiser's name & date
County
AUG 27 1973

Total 100% Value \$ 39,160
For 10 74 @ \$ 20,750

FOR 1974

Old 100% = 55,940
Less 30% = 20,700
100% = 35,240
1/2 Property 53% = 18,680
0.25% = 8810

Figure 9: Correspondence between Frank A. Watts and Gerry B. Webb about the appraisal of the property. Page 1 of 2. August 1, 1974. Accessed April 2024 City of Houston.

FRANK A. WATTS
2529 STANMORE DRIVE
HOUSTON, TEXAS 77019
August 1, 1974

Mr. Gerry B. Webb,
Houston, Texas.

Dear Mr. Webb:

Thank you for your informative letter of July 30, 1974 in which you offered me an opportunity to appear before the Board of Equalization if I did not agree with the City of Houston's appraisal that our home (2529 Stanmore Drive), for tax purposes, has a total market value of \$85,700.00. Since time is important to all of us these days I am going to offer a suggestion which, if accepted by you, can save time for all concerned. If my suggestion is unacceptable please let me know promptly so I can arrange to appear before the Board of Equalization.

The residence at 2529 Stanmore Drive has been our home — our homestead — for more than thirty seven years. We purchased it here in 1936 for \$16,000.00 and have proudly occupied, raised a family, and maintained it ever since. In spite of thirty seven ^{years} of wear and tear you suggest that its market value today is \$85,700.00. We have given no thought, and are giving no thought, to its sale. If some one came to us and offered \$85,700.00 I really believe that Mrs. White and I would retire to a corner and ask ourselves "Where in the world did they get that kind of money — did they rob a bank or something?"

Briefly related here is the record of prices realized for nearby residences sold recently. The home at 2517 Stanmore was sold under unusually favorable circumstances with which I am familiar for \$97,500.00. The home across the street at 2508 Stanmore was sold about the same time under less favorable conditions for \$36,000.00 while the residence at 2530 Stanmore was sold the other day for \$78,500.00. All three of these homes were built between 1935 and 1937 about the same time as ours. All these residences cost almost exactly the same with the exception of the one at 2530 Stanmore which cost \$2000.00 more than the others. To arrive at a fair market value for our residence at 2529 Stanmore Drive wouldn't it be logical to take the sum of prices of these three homes, divide by 3 — \$206,000.00 — and arrive at

Figure 10: Correspondence between Frank A. Watts and Gerry B. Webb about the appraisal of the property. Page 2 of 2. August 1, 1974. Accessed April 2024 City of Houston.

FRANK A. WATTS
252 STANNORE DRIVE
HOUSTON, TEXAS 77019

that amount by three to arrive at a more logical figure of \$68,650.00? Don't you agree that my suggestion makes sense? If you do not please let me know so I can arrange to appear before the Board of Equalization.

On January 11, January 19 and March 14, 1974 I wrote your office regarding the proposed appraisal value of our home-stead for tax purposes and received very courteous acknowledgments from Mr. Frank M. Krisher. In my letters I called attention to the fact that City an School taxes on our homestead had been increased by 43.5% between 1965 and 1972 from \$461.76 to \$673.03 and that it was proposed to increase those 108% more from \$673.03 to \$1412.00. Thereby the total increase from 1965 to 1974 would be more than 200%. Before now I'm sure that you have agreed that there is merit to the suggestion I made. Thank you.

Sincerely,
Frank A. Watts

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 11: Tax Equalization Notice for 2529 Stanmore Drive, Harris County. May 30, 1974. Accessed April 2024 City of Houston.

TAX EQUALIZATION NOTICE

HARRIS COUNTY

Houston, Texas,
MAY 30 1974

Frank A. Watts
2529 Stanmore Drive
Houston Texas 77019

60-154-41-4

Dear Sir:

The valuation placed by you on your property is lower than the valuation placed and fixed by the Tax Assessor. You are hereby notified to appear before the undersigned Board of Equalization meeting on the 1st floor, Courthouse and Jail Building, 301 San Jacinto Street, on _____ at JUN 12 1974 11-00 AM to show cause, if any you have, why your assessment should not be placed at the value fixed by the Assessor.

Description of Property: Lt 4 Nhlf 5 Blk 41 River Oaks

June 6, 1974

Dear Friends:

A 65.6% increase in the assessed value of a 37 1/2 year old home is difficult to understand when it is realized that the home cost less than \$9790 when built in 1936 and according to the Press the County has been considered lowering - not raising - taxes.

	OWNER'S 1974 VALUE	ASSESSOR'S 1974 VALUE	1973 ASSESSMENT
Land			
Buildings	5910	9790	5910
Personal			

Frank Watts

IF THE ASSESSOR'S VALUATION IS ACCEPTABLE TO YOU, YOU NEED NOT APPEAR

HARRIS COUNTY BOARD OF EQUALIZATION.
By *Robert G. Scudeler* Deputy Clerk
224-1919, EXT. 360

FOR INFORMATION, CALL [REDACTED]

(PLEASE BRING THIS NOTICE WITH YOU)

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 12: Tax Equalization Notice for 2529 Stanmore Drive, Harris County. June 18, 1974. Accessed April 2024 City of Houston.

TAX EQUALIZATION NOTICE
HARRIS COUNTY

Houston, Texas,
June 18, 1974

Mr. Frank A. Watts
2529 Stanmore Dr.
Houston, Texas 77019

60-154-41-4

Dear Sir:

The valuation placed by you on your property is lower than the valuation placed and fixed by the Tax Assessor. You are hereby notified to appear before the undersigned Board of Equalization meeting on the 1st floor, 7th floor, Family Law Center Bldg. 1115 Congress Ave. Courthouse and Jail Building, 301 San Jacinto Street, on

JUN 27 1974 8-00 AM to show cause, if any you have, why your assessment should not be placed at the value fixed by the Assessor.

June 21, 1974

Description of Property:
Lt 4 N Hlf 5 Blk 41
River Oaks

Dear Friends: Let's be reasonable, please. You proposed increasing the taxable value on our home (buildings) by 65% - Now you want to increase the taxable value of our land by 44%. Our home is 37 years old and lacks considerably at being modern. We paid \$16,000.00 for the house and lot and a half. You are trying to force us to give up our Homestead by raising our taxes beyond our ability to pay them - aren't you? Unfortunately, I will be out of the City June 27 and unable to appear

	OWNER'S 1974 VALUE	ASSESSOR'S 1974 VALUE	1973 ASSESSMENT
Land	5910	8510	5910
Buildings			
Personal			

Why not split the difference and make this \$7210

Frank Watts

IF THE ASSESSOR'S VALUATION IS ACCEPTABLE TO YOU, YOU NEED NOT APPEAR

HARRIS COUNTY BOARD OF EQUALIZATION,
By *John Boudelon* Deputy Clerk
224-1919, EXT. *360* 360

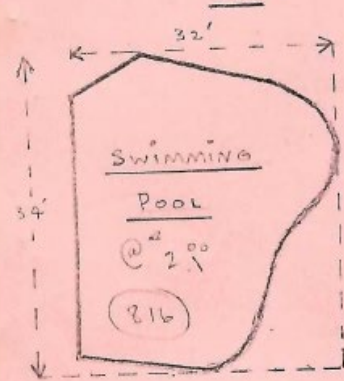

FOR INFORMATION, CALL [REDACTED]

(PLEASE BRING THIS NOTICE WITH YOU)

Figure 13: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. August 27, 1973. Accessed April 2024 by City of Houston.

Revised

APPROX. $\frac{3}{4}$ OF $32' \times 34'$
 $816'$

Release for 1957

$816' @ 2.00 = 1630$
 $71\% = 1260$
mkr

CLASS	Yr. Built	Depr.	%
Base Unit @ \$	A/C&C/H @ \$	Total Unit @ \$	
1st 1346	SF @ \$ 20.00 \$	26,920	\$ 23,209
2nd 1304	19.00	24,776	15,648
1964 2650	60	1590	
SP 120	10.00	1200	
OF 84	5.00	420	
GRN 400	3.70	1480	
SG 400	600	2400	
Pool 816	4.50	3670	
		55,790	48,617
		16,780	14,585
		37,160	34,032
30% DEP			
Appraiser's name & date <i>Coutray</i> AUG 27 1973		Total 100% Value \$	39,160
		For 1974 $\frac{53}{100}$	\$ 20,750 = <i>city</i>
		$Co. 25\% = 9790$	8508

25 1956

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 14: Harris County Building Land Assessment documentation for 2529 Stanmore Drive. April 19, 1974. Accessed April 2024 by City of Houston.

HARRIS COUNTY BUILDING ASSESSMENT

No. 188-33 Acct. No. 059-030-00-004/1
 Permit No. RV Date _____
 Owner Watts F.A.
 Address 2529 Stanmore
 Subdiv. River Oaks Section _____
 Lot No. 4 N 1/2 LTS Block 41

COUNTY ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB. ITEM
	60	154	41 4
APR 19 1974 RAF			
3880 <i>Re-Valued</i> 1280 1974 New Total VALUE <u>9790</u>			
NEW OWNER <u>Watts Frank A.</u>			

No. Stories _____ Pl. Family _____ Complex _____ Tr. Apt. _____ Shd. Attic _____ Basement _____ Dining _____ Kitch V. _____ Dining V. _____ Restrooms _____ Closets _____ Halls _____ Stairways _____ Bedrooms _____ Baths _____ Other Places _____	FOUNDATION Concr. Slab _____ Beam & Piers _____ Concr. Blks. _____ FLOORING Pine _____ Hardwood _____ Terrazzo _____ Vinyl _____ WtoW Cpts. _____ HEATING & COOLING A/C, C/H, Dual _____	ROOF TYPE Gable _____ Hipped _____ Flat _____ ROOFING Wd. Shngls _____ Comp. Shgs. _____ Tar & Gravel _____ INTERIOR FNISH. S/L & Paper _____ Sheetrock _____ Wd. Panels _____ Plaster _____	GARAGE Walls _____ Roof _____ Floor _____ Ceiled _____ Doors _____ CARPORT Roof _____ Floor _____
--	--	---	---

Existing Assmnts.
 Land \$ 9130
 Impr. \$ 12060
 Rendered in name of _____
 Total Ass'd Val. Impro. for 19 74
 \$ 20750
 (from Reverse)

POSTED
 DATA PROC.
 EP 28 1973



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District G

Item Creation Date:

PLN - Landmark Designation: Menil House at 3363 San Felipe Street

Agenda Item#: 34.

Summary:

ORDINANCE designating the property municipally known as **3363 San Felipe Street, Houston, TX 77019** and also known as "Menil House" being located within the City of Houston, Texas, as a Landmark; containing findings and other provisions related to the foregoing subject; providing for a penalty - **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 the Menil House at 3363 San Felipe Street was initiated by the owners.

A public hearing was held on March 14, 2024 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.

City Council held a public hearing on the designation request on Wednesday, June 26, 2024, 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 Development Department recommends that City Council approve the designation of 3363 San Felipe Street as a Landmark.

Jennifer Ostlind, AICP
Interim Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
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ATTACHMENTS:

Description

RCA
Designation Report

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/9/2024

District G

Item Creation Date:

PLN - Landmark Designation: Menil House at 3363 San Felipe Street

Agenda Item#: 16.

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 Menil House at 3363 San Felipe Street was initiated by the owners.

A public hearing was held on March 14, 2024 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.

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DocuSigned by:

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

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Jennifer Ostlind, AICP

Interim Director

Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison

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ATTACHMENTS:

Description	Type
Designation Report	Backup Material

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Menil House

AGENDA ITEM: A

OWNERS: Menil Foundation, Inc.

HPO FILE NO.: HP2024_0062

APPLICANTS: Ileana Del Toro, CFO; Stern and Bucek Architects

DATE ACCEPTED: Feb-23-2024

LOCATION: 3363 San Felipe, Houston, TX, 77019 – Briarwood

HAHC HEARING: March-14-2024

SITE INFORMATION: TR B, Briarwood, City of Houston, Harris County, Texas. The site includes a one-story brick, flat-roofed single-family dwelling.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The site known as Menil House is a linear one-story, brick-clad, flat-roofed, Miesian Modern Design single-family dwelling located at 3363 San Felipe Street in the Briarwood neighborhood in Houston, Texas. Menil House is a key monument in the history and understanding of 20th century modernist culture in the United States. The national significance of the property is derived from its association with John and Dominique de Menil, internationally recognized as two of the greatest American art collectors of the 20th century. Built in 1949-51, the house remained the de Menil's primary residence throughout their lifetimes. It was central to their modernist attitudes and practices in which art, politics, and spirituality were inseparable. The house is also nationally significant due to the de Menils' patronage in the careers of architect Philip Johnson and couturier Charles James, two figures of exceptional importance in 20th century American design. Menil House retains an extraordinary degree of historic integrity, making it a significant architectural landmark of the last half of the 20th century. The current property owner, The Menil Foundation, Inc., is seeking a City of Houston Landmark designation for the property. Menil House at 3363 San Felipe Street meets Criteria 1,3,4,5,6, and 8 for Landmark Designation.

HISTORY AND SIGNIFICANCE

Dominique and John de Menil

John and Dominique de Menil are recognized internationally as two of the greatest American art collectors of the twentieth century. The bulk of their collection, much of which was displayed in their Houston residence during the late 1940s through the mid-1980s, is one of the world's most significant collections. Known primarily for its 20th century paintings, especially those of Surrealist artists Max Ernst, Rene Magritte, and Giorgio de Chirico, the collection also includes major holdings in antiquities, Byzantine art, and the arts of tribal cultures. From the outset, the de Menils' approach to collecting was distinguished from other collectors because it was so highly personal, idiosyncratic, and unsystematic. The qualities that unify and bring into focus the resulting disparate assemblage of nearly 15,000 works are its humanism, ecumenism, and spirituality, qualities that also define John and Dominique de Menil.

Born in 1908 into a strict Alsatian Protestant family, Dominique de Menil (née Schlumberger) was one of three sisters whose father and uncle founded what became the source of the family fortune, the oil-exploration equipment company Schlumberger Ltd. Dominique received degrees in physics and

mathematics at the Sorbonne. Baron Jean de Menil, born in 1904, was from a titled Catholic military family. After finishing his studies, he became a banker. The couple married in 1931 after Dominique converted to Catholicism. While still living in France in the 1930s, they showed a tentative interest in art, acquiring a portrait of Dominique de Menil by Max Ernst and African masks.

In 1938, John de Menil joined Schlumberger Ltd., and during World War II the couple moved to Houston. Houston was still “a small, friendly Southern town”ⁱ with a population of about 400,000. Oil and real estate, the latter unencumbered by zoning, were primary economic forces. Houston possessed a major deep-water port, the Houston Ship Channel, which was lined with oil refineries. The city had three universities: Rice Institute, the University of Houston, and Houston College for Negroes. Its primary institutions of high culture were the Museum of Fine Arts, opened in 1924, and the Houston Symphony Orchestra, formed in 1927. One journalist called Houston in 1946 “the nation’s unknown city,”ⁱⁱ a description that no longer applied by the 1970s when Houston, with a population of 1.2 million, had become a world energy capital and home of the American space program. The de Menils’ rise as art collectors on the national and international scene coincided with Houston’s rise as a city of national and world importance.

The de Menils felt in Houston that they could make a difference in Houston. Father Marie-Alain Couturier, a French Dominican priest who spent the war years in New York City, infused the de Menils with his passion for modern and sacred art. Alexander Iolas, a Greek-born gallery owner, not only introduced the de Menils to his passion, Surrealist paintings, but also to much younger artists such as Andy Warhol. A third major influence was Jermaine MacAgy who the de Menils brought to Houston to be the first director of the fledgling Contemporary Arts Association (CAA) and then the head of a new art history program that the de Menils began at the University of St. Thomas.

The de Menils were involved in the cultural lives of Houston, New York, and Paris, where they also had homes. Houston was always their primary residence and a major recipient and focus of their artistic interests and energies. In 1954, they established the Menil Foundation to fund their projects, and in 1962, they became American citizens.ⁱⁱⁱ

John de Menil became a trustee of the Contemporary Arts Association (CAA), founded in 1948, and the Museum of Fine Arts, Houston in 1957. When the CAA asked him in 1951 to assist in staging a Van Gogh exhibition, he and Mrs. de Menil imported, much to everyone’s astonishment, 24 Van Gogh paintings. Many of the paintings were famed masterpieces, some never before shown in the United States. It was a typical de Menil gesture to promote Houston as an art center. Until this time, comprehensive showings of Van Gogh’s work had been limited to New York and Chicago. Other boards on which John de Menil served included the Museum of Primitive Arts, the Museum of Modern Art, and the American Federation of the Arts, all in New York, and the Amon Carter Museum of Art in Fort Worth.

Throughout their lifetimes, the de Menils integrated their passion for art with their equally passionate commitments to human rights, higher education, and religious ecumenism. The Menil House was central to fostering many of the projects that reflected their philosophy. It provided the setting for the exchange of ideas among an exceptional mix of people from Houston and around the world including artists, clerics, students, business and community leaders, civil rights activists, film makers, writers, art

historians, and scientists. The stream of house guests included people like Roberto Rossellini, Alexander Calder, Louis Kahn, Max Ernst and Dorothea Tanning, and Henri Cartier Bresson.

The de Menils carried out important work in the area of social justice. They entertained members of Houston's African American community in their home and, importantly, supported Mickey Leland. Leland, who they met when he was a student at Texas State University, was a vocal leader of Houston's civil rights movement. Leland served three terms in the Texas House of Representatives before serving in the U.S. House of Representatives from 1979 until his death a decade later. The de Menils' scholarly response to segregation assumed national and international proportions with their creation and funding of a multi-volume research project, *The Image of the Black in Western Art*. The Menil Foundation published five volumes before donating the archive to Harvard University, which has published new editions of all the volumes and added several more (the final book is expected to be published in 2025).

In the area of higher education, the de Menils established the art history departments at the University of St. Thomas (1959) and Rice University (1968).^{iv} Both programs led to a series of extraordinary exhibitions that received national attention for their quality and imagination. Many of the exhibitions traveled and were designed around the teaching collection that the de Menils were establishing and traveled to venues across the United States and Europe. The de Menil collection, as displayed in their home, was published in national publications such as *Interiors* (November 1963) and *Vogue* (April 1, 1966). The de Menils were also extremely generous donors and lenders to other institutions in Houston and throughout the world.

After the untimely death of Jermayne MacAgy, the de Menils began working on a memorial chapel for which they commissioned artwork from a friend of MacAgy, Mark Rothko. The Rothko Chapel opened in Houston in 1971. This ambitious example of private patronage is indebted to the work of another of the de Menils' mentors, Father Couturier, who believed that contemporary artists, regardless of their religion, could help restore a sense of spirituality to churches and chapels. Mrs. de Menil ultimately established three humanitarian awards through the Rothko Chapel Foundation, including the Carter-Menil Human Rights Prize, in collaboration with former U.S. President Jimmy Carter.

After retiring from Schlumberger in 1969, John de Menil focused his energies on operating the Menil Foundation and cataloguing the collection and contents of the house. He died on June 1, 1973. His funeral details, which he planned, were characteristically singular. He lay in state wrapped in a sheet from his own bed. An undertaker provided the pine casket that was transported in a Volkswagen van that the de Menils had used to transport works of art. His requiem was performed by a Catholic priest, an African American Baptist minister, a rabbi, and a Buddhist priest. The international assemblage of more than 1,000 mourners included a local contingent of Black Panthers, whose breakfast program for children had been funded by the de Menils.

Following her husband's death, Mrs. de Menil continued as director of the Rice Institute for the Arts and also continued to collect, adding almost another 5,000 items before her death in 1997.^v The 1980s mark an especially important decade in the formation of the de Menil legacy. In April 1984, the Grand Palais in Paris exhibited some 600 items from the Menil collection. It was the largest and most comprehensive offering to date of "one of the last great American collections." Titled "The Rhyme and the Reason" by Mrs. de Menil and heralded in publications on both sides of the Atlantic, the show was "purposely

disorienting” in its juxtaposition of paintings and objects of different periods and cultures. As reviewed in the *Manchester Guardian*, “It is basically a collection of contemporary art and art of the past as seen through contemporary eyes, which is how [Mrs. de Menil] can rhyme a Nigerian sculpture with both a Byzantine reliquary and a sponge impregnated with Yves Klein blue.”^{vi}

In many ways, the display, curated by Dominique de Menil and Walter Hopps, was a trial run for the museum that was underway. The Menil House, which had been featured in American design journals in the 1960s, was again publicized in illustrated articles in *House and Garden* (July 1987), *Paris Match* (March 30, 1984), and the French edition of *Vogue* (May 1984).

Meanwhile, Dominique de Menil was devoting significant energy and resources to the creation of a museum. The core collection consisted of the couple’s personal artwork as well as their so-called teaching collection. Initially, John and Dominique de Menil worked with architect Louis Kahn to develop a design for their museum. After both John de Menil and Kahn passed away in the mid-1970s, Dominique de Menil paused before continuing with the project. In 1980, she commissioned Italian architect Renzo Piano, whom she felt could design the kind of building she envisioned. Notably, he derived great inspiration from the family’s residence on San Felipe Road.

In anticipation of the opening of the Menil Collection, the May 18, 1986 cover story of *The New York Times Magazine* featured the de Menil family, calling them “the Medici of Modern Art.” Art Editor Grace Glueck began her article with a photograph of Mrs. de Menil sitting in her dining room framed by Magritte and Wilfredo Lam paintings.^{vii} Even after the museum opened to the public on June 1, 1987, the Menil residence remained an important space for viewing paintings and objects from their collection.

The final decade of Mrs. de Menil’s life was marked by her administration of the Menil Collection and the Rothko Chapel, the creation of the Cy Twombly Gallery in 1995, planning for a light installation by Dan Flavin in a former supermarket on Richmond Avenue, and the construction and dedication in 1997 of the Byzantine Fresco Chapel, where two thirteenth century Cypriot frescoes were displayed. Throughout this period, Mrs. de Menil maintained an office at her residence.

Surrounded by her children, Mrs. de Menil died in her home of almost fifty years on New Year’s Eve 1997.

Significance of the Menil House

The house that Dominique and John de Menil built on San Felipe in Houston was central to the couples’ activities and interests. Conversations that took place within its walls have shaped Houston’s arts, politics, and social policies for many decades. The home was the backdrop for their collection and the seed for what became the Menil Collection. The house’s architecture has had a direct impact on the award-winning architecture of the Menil’s main museum building (Renzo Piano, 1987) and the Menil Drawing Institute (Johnston Marklee, 2018). The house continues to be a major piece in the collection, reflecting both the de Menils’ collecting philosophy and modernist point of view.

Upon first arriving in Houston in the mid-1940s, the de Menils lived in a suburban colonial revival house in Houston’s fashionable River Oaks area. According to their daughter Adelaide, her parents wanted to build a house “of their time,” as well as one that was functional, unpretentious, and easily

maintained for a family now with five children. The de Menils acquired three acres in Briarwood Court, a small subdivision surrounded by the larger neighborhood of River Oaks, an elite residential community.

When selecting an architect, the de Menils consulted New York-based sculptor Mary Callery^{viii} whose first suggestion was Ludwig Mies van der Rohe, who was working on a new wing of the Museum of Fine Arts, Houston. After the de Menils concluded that Mies would be expensive, Callery introduced the couple to Mies's disciple Philip Johnson, then director of the Department of Architecture at the Museum of Modern Art, New York. At the time, Johnson's reputation was based on his co-authorship with Henry Russell Hitchcock of the seminal publication on the International Style in 1932 and as curator of a major Mies retrospective at the Museum of Modern Art in 1947. Although Johnson had designed several residences, his fame as an architect was yet to be established. That would happen with the completion of his own Glass House in New Canaan, Connecticut in 1949, the year when construction began on the Menil House.

While financial considerations may have influenced the de Menils' selection of an architect, their choice established a pattern seen throughout their lifetimes. The unusual, the unexpected appealed to their modernist sensibilities. They frequently acted as catalysts for emerging projects, ideas, and people. Johnson later observed that the de Menils "helped the right people at the right time."^{ix}

Johnson designed a courtyard house in the Miesian style characterized by the slab-sided composition, flat roof, elongated fascia flush with the roof line, glass walls, and no ornamentation. The open plan revolves around a glass-walled interior courtyard that spatially unifies the entrance and public areas. Large glass openings offer vistas throughout the house which, when combined with the 10'-6" ceilings, make it feel much larger than it is.

Johnson deviated from strict Miesian practice in several ways. He did not base the design on a modular planning grid, although he did apply a panelized division of wall surfaces, a typical Miesian detail. Steel framing spans only the largest spaces in the Menil House. Accommodating under one roof and on a single floor all the spaces needed by a family with five children proved difficult.

The Menil House succeeded in promoting Johnson as an architect. He later referred to it as "my first important house and in *Texas* to boot," saying also, "I owe my career to [Mrs. de Menil]."^x The de Menil association gave Johnson connections that led to major projects both within and beyond Texas borders, including the Schlumberger Administration Building in Ridgefield, Connecticut (1952), Boissonnas Houses I in New Canaan, Connecticut (1956) and II in Cap Benat, France (1964), the University of St. Thomas Master Plan in Houston (1956-59), the Roofless Church in New Hannyony, Indiana (1960), the Amon Carter Museum in Fort Worth (1961), and the Art Museum of South Texas in Corpus Christi (1972).

The Menil House presented a Miesian modern design as an alternative to Houston's tradition-biased domestic architecture. No doubt, the interest created by Johnson's own Glass House (1949), piqued local interest and excitement. The house influenced a generation of young Houston architects, including Hugo V. Neuhaus, Jr.; Howard Barnstone and his partner Preston Bolton; Burdette Keeland; Anderson Todd;

Harwood Taylor; and Kenneth Bentsen, who attracted national recognition in the American architectural press in the 1950s and early 1960s for their flat-roofed, glasswalled, and steel-framed modern buildings.

While they appreciated the Miesian principals in the design of their modernist residence, the de Menils felt that the severe minimalism of the interiors that Johnson preferred was insufficiently domestic. The de Menils asked Charles James, America's foremost fashion couturier, to serve as their interior designer.

James was already legendary both in America and Europe for the line, cut, and color of his dress designs, especially his elaborately "engineered" ball gowns for wealthy clients, among them Mrs. de Menil. Born in 1904, James began designing dresses after moving to New York City in 1928, and then spent much of the 1930s between London and Paris. His clients believed that to be dressed by James was to be marked "a woman of adventuresome taste."^{xi}

James was at the peak of his couturier career in 1949 and aspired to branch out into interior and furniture designer as well. Although he had decorated his own showrooms, the Menil House was his first and remains his only documented commissioned project. The de Menils, once again acting as catalysts, involved James in the project as early as spring 1950, when the house was under construction.

James's influence is seen in the surfaces, colors, and textures throughout the house. Many of the wall treatments – fabric-covered, grained, and painted – were James's choices, some of them actually applied by James. Some combinations replicated James's dress designs, the most exuberant example being the children's bedroom hall with its red velvet and fuchsia felt covered doors and transoms, painted cinnamon walls, and gold plush rug. The inspiration for the black cement tile floor used throughout the house is often ascribed to a similar floor the de Menils saw and liked when living in Venezuela for two years in the early 1940s. It is worth noting that photographs of James' showrooms, the earliest dated 1934, depict highly polished black square flooring.

Sparsely furnished when the family moved into the house in spring 1951, the bulk of the furniture was acquired specifically for the house over the next six years, as documented by family records and two sets of photographs taken circa 1952 and in 1956-57. The mixture of mostly 18th and 19th century European and American pieces was largely acquired by James or Mrs. de Menil, who enjoyed frequenting flea markets and antique shops. Additional pieces came from Schlumberger family homes in France. James designed three curvaceous upholstered pieces that remain in the house: a double "lip" sofa for the living room, a dining room banquette, and, the most intricate, a lounge chair resting on S-curved wrought-iron supports. Mrs. de Menil and her eldest daughter Christophe designed the seven-sided ottoman that has been the living room centerpiece since the early 1950s. It has inspired the upholstered octagonal ottoman in the foyer of the main museum building of the Menil collection, as well as a wood version in the Menil Drawing Institute.

For James, the Menil House was not the springboard that it proved to be for Philip Johnson, a fact more reflective of James' erratic personality and disastrous business procedures than of his talents. As a result, the Menil House is the only known Charles James interior, making it a unique and significant document in American decorative arts and interiors.

The juxtaposition of Johnson's building and James' interior was as unexpected as their art installations. The de Menils were comfortable living with a mixture of old and new, a trait more characteristic of European than American modernists. In both their house and their collection, the de Menils sought continuity with history.

The de Menils settled into their modernist house with ease. Throughout their lifetimes they made relatively few changes, none of a structural nature. There was always the addition of new of artworks and the moving of art and furniture to different locations within the house because "we were just enjoying art at home," as Mrs. de Menil stated.^{xii}

The insertions that the de Menils introduced to the property were made for practical reasons. As the collection grew, the de Menils enclosed two bays of the carport in 1955 to create what became known as the Collections Room. The alteration covered the carport opening with a glass wall and had minimal impact on the building.

The need for additional space also prompted the de Menils to build (1961) and enlarge (1969), a one-story flat-roof auxiliary structure clad with plywood siding with vertical grooves, on the southwest side of the property. Positioned and painted to be as invisible as possible from either the driveway or the house, the structure has been used as servants' quarters, a guesthouse, and since the 1990s, for storage. It has remained vacant for more than a decade. The auxiliary structure has greatly deteriorated due to a design flaw in the original design which exposed the lower wall framing to excessive moisture resulting in extensive wood rot. The auxiliary nature of the structure and severely deteriorated conditions render it unsafe and the auxiliary structure is planned to be removed in the near future. The structure does not possess the historic integrity necessary to be considered as a contributing structure to the Menil House.

In 1961, the interior courtyard was covered with a removable canvas cover supported by a vaulted pipe canopy structure. Oral interviews indicated that the canopy cover was necessary for several reasons. The intense Houston heat and lack of air circulation made it difficult to grow tropical plants in the courtyard space, which the de Menils desired, having experienced tropical plantings at their previous home in Venezuela. The canopy also protected against intermittent severe cold weather, such as the ice storm in 1958 that killed the trees around which the courtyard was designed. Prior to the installation of the 1961 vaulted canopy, an unsuccessful attempt was made to stretch sheets of canvas horizontally along the house's roof. After the canopy was installed, sun glare was no longer a problem, and the curtains and shades on courtyard windows were removed as shown in a set of photographs taken in 1964. The canopy has remained on the house since 1961.

Howard Barnstone, whose architectural firm Barnstone & Associates designed the canopy and the one-story auxiliary structure, was identified with the Menil House from the mid-1950s when he began carrying out commissions for the de Menils. After receiving his architecture degree from Yale in 1948, Barnstone (1923-1987) moved to Houston where he practiced and taught for the rest of his life. A follower of Mies van der Rohe, Barnstone and his partner at the time, Preston Bolton, received national attention for their Miesian style buildings during the 1950s.

Landscaping was never a priority at the de Menils' property. Both Philip Johnson and Howard Barnstone stated that Mrs. de Menil resisted a formal landscape; preferring instead a simple, park-like

setting. In 1958, Ralph Ellis Gunn (1909-1967), Harvard graduate and landscape architect employed by prominent Houston families, added the present walkway encircling the backyard. At the time, Gunn had just completed one of his most famous projects, the restoration of the gardens of Rosedown Plantation in St. Francisville, Louisiana, in 1957.

Over the years, protection of the trees and enclosure of the property became the most important landscape features.

The Menil House retains its historic integrity to a remarkable degree. Mrs. de Menil's frugal, minimalist attitude toward change and repair meant that the property remained much the same in appearance at the time of her death in December 1997 as it was by the mid- 1950s. Most notably, security lights on tall poles were added in the backyard. She adopted the philosophy that if something had to be fixed or replaced, whether it was a chair cover or a door hinge, it should be duplicated. As observed by Philip Johnson at the time of Mrs. de Menil's funeral, "She knew how to live in a house and what to put with those amazing Charles James sofas. She didn't change a thing for fifty years...She knew she had something perfect."^{xiii}

Walter Hopps, the first director of The Menil Collection, offered a succinct summation of the national significance of the Menil House, calling it "the DNA" of The Menil Collection. The de Menils believed that art should be an integral part of everyday life, to be enjoyed and contemplated on an intimate, one-to-one, everyday basis. It was an attitude that had a direct influence on all the de Menils' architectural projects. The Rothko Chapel and the Menil Collection buildings were all designed and scaled to invite an intimate, personal connection between the viewer and the art. The Menil House deeply influenced the design of Renzo Piano's museum building, which features an interior courtyard planted with subtropical vegetation, dark floors, proportions based on the living room of the house, and an oversized ottoman in the reception area. When planning the museum, Mrs. de Menil remarked that she "dreamed of preserving some of the intimacy I had enjoyed with the works of art."^{xiv}

The Menil House is a unique cultural document, nationally significant for its association with John and Dominique de Menil, whose stature as 20th century art patrons and collectors is of national and international proportions. The astonishing number and variety of projects that the de Menils pursued and accomplished throughout their lifetimes emanated from their house, which in essence was the first museum of the collection. It is the primary site to understanding and interpreting the de Menils as patrons, collectors and modernists.

Since 1998, the present owner of the house, the Menil Foundation, has maintained the property. A multi-year effort to conserve the Menil House was completed in 2004; the project involved intensive research and oral interviews. The conservation, maintenance, and alteration efforts were designed by Stern and Bucek Architects, with the goal of returning the house to largely how it appeared in the April 1, 1966 *Vogue* article. During the 2004 work, some alterations were made, including new cabinetry and equipment for the laundry and an expansion and upgrades to the Collections Room and service spaces. Additionally, most of the original polished plate glass was replaced with tempered glass to meet safety requirements, as has also occurred at Johnson's Glass House. Furnishings original to the house as well as artworks from the de Menils' collection continue to grace the house.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Narrative Description

The Menil House is a one-story flat-roofed single-family dwelling, linear in plan and irregular in shape. Exterior walls of salmon-colored brick and plate glass are devoid of decoration. Located on an enclosed three-acre lot in Houston's Briarwood Court subdivision, embedded in the River Oaks neighborhood, the house presents a contrast to the surrounding multi-storied much larger houses of varying dates. The Menil property is entered from the north side, off San Felipe Road, a principal east-west street.

Set back at the middle of the lot, the full sweep of the low horizontal building (162') reveals itself as one enters the property. The brick facade is interrupted by the off-centered three-bay plate-glass entrance and two sets of horizontal windows to the west of the entrance. A narrow wood fascia painted white caps the brick façade and encircles the building.

In contrast to the solid brick front, the back of the building is dominated by glass surfaces and consists of three planes, each expressing a different section of the house. Large sliding glass doors in the living room and principal bedroom open onto a terrace. The children's wing extends into the yard, with casement windows running along the south wall. A paved parking area/courtyard in the southwest corner is delineated by a low brick wall.

The house is of brick cavity wall construction. Steel beams span major spaces. The joists, decking, and fascia are wood. The foundation is a concrete slab on grade with grade beams. The house plan is divided into three intersecting zones: the public and adult spaces are on the east; the children's bedroom wing is on the south; and the kitchen and service wing is on the west.

The house interior is animated by varying materials, textures, angles, and vistas. Floor to ceiling glass walls and an open-air internal courtyard on the east provide a feeling of spatial openness. Glass forms the long north and south walls of the living room; the south wall opens onto a terrace. The principal bedroom, located in the southeast corner of the house, opens into the living room. The study in the northeast corner of the house was originally designated as a guest bedroom. The ceilings throughout the house are 10'-6" high.

The children's wing in the south of the house consists of four bedrooms that open into a long hall with a bathroom at each end. Each bedroom has 7' high casement windows that frame a view of the backyard.

A narrow hall connects this wing to the living room. The room connecting the children's bedroom section to the kitchen is identified on the architectural drawings of the house as a playroom; however, it subsequently was used as a formal dining room. The west wall is comprised of glass and opens onto a narrow-recessed courtyard.

St. Charles metal cabinets enameled in a sea moss color were installed in the kitchen and adjoining pantry. The floor is covered with gray vinyl tile. Skylights, north-facing strip windows, and a south-facing glass wall opening onto the recessed west courtyard illuminate this space.

Originally, the carport accommodated three cars. A maid's bedroom and bathroom were located along the west wall of the service wing. The two westernmost carport spaces were enclosed by the de Menils in 1955, soon after the house was built, to create the Collections Room. At the same time, the bathroom was divided in half with the outside bathroom opening into the yard. The south wall of the Collections Room is floor-to-ceiling glass that looks onto the parking area.

The easternmost carport space remained an open covered area until it was partially enclosed in 2004 to expand the Collections Room. During the 2004 remodel, the 1955 wood framed raised floor with carpet was replaced with a concrete slab with cork flooring. Additional upgrades included new maple cabinetry, an enlarged reconfigured single restroom to provide accessible accommodation, a small office, and a storage room.

The dominant materials throughout the house are glass walls, black cement tile flooring made in Monterrey, Mexico (in the east and bedroom wings), and a plaster ceiling.

Wall treatments vary. Painted plaster is found in the principal bedroom and children's bedroom wing; exposed brick in the study and entry hall; wood paneling in the dining room and living room fireplace wall; painted wood cabinet and closet walls in all the bedrooms; faux graining in the study hall; and fabric-covered sections in the entrance alcove, study, and back hall.

The house has an exceptionally high degree of historic integrity. There have been no structural changes since it was built. Minimal alterations have occurred such as the enclosure of the carport and concealment of a window with brick that overlooked the parking area in the westernmost bedroom of the children's wing. Many wall surfaces exhibit their original finish, fabric, and in several instances, original paint.

Since 1961, the interior courtyard has been covered with a canvas canopy that is fitted on an interlocking arched metal frame that spans the space. The frame is attached to the corners of the courtyard fascia. Designed to protect courtyard plantings in extreme weather, both hot and cold, the canopy has arched side flaps that can completely enclose the space in the winter and can be removed during warmer months.

An additional structure is located on the southwest side of the property. This small flat-roofed one-story building is clad with plywood siding with vertical grooves. Built in 1961, the auxiliary structure was originally used as both servants' quarters and as a guest house. Due to its elephant gray color and surrounding plantings, the structure is barely visible from both the driveway and the main house. A

second bedroom and storage space were added to the structure's north side in 1969. In the 1990s, the building was utilized for storage; however, the structure significantly deteriorated due to a design flaw: the construction of the lower wall plate and plywood siding directly on top of the flat concrete foundation. Without a raised concrete offset or added sheet metal flashing, the wall framing experienced constant moisture exposure and has completely rotted.

The remnants of a small, covered storage shed for yard equipment was integrated into a brick wall at the southwest corner of the property.

The Menil property is isolated from neighboring properties on all sides. The front façade of the house is minimally visible from San Felipe Road because of a thick bamboo hedge that extends the width of the lot except for the driveway opening on the west side. At the northwest corner of the house, the driveway forks to the left into a surface parking area in front of the house and also continues behind the house to the small parking area. A tall bamboo hedge runs the full length of the east boundary line. A 6' high brick wall and miscellaneous plantings are located at the west and southwest boundary lines.

The generous arboretum-like yard with tall trees, both front and back, lacks formality. Oaks, elms, and pine trees appear to have characterized the property when it was bought by the de Menils. When the house was built, the interior courtyard was designed around four sizeable trees. By 1958, when a property survey map was prepared, the backyard contained a greater variety of trees than currently exists. The gravel walkway that encircles the backyard appears on the survey as a proposed walkway. A fan-shaped flower garden with brick walkways is located on the southeast point of the lot, adjacent to Briarwood Court, a River Oaks cul-de-sac.

Over the past decades, the greatest alteration to the landscaping has been the loss of trees. Some have been lost through natural attrition, as was the case with a large oak tree adjacent to the living room patio and another oak next to the front brick courtyard wall. Other trees have been felled by extreme weather, such as the courtyard trees that were lost in an ice storm in 1958.

The entire property maintains an extraordinary level of integrity due to minimal modifications made during the course of its occupation by Dominique and John de Menil and subsequent ownership by the Menil Foundation.

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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 Cara Quigley, 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;

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

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

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Menil House at 3363 San Felipe Street, Houston, Texas, 77019.

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of the Menil House at 3363 San Felipe Street, Houston, Texas, 77019.

EXHIBIT A

PHOTOS

MENIL HOUSE

3363 SAN FELIPE STREET, HOUSTON, TEXAS, 77019

Photo 1: Primary north elevation of the Menil House. Photo by applicant, 2024.



Photo 2: Oblique view of the north front elevation of the Menil House. Photo by applicant, 2024.



Photo 3: Oblique view of the north front elevation of the Menil House, camera facing southeast. Photo by applicant, 2024.



Photo 4: Detail view of the primary entrance centrally located on the north elevation of the Menil House. Photo by applicant, 2024.



Photo 5: Oblique detail view of the north elevation and courtyard canopy roof structure of the Menil House, camera facing southwest. Photo by applicant, 2024.



Photo 6: Interior view of the courtyard topped by the canopy roof structure of the Menil House, camera facing southeast. Photo by applicant, 2024.



Photo 7: Rear entrance on the southeast corner of the Menil House, camera facing west. Photo by applicant, 2024.



Photo 8: Southeast corner detail of the east side elevation of the Menil House, camera facing west. Photo by applicant, 2024.



Photo 9: Northeast corner detail of the east side elevation of the Menil House, camera facing northwest. Photo by applicant, 2024.



Photo 10: Rear south elevation of the Menil House, camera facing north. Photo by applicant, 2024.



Photo 11: Rear entrance on the southeast corner of the Menil House, camera facing northwest. Photo by applicant, 2024.



Photo 12: Detail view of the south elevation rear entrance on the southeast corner of the Menil House, camera facing north. Photo by applicant, 2024.



Photo 13: South elevation rear driveway at the southwest corner of the Menil House, camera facing northeast. Photo by applicant, 2024.



Photo 14: Detail view of the south elevation rear entrance inset on the southwest corner from the rear driveway of the Menil House, camera facing north. Photo by applicant, 2024.

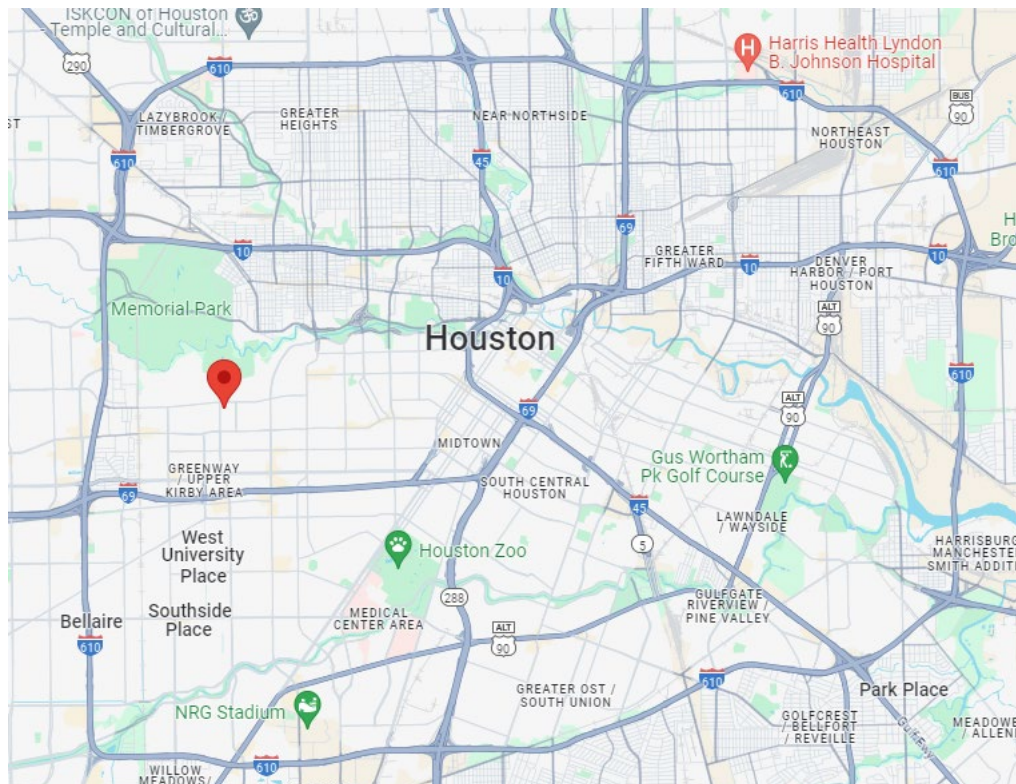


EXHIBIT B
MAPS
MENIL HOUSE
3363 SAN FELIPE STREET, HOUSTON, TEXAS, 77019

Map 1: Harris County, Texas. Accessed March 2024.



Map 2: Google Maps, Location of the Menil House. Accessed March 2024.



Map 3: Google Maps, aerial view of the Menil House. Accessed March 2024.

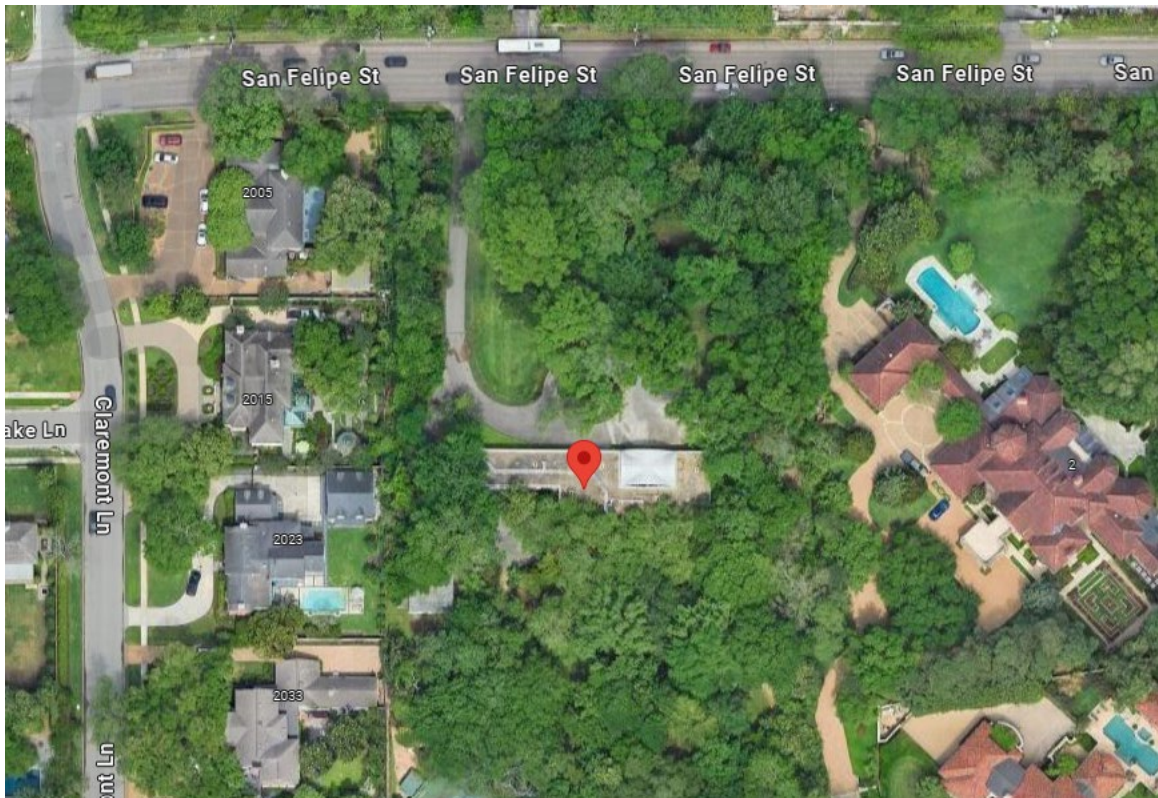


EXHIBIT C
FIGURES
MENIL HOUSE

3363 SAN FELIPE STREET, HOUSTON, TEXAS, 77019

Figure 1: The Menil House located at 3363 San Felipe on a map of Houston, date unknown. Source: Menil Foundation (applicant), 2024.

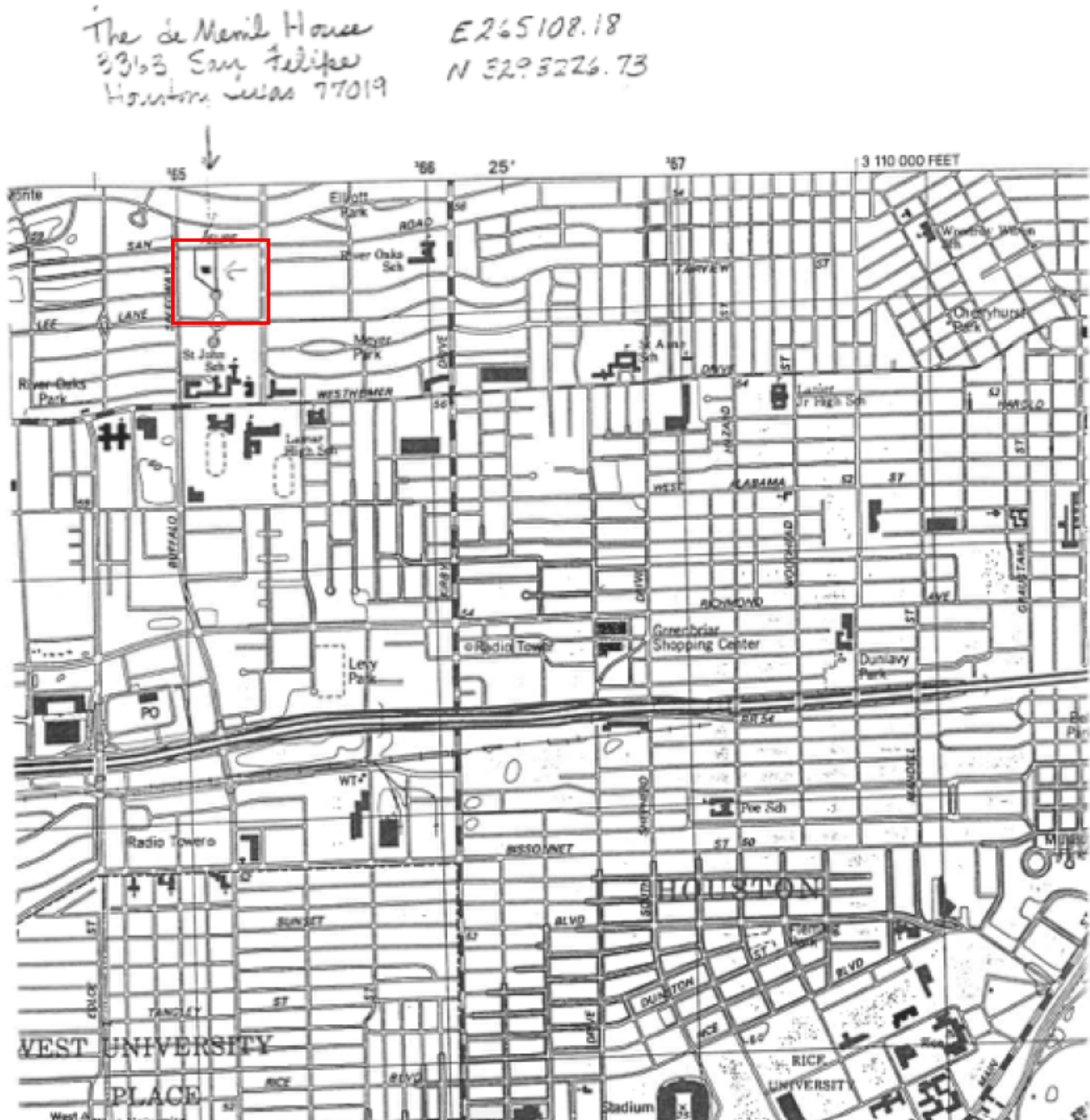
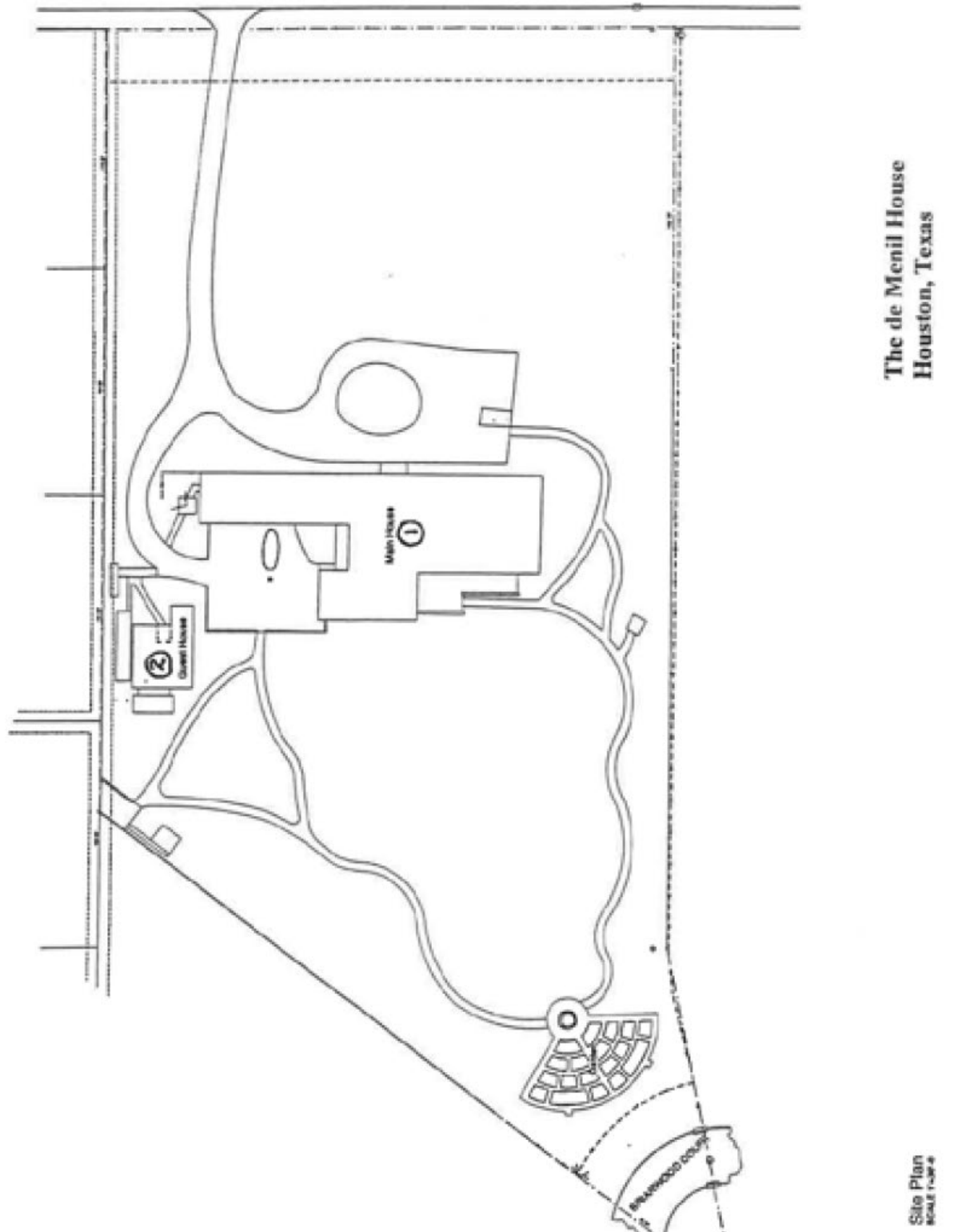


Figure 2: Site plan of the Menil House located at 3363 San Felipe. Source: Menil Foundation (applicant), 2024.

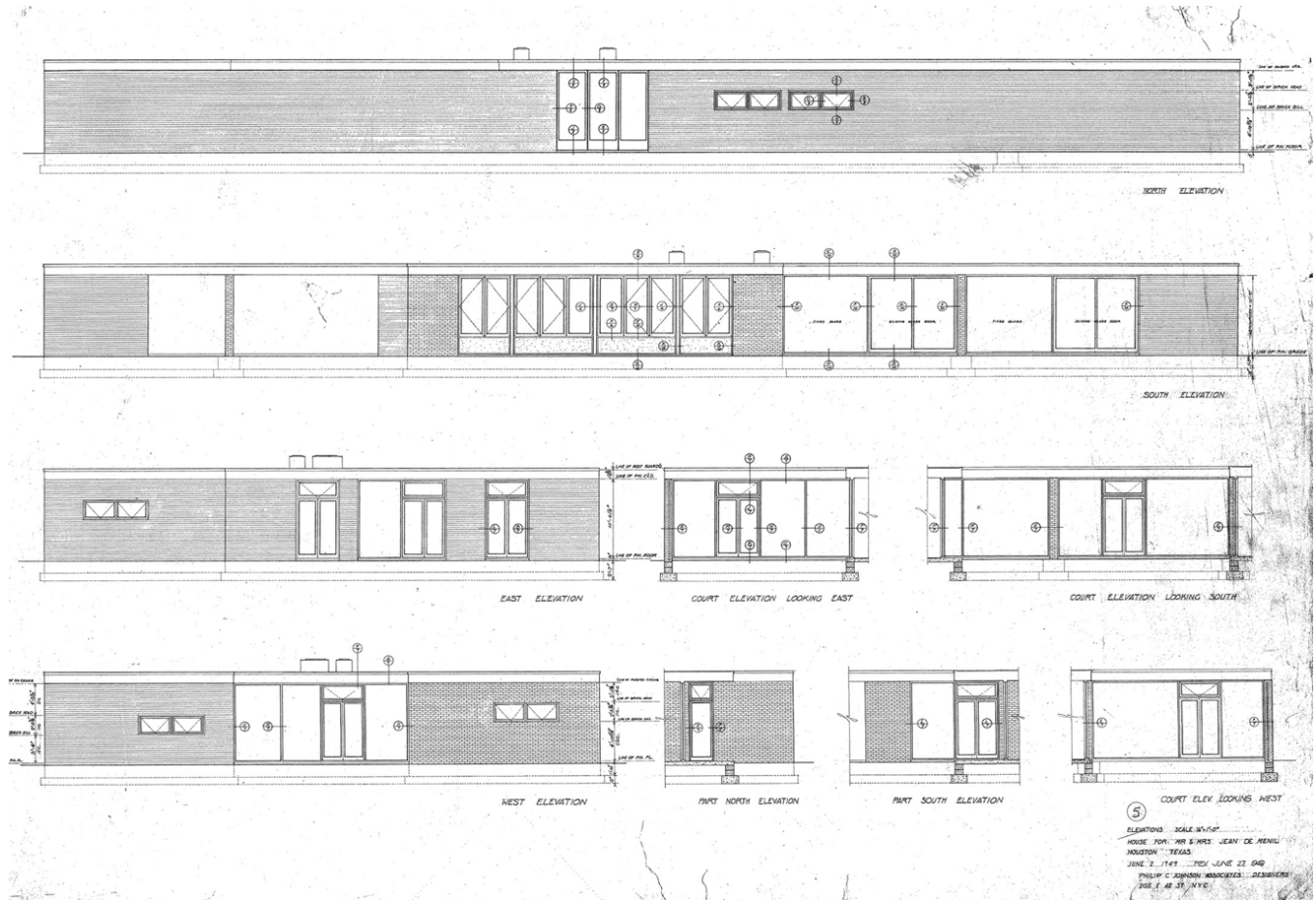


CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 3: “House for Mr. & Mrs. Jean de Menil, Houston, Texas” architectural drawings by Philip C. Johnson. June 2, 1949 & revised June 27, 1949. Source: Menil Foundation (applicant), 2024.



END NOTES

ⁱ Marguerite Johnston, Houston: *The Unknown City, 1836-1946* (College Station: Texas A & M University Press, 1991), p. 391.

ⁱⁱ *Ibid.*, p. 395.

ⁱⁱⁱ John de Menil legally changed the spelling of his first name to the Anglicized version when he became an American citizen.

^{iv} The Rice Institute was renamed Rice University in 1960.

^v The range of the collection includes photographs, rare books, paper works, and textiles.

^{vi} “Houston Comes to Paris,” in *Newsweek*, April 23, 1984, p. 60; *ibid.*, p. 61; and “Oil family jewels,” in *Manchester Guardian*, June 8, 1984, no page.

^{vii} Grace Glueck, “The de Menil Family: The Medici of Modern Art,” *The New York Times Magazine*, May 18, 1986, p. 33.

^{viii} Webb, B. C. (2008). Living Modern in Mid-Century Houston: Conserving the Menil House. *Journal of Architectural Education (1984-)*, 62(1), p.13.

^{ix} Frank D. Welch, *Philip Johnson & Texas* (Austin: University of Texas Press, 2000), pp. 35 and 259.

^x Dominique de Menil, video interview by Carol Mancusi-Ungaro, Menil Collection Conservator, and Paul Winkler, Menil Collection Director, September 29, 1995, Menil Archives.

^{xi} Elizabeth Ann Coleman, *The Genius of Charles James* (New York: The Brooklyn Museum, 1982), p. 11. Published for the exhibition of same title at The Brooklyn Museum, October 16, 1982-January 16, 1983.

^{xii} “Dominique de Menil,” interview in New York, December 1982, in *The First Show*, Los Angeles Museum of Contemporary Art, p. 35.

^{xiii} Welch, p. 259.

^{xiv} Patricia C. Johnson, “For the de Menils, a passion for acquiring art becomes a collection,” in *Houston Chronicle* Special pullout, Menil Collection, June 7, 1987, p. 7.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date:

PLN - Protected Landmark Designation: The Alexander Z.
and Julia C. Hester House at 1703 West Street

Agenda Item#: 35.

Summary:

ORDINANCE designating the property municipally known as **1703 West Street, Houston, TX 77026** and also known as “The Alexander Z. and Julia C. Hester 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 B - JACKSON**

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 Alexander Z. and Julia C. Hester House at 1703 West Street was initiated by the owners.

A public hearing was held on October 12, 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.

City Council held a public hearing on the designation request on Wednesday, June 26, 2024, 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 Development Department recommends that City Council approve the designation of 1703 West Street as a Protected Landmark.

Jennifer Ostlind, AICP
Interim Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison

832-393-6578

Cara Quigley, Planner I
832-393-6562

ATTACHMENTS:

Description

RCA
Designation Report

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/2/2024

District B

Item Creation Date:

PLN - Protected Landmark Designation: The Alexander Z. and Julia C. Hester House at 1703 West Street

Agenda Item#: 14.

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.

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The Planning and Development Department recommends that City Council approve the designation of 1703 West Street as a Protected Landmark.

DocuSigned by:

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

Jennifer Ostlind, AICP

Interim Director

Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison

832-393-6578

Cara Quigley, Planner I

832-393-6562

ATTACHMENTS:

Description

Designation Report

Type

Backup Material

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: The Alexander Z. and Julia C. Hester House **AGENDA ITEM:** B
OWNERS: Marlene C. Weekley **HPO FILE NO.:** HP2023_0231
APPLICANTS: Marlene C. Weekley **DATE ACCEPTED:** Sep-16-2023
LOCATION: 1703 West Street, Houston, Texas 77026 - Fifth Ward **HAHC HEARING:** Oct-12-2023

SITE INFORMATION: Lot 12, Block 3, Forsgard, City of Houston, Harris County, Texas. The site includes a one-story wood clad raised cottage.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Alexander Z. and Julia C. Hester House is a one-story wood-clad, raised Queen Anne cottage located at 1703 West Street in the Fifth Ward neighborhood in Houston, Texas. The dwelling was constructed circa 1903 for cotton sampler Alexander Z. Hester and his wife Julia C. Hester, teacher, and devoted community leader. The house is significant for its architectural style as well as its association with Julia C. Hester. The current property owner, Marlene C. Weekey, is seeking a City of Houston Protected Landmark designation for the property.

The Alexander Z. and Julia C. Hester House is an example of the Queen Anne style in a historically African American predominant community of the Fifth Ward. The extant style features an original front gable having a bay window with corner brackets, exterior wood cladding, and fenestration patterns. The property retains its essential form with a later addition and extension of the front porch evident on Sanborn maps. During the Hesters' more than forty years living in the Fifth Ward, Julia C. Hester served as an influential figure in the community through her service to ensure the safety, education, and development of neighborhood youth. The Alexander Z. and Julia C. Hester House at 1703 West Street meets criteria 1, 3, 4, 5, & 8 for Landmark Designation and Criteria 1 & 2 for Protected Landmark Designation.

HISTORY AND SIGNIFICANCE*Fifth Ward*

The Houston neighborhood known as The Fifth Ward has a rich history that dates to before the Civil War. The neighborhood is bounded by Buffalo Bayou on the south, Lockwood Drive on the east, Liberty Road on the north, and Jensen Drive on the west. The area was later settled by freedmen and became known as the Fifth Ward in 1866.¹ At the time of establishment, the population was half black and half white. In the 1880s, the Fifth Ward experienced a boom related to the newly built Southern Pacific Railroad. This productivity was interrupted by multiple fires taking place between 1891-1912.² Eventually, the Fifth Ward became predominantly occupied by African Americans with new businesses, schools, and community organizations being established by the mid-1930s contributing to the cultural fabric of the area.³

HESTER OWNERSHIP OF 1703 WEST STREET

Alexander Z. Hester (b. March 4, 1860; d. January 2, 1961)

Julia Catherine Thomas Hester (b. December 18, 1870; d. December 20, 1940)

Julia Catherine Thomas Hester was born in Dublin, Laurens County, Georgia, to James A. and Nettie (McCall) Thomas on December 18, 1870.⁴ She received a higher education at Spelman Seminary in Atlanta, Georgia (now Spellman College) and married Alexander Z. (A.Z.) Hester on December 28, 1892, in Laurens County, Georgia. They had no children.⁵ By the 1900 census, the Hesters were listed as residing in Houston, Texas. According to city directories, A.Z. is listed as a cotton sampler and Julia as a schoolteacher living at 1703 West Street as early as 1903.⁶ At the time the Hesters originally settled on West Street, it was primarily occupied by other “well-to-do” African American professionals.⁷ Their neighbors included one of the first African American doctors to settle in the Fifth Ward, as well as one who hosted tea for Mary McLeod Bethune when she visited town at the local chapter of the National Council of Negro Women.⁸

Although the Hesters had no children of their own, Julia made it a priority to offer safety from the dangers of the street and encouraged the education of young members of the community. In the early 1900s, the Hesters opened the doors of their Fifth Ward home to neighborhood youth to provide a safe and nurturing environment to keep adolescents off the street.⁹ Their home on West Street served as a central gathering place to actively engage neighborhood children and contribute to their development as community leaders and successful individuals.¹⁰ Julia C. Hester was regarded as being an influential figure in the community for generations of Houstonians through her story of community service. Hester devoted her career to teaching and helping others. During her life in Houston, Julia C. Hester served on several committees, including state leader of Heroines of Jericho, a woman’s auxiliary for the Negro Free and Accepted Masons of Texas; chairwoman of the Advisory Committee in Colored Girls’ Work during World War I; and a member of the Emancipation Park advisory committee.¹¹ Julia and A.Z. were also active members of their congregation, Payne Chapel African Methodists Episcopal Church in Houston. She remained an active community leader and volunteer until her death in 1940.

In an era, where some may have considered it to be a crime for an African American to have an education, Julia defied these mindsets by opening her home to community youth to ensure they were properly educated.¹² In 1941, “Hester House” was established at 3605 Lyons Avenue by a diverse committee led by attorney William M. Ryan, the first president of the Board of Directors, to honor Julia Hester’s contributions and dedication to youth.¹³ By 1943, the State of Texas assisted in the efforts that the group had established and the “Julia C. Hester House” was created as a community center and nonprofit to promote the health, education, and welfare of African American residents in the Fifth Ward.¹⁴ After a city-wide campaign to construct new facilities, a new building opened in 1949 at the present location, 2020 Solo Street.¹⁵ The community center celebrated its 80th anniversary of providing programs and social services to Fifth Ward residents in April 2023. The legacy left by Julia C. Hester on the welfare of her community, which is rooted in her residence 1703 West Street, has had a significant lasting impact on the history of the Fifth Ward and that is continuously emphasized through programs at “Hester House”.

¹ Kleiner, Diana J, “Fifth Ward, Houston”, Texas State Historical Association, January, 1995, <https://www.tshaonline.org/handbook/entries/fifth-ward-houston>.

² Kleiner, Diana J, “Fifth Ward, Houston”.

³ Kleiner, Diana J, “Fifth Ward, Houston”.

⁴ Tower, Stephanie Spacek, “Hester, Julia Catherine Thomas”, Texas State Historical Association, November, 2016, [Hester, Julia Catherine Thomas \(tshaonline.org\)](https://www.tshaonline.org/handbook/entries/hester-julia-catherine-thomas).

⁵ Tower, Stephanie Spacek, “Hester, Julia Catherine Thomas”.

⁶ *U.S. City Directories, 1903-1924*. Accessed September 2023.

⁷ “Texas Trailblazer – Julia C. Hester.” Julia C. Hester Community Center. Accessed September 2023.

⁸ “Texas Trailblazer – Julia C. Hester.”

⁹ Boney, Jeffrey L, “Julia C. Hester House – 75 Years of Empowering the Fifth Ward Community”, Forward Times, March, 2019, [Julia C. Hester House - 75 Years of Empowering the Fifth Ward Community - Forward Times](https://www.forwardtimes.com/news/2019/03/20/julia-c-hester-house-75-years-of-empowering-the-fifth-ward-community/).

¹⁰ Boney, Jeffrey L, “Julia C. Hester House – 75 Years of Empowering the Fifth Ward Community”.

¹¹ Tower, Stephanie Spacek, “Hester, Julia Catherine Thomas”.

¹² “Hester House Opens The Wellness Center”, aframnews, November, 2014, [Hester House Opens The Wellness Center - African American News and Issues \(aframnews.com\)](https://www.aframnews.com/news/2014/11/14/hester-house-opens-the-wellness-center/).

¹³ Boney, Jeffrey L, “Julia C. Hester House – 75 Years of Empowering the Fifth Ward Community”.

¹⁴ “Commissioner Ellis, Julia C. Hester House Officials Celebrate Historic Community Center’s 80th Anniversary of Providing Programs and Social Services to Fifth Ward Area”, Style Magazine Newswire, April, 2023, [Commissioner Ellis, Julia C. Hester House Officials Celebrate Historic Community Center’s 80th Anniversary of Providing Programs and Social Services to Fifth Ward Area | Houston Style Magazine | Urban Weekly Newspaper Publication Website](https://www.stylemagazine.com/news/2023/04/20/commissioner-ellis-julia-c-hester-house-officials-celebrate-historic-community-center-s-80th-anniversary-of-providing-programs-and-social-services-to-fifth-ward-area/).

¹⁵ Boney, Jeffrey L, “Julia C. Hester House – 75 Years of Empowering the Fifth Ward Community”.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY*Architectural Description*

The house at 1703 West Street is a one-story wood frame raised Queen Anne cottage on a concealed pier and beam foundation, constructed circa 1903. The house sits on the corner of Harrington and West Streets in the Fifth Ward residential neighborhood. The property does not have a driveway or garage structure included on the site. The house, built by the Hesters, is distinct from the surrounding residences in the context area with its extant Queen Anne features, a common construction style at the turn of the century.¹⁶ The raised profile of the cottage sets the Alexander Z. and Julia C. Hester House apart from its neighbors as a unique expression of elevated construction methods in the neighborhood.

The house has a hipped roof with lower projecting cross gables and is covered with asphalt composition shingles. The gables are clad in wood and feature decorative metal work as well as a rectangular leaded stained-glass window at the center of each gable opening. The asymmetrical front (east) elevation is seven bays across with a non-original straight staircase with a central landing leading up to an “L-shaped” wrap-around porch that is supported by simple wood post columns and topped by a corrugated metal roof. The corners of the porch include Doric columns rather than the simple wood posts. The elevation includes two one-over-one wood-framed windows, a primary front door with an overhead transom, a diamond shaped single pane decorative window, and three one-over-one wood-framed windows in a cutaway Bay window configuration under the front gable. Decorative scalloped brackets appear at the corners of the cutaway Bay window boxed eave overhang. The central most window of the three features a bottom single pane of glass with the upper sash being multi-paned leaded glass in an elaborate geometric pattern, typical of the Queen Anne style.¹⁷

The side south elevation fronting Harrington Street is five bays across with a projecting side gable and a continuation of the “L-shaped” wrap-around porch. The side gabled portion includes the same details as the front gabled portion, except for the bay window. In its place are two one-over-one wood-framed windows. Two additional one-over-one wood-framed windows appear on the south elevation as well as a side door attached to the master bedroom providing further access to the wrapped porch.

Restoration History

The house remains significantly unchanged from its original construction footprint. Based on early Sanborn maps and tax assessment records identifying the house as a single story, the front porch was extended between 1907 and 1924. The gabled rear portion on the south elevation of the house with a porch accessible door was also added during this time frame. According to a newspaper posting from *The Houston Post* in August of 1913 reading, “Building permits: A.Z. Hester, alterations and repairs, West Street, \$1,800”, it is likely this could have been the time of these alterations.¹⁸ When the current owner

¹⁶ McAlester, Virginia Savage. *A Field Guide to American Houses: Revised and Expanded*. New York: Alfred A. Knopf, 2013.

¹⁷ McAlester, Virginia Savage. *A Field Guide to American Houses*.

¹⁸ The Houston Post. (Houston, Tex.), Vol. 28, Ed. 1 Thursday, August 21, 1913, newspaper, August 21, 1913; Houston, Texas. (<https://texashistory.unt.edu/ark:/67531/metaph604068/>; accessed September 27, 2023), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>.

purchased the property in 2011, the porch had plywood floors, no railings, and the stairs and columns were in poor condition. The house underwent renovation in 2021 to address the concerns on the porch, the front stairs, and the section of roof above the porch due to substantial water damage. Additionally, the chain link fence surrounding the property was replaced with a wooden privacy fence in 2022.

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Anniversary of Providing Programs and Social Services to Fifth Ward Area". *Style Magazine Newswire*. April 2023. Accessed September 2023. [Commissioner Ellis, Julia C. Hester House Officials Celebrate Historic Community Center's 80th Anniversary of Providing Programs and Social Services to Fifth Ward Area | Houston Style Magazine | Urban Weekly Newspaper Publication Website](#).

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U.S. City Directories, 1903-1924. Accessed September 2023.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Cara Quigley, 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 | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; |
| <input checked="" type="checkbox"/> | <input 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

- (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

- (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 Protected Landmark Designation of the Alexander Z. and Julia C. Hester House at 1703 West Street, Houston, Texas 77026.

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of The Alexander Z. and Julia C. Hester House at 1703 West Street, Houston, Texas 77026.

**EXHIBIT A
PHOTOS**

**THE ALEXANDER Z. AND JULIA C. HESTER HOUSE
1703 WEST STREET, HOUSTON, TEXAS, 77026**

Photo 1: Primary east elevation of the Alexander Z. and Julia C. Hester House. Photo by HOP staff member, Cara Quigley, October 6, 2023.



Photo 2: Side south elevation of the Alexander Z. and Julia C. Hester House fronting Harrington Street.

Source: Google Streetview, March 2022.



Photo 3: Oblique view of the southeast corner of the Alexander Z. and Julia C. Hester House. Photo by property owner, Marlene Weekley, September 2023.



Photo 4: Oblique view of the front east elevation of The Alexander Z. and Julia C. Hester House fronting West Street. Photo by HOP staff member, Cara Quigley, October 6, 2023.



Photo 5: North elevation of the Alexander Z. and Julia C. Hester House. Photo by HOP staff member, Cara Quigley, October 6, 2023.



Photo 6: Original Queen Anne window detail on the primary east elevation. Photo by HOP staff member, Cara Quigley, October 6, 2023.



Photo 7: Close-up detail view of original Queen Anne window on the primary east elevation. Photo by HOP staff member, Cara Quigley, October 6, 2023.



Photo 8: Interior view of original Queen Anne window detail which appears on the front east elevation. Photo by property owner, Marlene Weekley, September 2023.



Photo 9: East elevation portion of the wrap around porch with non-original columns fronting West Street. Photo by HOP staff member, Cara Quigley, October 6, 2023.



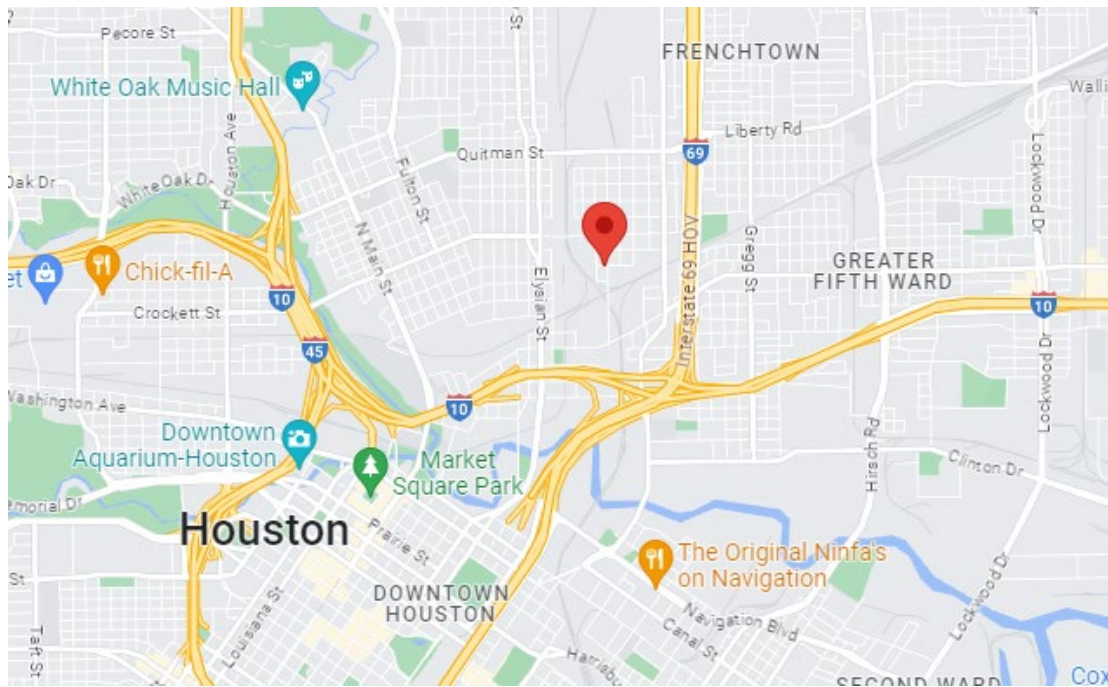
EXHIBIT B MAPS

THE ALEXANDER Z. AND JULIA C. HESTER HOUSE
1703 WEST STREET, HOUSTON, TEXAS, 77026

Map 1: Harris County, Texas.



Map 2: Google Maps, Location of The Alexander Z. and Julia C. Hester House, accessed September 2023.



Map 3: Google Maps, Location of The Alexander Z. and Julia C. Hester House, accessed September 2023.

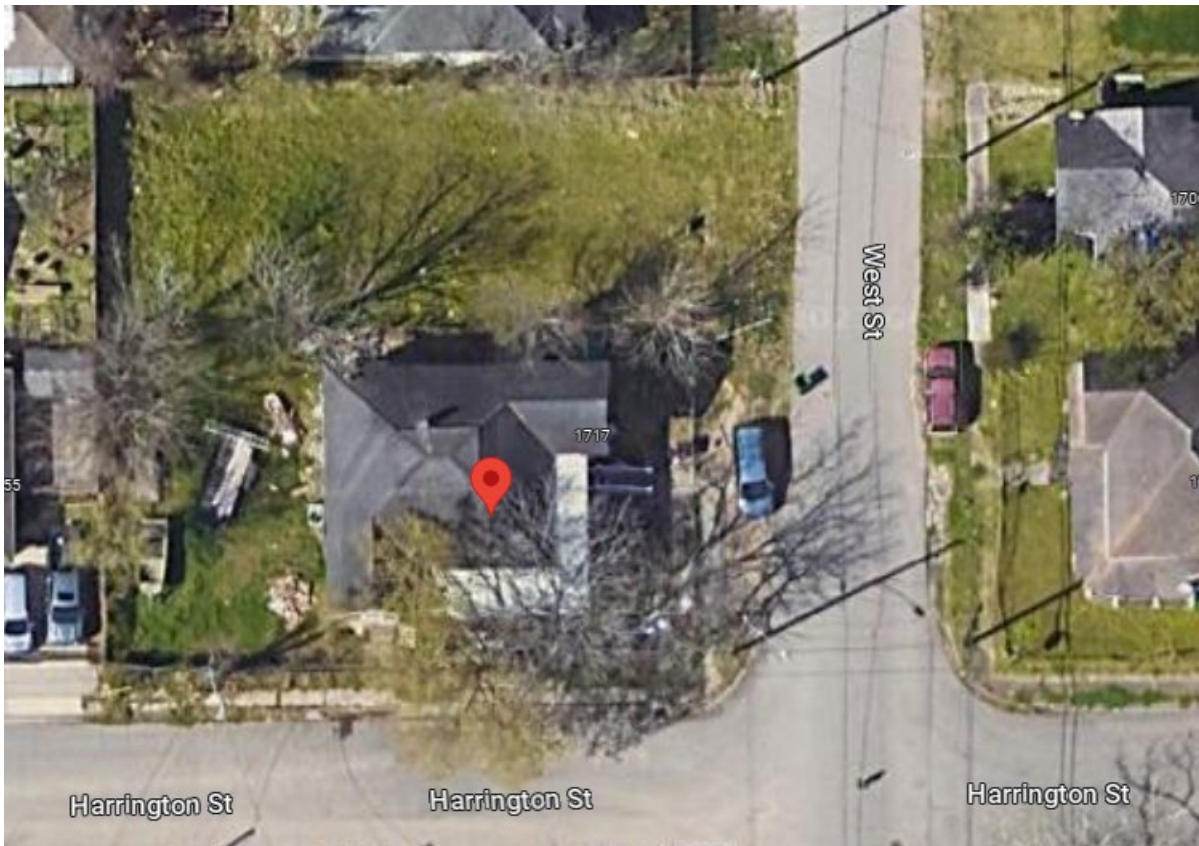
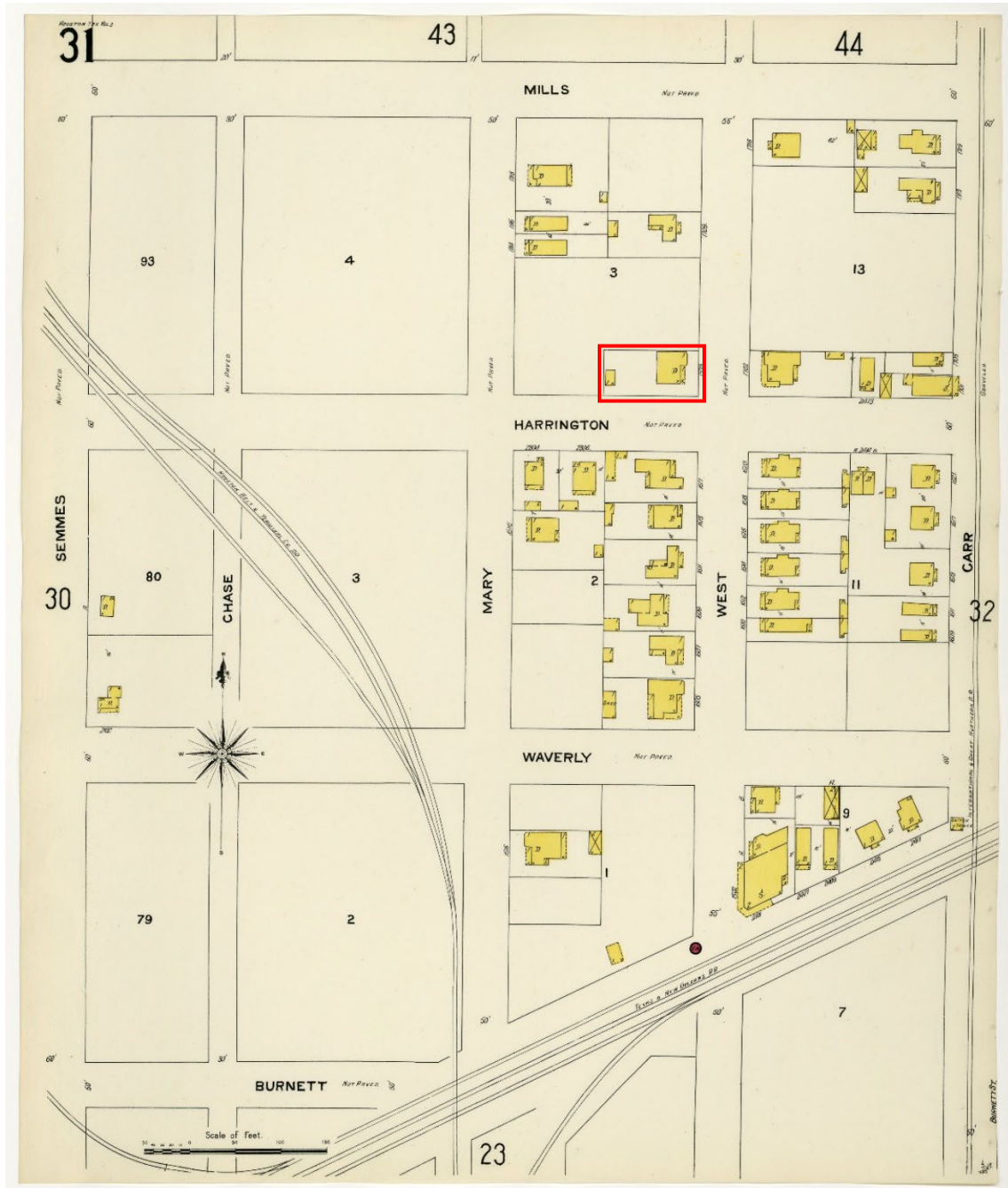


EXHIBIT C FIGURES

THE ALEXANDER Z. AND JULIA C. HESTER HOUSE
1703 WEST STREET, HOUSTON, TEXAS, 77026

Figure 1: Sanborn Fire Insurance Maps, 1907. Vol. 2, Sheet 31. Houston, Harris County, Texas. Perry-Castaneda Library Map Collection, The University of Texas at Austin. Accessed September 2023.



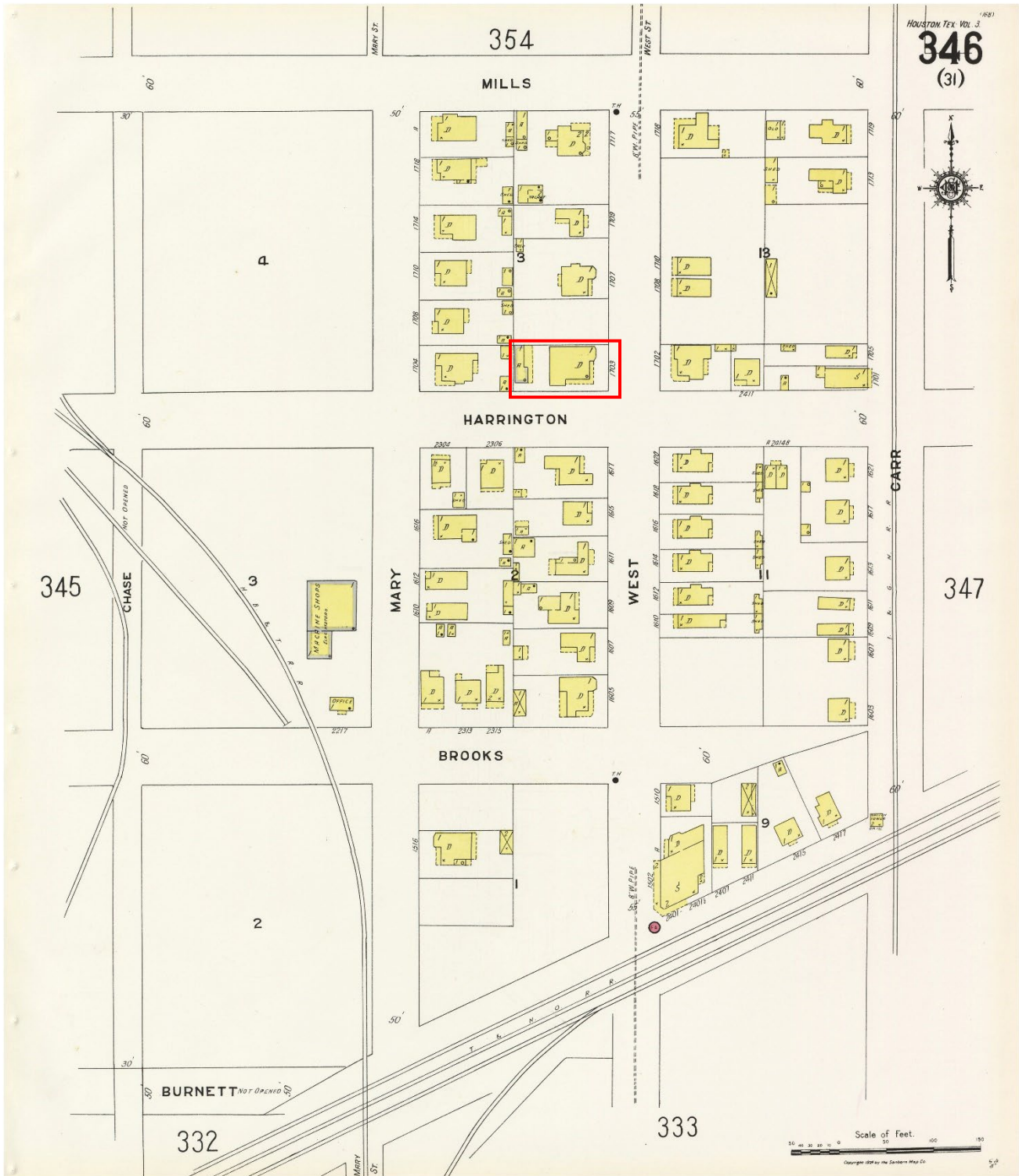
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 2: Sanborn Fire Insurance Maps, 1924. Vol. 3, Sheet 346. Houston, Harris County, Texas. Perry-Castaneda Library Map Collection, The University of Texas at Austin. Accessed September 2023.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Figure 3: Photo of 1703 West Street from the corner of West and Harrington Streets facing northwest circa 1914. Courtesy of Calvin Williams, Shared Services Facility Director at Julia C. Hester House.



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 4: Harris County Tax Appraisal and Building Assessment Records for 1703 West Street, Houston, Texas, 77026. Circa 1936-1937. Harris County Archives. Accessed September 2023.

Map No. _____ Addition <u>Margardes</u>		No. Sq. Ft. <u>1544</u>		Price Per Sq. Ft. <u>200</u>		Price <u>\$ 3090</u>	
Block <u>3</u> Lot <u>92</u>				Percent Good <u>70</u>		Value <u>2160</u>	
OWNER <u>Hester, Alexander</u>				Other Bldgs.		Value <u>600</u>	
ADDRESS <u>1703 West</u>		TYPE OF PROPERTY <u>Res. OCCUPIED VACANT</u>		Total All Bldgs.		Value <u>2760</u>	
BASEMENT, Whole Part _____		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____		LAND VALUE			
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		Front x Depth		Unit Value Factor Front Ft. Value - - \$	
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		_____			
Weatherboard _____		LIGHTING, Electricity _____		_____			
ROOF CONS., Concrete, Steel, Wood Truss _____		PLUMBING, Sewer, Water, Baths _____		_____			
ROOF, Hip, Gable, Mansard, Flat _____		ELEVATORS _____		_____			
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____		CONDITION, Good, Fair, Bad, Obsolete _____		_____			
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____		PERMIT DATE _____ NO. _____ AMT. _____		TOTAL			
				<u>210-740</u>			

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Figure 5: Harris County Tax Appraisal and Building Assessment Records for 1703 West Street, Houston, Texas, 77026. September 1968. Harris County Archives. Accessed September 2023.

HARRIS COUNTY BUILDING ASSESSMENT

Sub 11

(77)
INVESTIGATE

B Acct. No. 016-221-00-012

Map No. 189-1

9-27 1968

Martin M. E. Owner

Lot 12 Blk. 3

Foregard Addition

Remarks: Please check supts
see attached files -
make drawing for
1969

Their Value \$ 1,720 for 1969

Our Value \$ 1,690 see over 10-18-69

No. 1703 WEST Street

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
1767900500	14	213		12
<u>Re-ck</u>		<u>211</u>		
				<u>+120</u>
				<u>69</u>
<u>1969 New Val</u>		VALUE <u>860</u>		
10% II. DATE		<u>+80</u>		
NEW OWNER		1969 TOTAL <u>940</u>		
<u>Martin M. E.</u>				

N

W	MILLS	E
MAY	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">↑ 250</div> <div style="margin-bottom: 10px;">↓ 1.00</div> <div style="margin-bottom: 10px;">50</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">D</div> </div>	WEST
	HARRINGTON	
	S	

Land
8950

Figure 6: Harris County Tax Appraisal and Building Assessment Records for 1703 West Street, Houston, Texas, 77026. September 1968. Harris County Archives. Accessed September 2023.

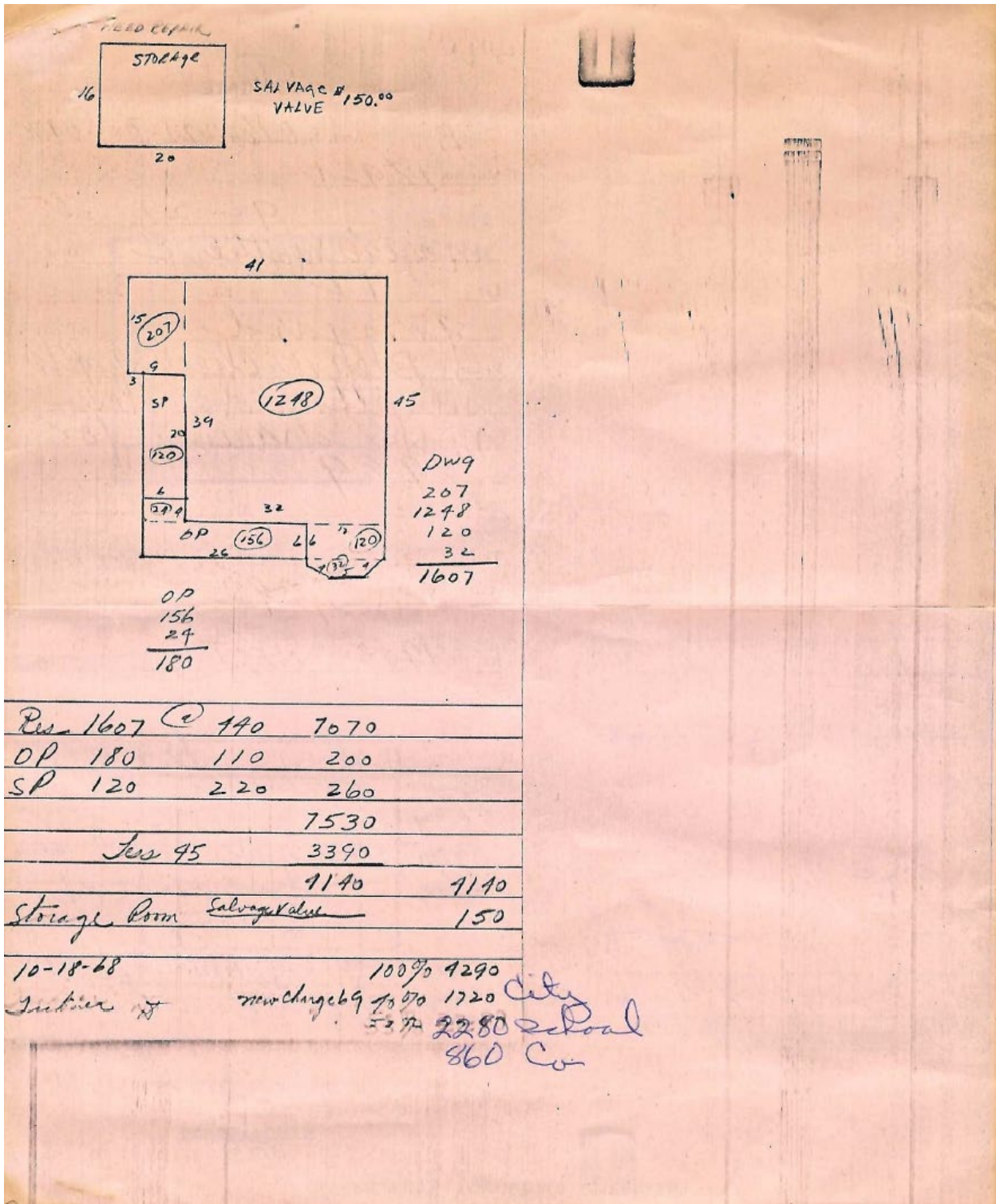
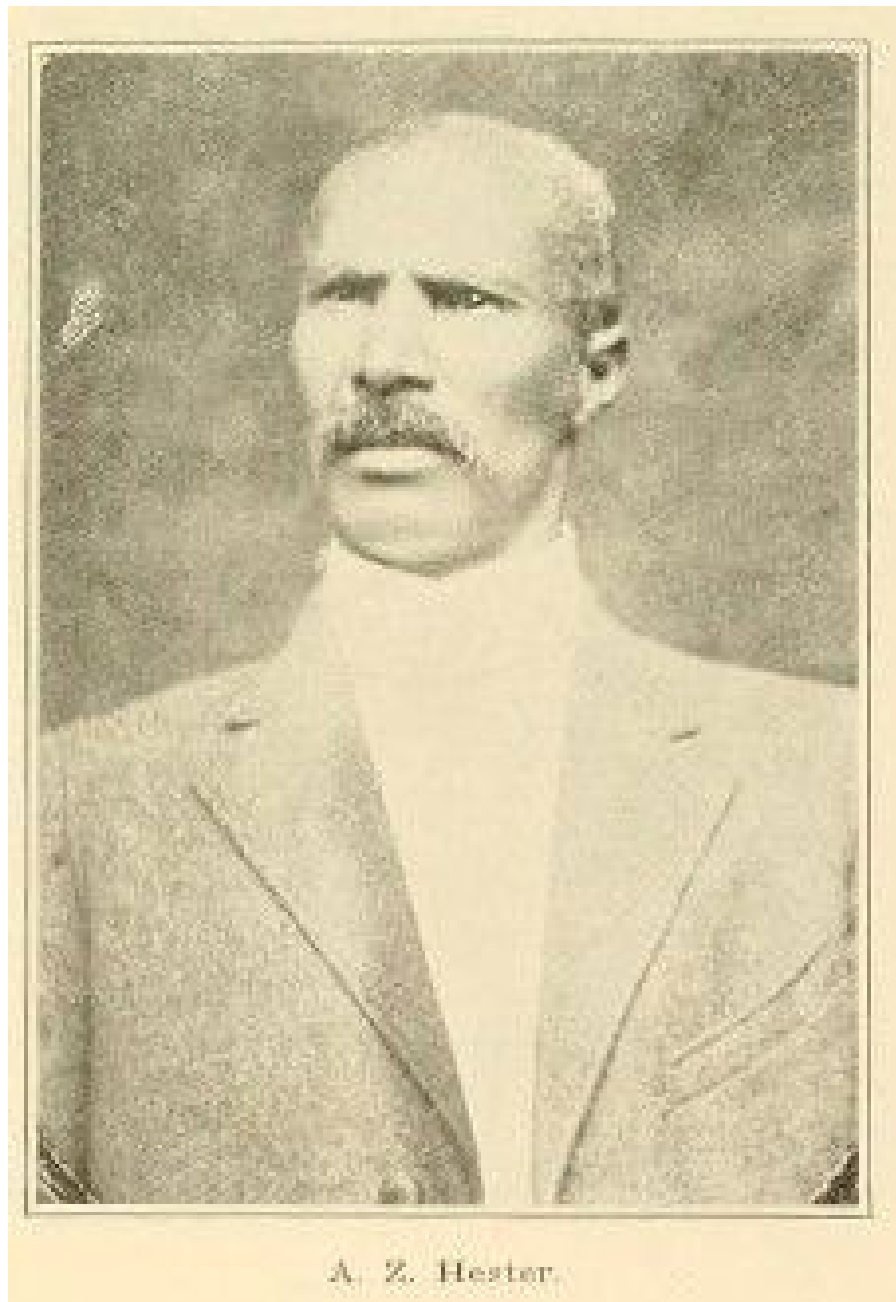


Figure 7: Portrait of Julia C. Hester. Source: Find A Grave Memorial. Accessed September 2023.



Figure 8: Portrait of Alexander Z. Hester. Source: Find A Grave Memorial. Accessed September 2023.





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date:

PLN - Protected Landmark Designation: Concord
Missionary Baptist Church at 7506 North Main Street

Agenda Item#: 36.

Summary:

ORDINANCE designating the property municipally known as **7506 North Main Street, Houston, TX 77022** and also known as "Concord 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 H - CASTILLO**

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 Concord Missionary Baptist Church at 7506 North Main Street was initiated by the owners.

A public hearing was held on March 14, 2024 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.

City Council held a public hearing on the designation request on Wednesday, June 26, 2024, 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 Development Department recommends that City Council approve the designation of 7506 North Main Street as a Protected Landmark.

Jennifer Ostlind, AICP
Interim Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison

832-393-6578

Cara Quigley, Planner I
832-393-6562

ATTACHMENTS:

Description

RCA
Designation Report

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/9/2024

District H

Item Creation Date:

PLN - Protected Landmark Designation: Concord Missionary Baptist Church at 7506 North Main Street

Agenda Item#: 15.

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 Concord Missionary Baptist Church at 7506 North Main Street was initiated by the owners.

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The Planning and Development Department recommends that City Council approve the designation of 7506 North Main Street as a Protected Landmark.

DocuSigned by:

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

51E3A8FD6F6743D

Jennifer Ostlind, AICP

Interim Director

Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison

832-393-6578

Cara Quigley, Planner I

832-393-6562

ATTACHMENTS:

Description

Designation Report

Type

Backup Material

PROTECTED LANDMARK DESIGNATION REPORT

PROTECTED LANDMARK NAME: Concord Missionary Baptist Church **AGENDA ITEM:** B

OWNERS: Gary Drabek

HPO FILE No.: HP2023_0282

APPLICANTS: Charles Stava

DATE SUBMITTED: 11/09/2023

LOCATION: 7506 North Main Street

HAHC HEARING: 03/14/2024

SITE INFORMATION: RES A BLK 1 CONCORD CHURCH, Independence Heights of Crosstimbers. 28,793 SF land, 14,257 SF Building

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

SUMMARY

Concord Missionary Baptist Church was founded in Houston's Independence Heights in 1917. The first pastor was Reverend Louis Green Alexander. Initially the church met in the home of Independence Heights resident, Mr. Arthur McCullough, who later served as Mayor of Independence Heights. The Church built a building at the corner of North Main and East 35th; the contractor being Purdy Lumber Company. The current structure was built in 1951 to replace the original structure to serve a growing congregation. Concord Church is one of very few surviving church structures that served the Independence Heights community, and a protected landmark designation is requested so it can be preserved in perpetuity.

HISTORY AND SIGNIFICANCE

INDEPENDENCE HEIGHTS

Independence Heights was incorporated in 1915 with 600 residents and was the first incorporated city completely owned and operated by African Americans in Texas. The land where Independence Heights stands today was purchased piecemeal by A.A. Wright Land Company who sold the lots to mostly African Americans at very attractive prices. By the mid-20th century, the city became a self-sustaining community with its own churches, school district, infrastructure, corner stores and several businesses. By the 21st century the population of Independence Heights had dwindled as most of its homeowners moved to other neighborhoods, and the Concord Church suffered a drastic decline in its congregation. By 2011 the congregation decided to stop using the church and it became vacant.

Independence Heights is listed on the National Register of Historic Places. The National Register of Historic Places Multiple Property Documentation form as of March 11, 2024 may be accessed here: <https://atlas.thc.texas.gov/NR/pdfs/64500641/64500641.pdf> That form was prepared in April of 1997 by Mrs. Vivian Hubbard Seals and Dwayne Jones, who was with the Texas Historical Commission at that time. Today he serves as the Executive Director of the Galveston Historical Foundation.

The above referenced document states the following about the neighborhood.

Geographical Background

Independence Heights lies approximately six miles from downtown Houston along a major north thoroughfare of Houston Boulevard, now North Main Street. The community as originally platted covers approximately 329.41 acres with lots divided in a north-south and east-west alignment. North Main Street bisects the subdivision in a northwest-southeast direction and is met almost in its center by another diagonal street, Link Road. The Houston Belt and Terminal Railroad further divides the subdivision in a straight east-west direction. Loop 610 separates Independence Heights on the south from Sunset Heights and the Studewood area, both developed in the early decades of the 20th century. Yale Boulevard separates it from Garden Oaks on the west which was developed in the 1940s. The east-west streets of Independence Heights do not connect directly with those of Garden Oaks.

Houston Area Development

Houston's political districting was done prior to 1900, when the population was nearing two thousand. First Ward, Second Ward, Third Ward, and Fourth Ward were established in 1840. The Fifth Ward was added in 1867 and Sixth Ward in 1897. By the turn of the century, African Americans mostly lived in Fourth Ward or Freedmen's Town (NR 1985), Third Ward, and Fifth Ward. These neighborhoods developed around the central business district with each functioning as a separate small community. Each Ward also had a variety of shops and businesses. For example, Jackson Funeral Home, now known as Jackson Mortuary, Inc., was established in Fourth Ward in 1906.

The commercial center was in town with the city hall occupying a block square, bounded by Travis, Congress, Milam, and Preston Streets. The lower floor had markets and city business was on the upper floor. Farmers would bring their produce and park all the way around the City Market to sell their wares from the sidewalk. Other businesses were operating within a few miles from this block. African Americans owned three buildings in this area, U.B.F. Building, Odd Fellows Building, Lincoln Theater, and Taborian Building, where black professionals had offices, barber shops, restaurants, hat shops, and other businesses.

Since residential segregation was a matter of custom rather than law, there was never absolute separation of the races. Usually, the whites who lived in these areas were either poor or immigrants or had a business in the black neighborhoods. Many Germans, Jews, Greeks, and Italians owned shops or stores in these older neighborhoods and often lived next door to or above their stores. As the black population grew, new enclaves developed in the Wards and beyond their boundaries.

During the period in which Houston rose from a muddy town to a city of national importance, the streetcar was the dominant form of transportation. From the mid-1870s to the late 1920s, Houston had

streetcars. Virtually every significant land development was located on or near an existing or proposed streetcar line. The early streetcars were mule drawn. Prior to 1883 two companies, the Houston City Railway and the Bayou City Street Railway serviced Houston with streetcars. These two companies were purchased and consolidated by William Sinclair and H.F. MacGregor of Galveston.

By 1890 Houston had become an important commercial center built on cotton, lumber, and railroad. Realizing the potential value of this transit system, a group of investors began to rebuild the system for electric operation. By 1900 the new electric streetcars had routes to meet the needs of the fast-growing real estate developments. The Houston Electric Company was the operator of the streetcar system.

In 1912 the Houston Electric Company encountered legal problems with real estate developers concerning streetcar service. As a result, the company made major track constructions creating new routes, among which were Third Ward, Fifth Ward, Harrisburg, and Studewood. In 1914 the Studewood route opened to serve a largely undeveloped district lying between Woodland Heights and Houston Heights. This included the section originally known as Stude's Woods, then in the process of being subdivided by the Stude family, and a residential development called Sunset Heights. Independence Heights was accessed on the streetcar on the Studewood line which came to 30th Street and turned around.

In November of 1914 a jitney service began—a ride in a private car for the same price as a streetcar, a nickel. By early 1915 there were hundreds of cars serving as jitneys darting among the streetcars to pick up waiting passengers. This was a blow to the streetcar industry, so the Houston Electric Company persuaded the City to regulate the jitneys and confine them to certain routes. On April 1, 1924, the Houston voters approved the banning of jitneys from the Houston streets. Then the Houston Electric Company began operating motor bus service.

Establishment of Independence Heights

A. A. Wright and his wife came to Houston from Ohio about 1905. They acquired land north of Houston for the purpose of establishing subdivisions. The Wright Land Company, founded by A. A. Wright, was incorporated on August 11, 1910, to offer lots and low interest loans to blacks. The Wrights formed the Wright Loan and Security Company as a parallel business to sell to whites. A. A. Wright was joined in the company by his only son, Raymond L. Wright. The company was originally housed in the Houston Chronicle Building downtown but is now in operation at another Houston location. Independence Heights was the first major addition developed by the Wright Land Company, who named the area and laid out all the dirt streets. It was bound on the south by 30th Avenue, on the north by 40th Avenue, on the west by Yale Street, on the east by McComb Street and Airline Street. It was adjacent to Sunset Heights,

Texas. The Wright company later subdivided land farther north of Independence Heights for blacks called Acres Home and Highland Heights.

African Americans were attracted to Independence Heights because the Wright Land Company offered them property at reasonable prices and financed almost all of the sales at a time when it was almost impossible for blacks to obtain conventional loans. The interest was lower than going commercial rates and they dealt fairly with people. Some paid \$6 down and \$6 a month for the land and had their homes built. Before the company was incorporated, the Wrights sold property for a house (that) still stands on 32nd that was built in 1908.

Independence Heights offered better living conditions and environment than the typical Ward neighborhoods. Many residents were well educated and in good jobs. This created a middle-class suburban community typical of early 20th century suburbs.

The community grew at a rapid rate. Most of the houses were built by residents of Independence Heights who were contractors, carpenters, brick layers, and electricians.(see attached list) A number of residents moved from Houston to Independence Heights and others came from various places in Texas. It was a progressive community that took pride in home ownership. The federal Census Bureau gave the 1920 population as 720. This was the only census year that the city existed since it was incorporated in 1915 and dissolved in 1928.

On November 27, 1914, a petition was filed with Harris County Judge W. E. Ward by W. R. Knox and other residents of Independence Heights asking for incorporation into a city. The Judge set the election for January 16, 1915, and appointed O. L. Hubbard Election Judge. The election was held and George O. Burgess, an attorney, was elected Mayor with S. C. Lamothe and Arthur McCullough as Commissioners. According to the Houston Post newspaper this was the first incorporated city in Texas with all black officials, dated January 17, 1915. The City Hall was in a "shotgun" house at 701 E. 34th.

About 1925 the Phelps Real Estate Company laid out a short street, 31 1/2, that extended from Yale Street to Courtlandt between 30th and 31st Streets. Houses were built and sold. The street was shelled and two blocks long, so it was nicknamed "Short Shell." The city also passed a bond for \$20,000 to pave streets and provide other basic city services.

...Churches of Independence Heights

The Wright Land Company granted land for three churches: Green Chapel African Methodist Episcopal Church, St. Paul Colored Methodist Episcopal Church, and New Hope Missionary Baptist Church. Green Chapel was organized in 1911 and built its first building on granted land at 618 E. 35th. New Hope was organized in 1911 and received its land

grant in December 1919 at 600 E. 37th where the first building was erected. St. Paul was organized in 1916 and was granted land to build at 700 E. 37th.

Three other churches were organized during this period. They purchased their own property. Ebenezer Methodist Episcopal Church had its beginning in 1916 and held services in Allen's Hall until the property was purchased on Houston Avenue at the corner of 33rd. Concord Baptist Church was organized 1917, and services were held in the Independence Heights City Hall until the church purchased property on Houston Avenue (North Main) near 35th, where the building was erected. The North Main Church of God in Christ began in 1926 and shortly afterwards bought property and erected a building at 7206 North Main. All of the churches are still in existence but have built new buildings.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

ARCHITECTURAL DESCRIPTION

The 1951 church building was designed and built by James M. Thomas, a black contractor who specialized in designing and building churches for the local African American congregations.

Thomas began building churches in 1937, at a time when Houston had no black architects, and designed over 55 churches in his lifetime. He got his start as a designer while attending Prairie View College. In 1930, he began teaching mechanical drawing at Phillis Wheatley High School in Houston, where he taught for 42 years before retiring in 1972. Thomas died in 1994, leaving an important architectural legacy in the city. Most of Thomas's churches share two prominent corner towers with pyramidal or hipped roofs and large gable roofs over the primary sanctuary. In many examples, wide steps lead up to an entrance above a raised first floor. Another notable and unusual feature of many Thomas designs is the use of glass block as a decorative feature, often used in place of brick between window openings. Thomas's design for Concord Church incorporates many of the stylistic characteristics for which he is noted.

ALTERATION HISTORY

In 2013, two local historic preservationists, Gary Drabek and Ava Angle, purchased the church building with the intent to restore it to a different use but maintain its original appearance and preserve the historic importance of the building. As the building was vacant for several years, it fell victim to vandalism and theft. All electrical wiring, metal pipes and fixtures were stolen, and the building became a virtual empty shell. Water was leaking into the building from holes in the roof, causing major structural damage. The second floor, where the sanctuary was located, was falling onto the ground floor and water intrusion into the building was causing the interior plaster to crumble and causing structural damage to the bricks. The building was on the verge of collapse and the property was listed as "land value" only and there existed the possibility the building could have been torn down.

Gary and Ava considered various options for the building and decided to turn it into residential multifamily use. They modified the interior of the building to make 2 units on the 2nd and 3rd floors to be their primary residences and created 4 apartments at the ground level. They wanted to preserve the original appearance of the exterior knowing that they would want to get a historic designation in the future to ensure the building and its historic importance would remain intact for future generations. Even though the building use changed they were careful not to change the exterior appearance and to use important elements such as the stained-glass windows and original light fixtures in the interior renovation. The goal was also to include a gallery space that could be used to portray the history of the church and its importance to the community over the years. It is also their goal to be able to use the building and gallery space to help local students and community groups.

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"/> | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present; | | | |
| <input 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

EXHIBIT A
CURRENT PHOTOS

CONCORD MISSIONARY BAPTIST CHURCH

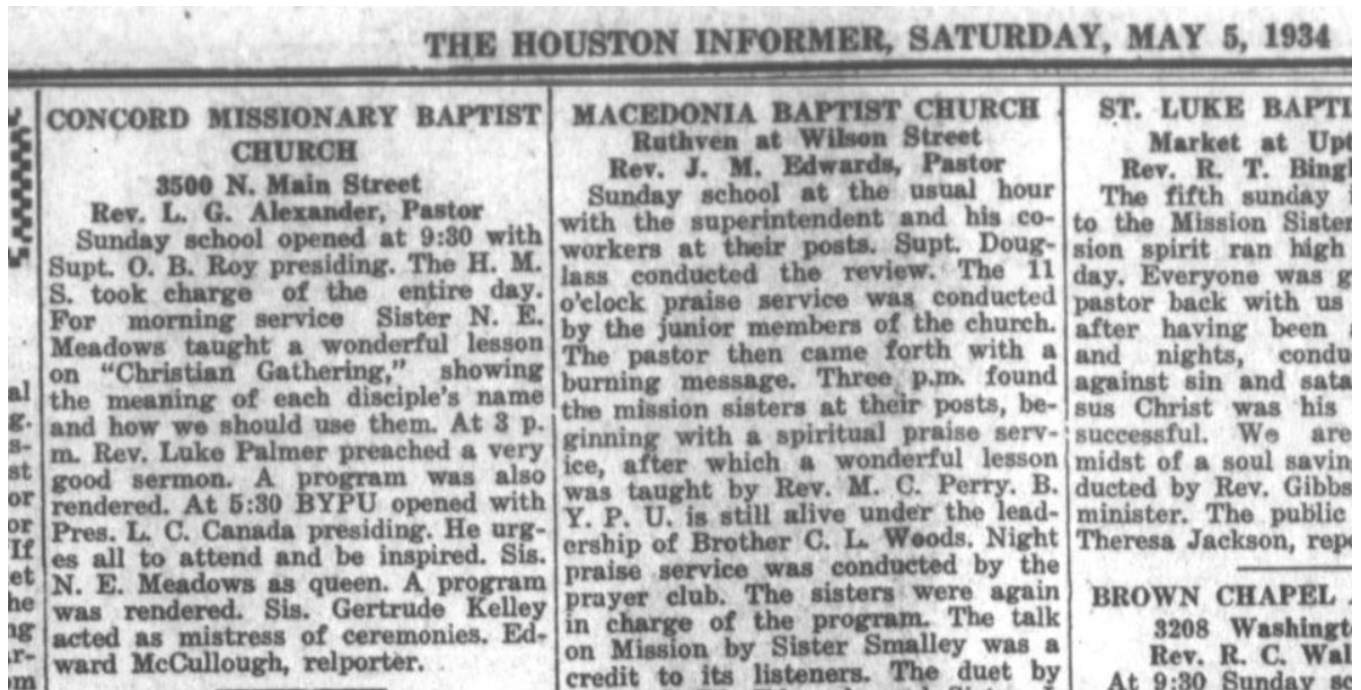


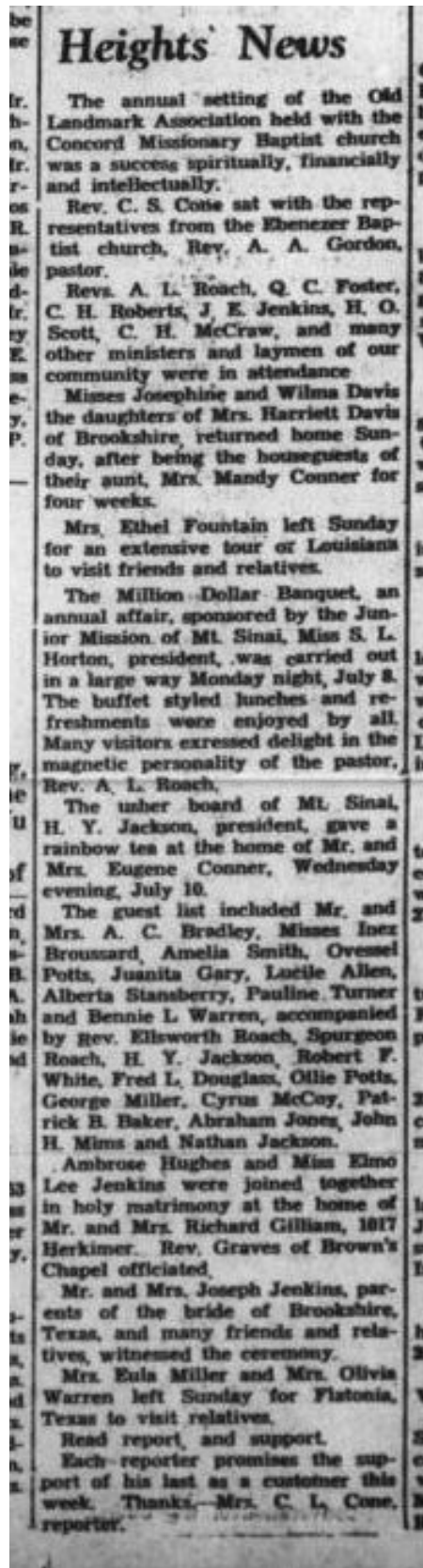


EXHIBIT B
SITE MAP- 7506 NORTH MAIN ST.



EXHIBIT C
FROM THE INFORMER NEWSPAPER
(UNT PORTAL TO TEXAS HISTORY)





PLEASE ALSO SEE APPENDIX A

- NATIONAL REGISTER DOCUMENT -HISTORIC AND ARCHITECTURAL RESOURCES OF INDEPENDENCE HEIGHTS, HOUSTON, TEXAS

RICE UNIVERSITY ALSO HAS A WEBSITE REFERENCING CONCORD MISSIONARY BAPTIST LOCATED HERE:
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date:

PLN - Protected Landmark Designation: Knapp Chevrolet
Building at 1230 Houston Avenue

Agenda Item#: 37.

Summary:

ORDINANCE designating the property municipally known as **1230 Houston Avenue, Houston, TX 77007**, and also known as "Knapp Chevrolet Building" 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 - CASTILLO**

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 Knapp Chevrolet Building at 1230 Houston Avenue was initiated by the owners.

A public hearing was held on September 14, 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.

City Council held a public hearing on the designation request on Wednesday, June 26, 2024, 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 Development Department recommends that City Council approve the designation of 1230 Houston Avenue as a Protected Landmark.

Jennifer Ostlind, AICP
Interim Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Cara Quigley, Planner I
832-393-6562

ATTACHMENTS:

Description

RCA
Designation Report

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/2/2024

District H

Item Creation Date:

PLN - Protected Landmark Designation: Knapp Chevrolet Building at 1230 Houston Avenue

Agenda Item#: 12.

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DocuSigned by:

51C3ADFD6F0743D

Jennifer Ostling, AICP

Interim Director

Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Cara Quigley, Planner I
832-393-6562

ATTACHMENTS:

Description

Designation Report

Type

Backup Material

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Knapp Chevrolet Building

OWNERS: Houston Dart, LLC

APPLICANTS: LAURA CARRERA, URBANO ARCHITECTS

LOCATION: 1230 HOUSTON AVENUE, HOUSTON, TEXAS 77007

AGENDA ITEM: A

HPO FILE NO.: HP2023_0178

DATE ACCEPTED: 08/01/2023

HAHC HEARING: 09/14/2023

SITE INFORMATION: Track 7, Block P, Evans, City of Houston, Harris County, Texas

The site includes a 1-story brick veneer commercial building, and a small parking lot.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Knapp Chevrolet Building has been a prominent presence on Houston Avenue since it opened in April 1940, actively serving its community for over 80 years. The building was originally constructed as an automobile showroom for Knapp Chevrolet, a locally recognized company since 1940 still in business today. The building's front façade continues to reflect Chevrolet's industrial identity of the time, a typical characteristic of Art Moderne. Joe Montalbano, once owner of the locally recognized Montalbano Lumber Company, led the construction of the building in 1940. Today, this business continues to serve the Houston construction community as a Montalbano family-operated business. For most of its lifetime, the building has served as an active and viable commercial building for the neighborhood, serving as Knapp Chevrolet's showroom, repair shop, industrial print shop, and Station Theater, an improvisation theater that has been vital to the expansion of the improve scene in Houston with abundant workshops and classes. ¹ In late 2022, the building was rehabilitated into an Art Gallery and listed as a Recorded Texas Historic Landmark.

Based on a study conducted in 2022 by Urbano Architects, the building's 80-year history stands out among the few remaining commercial buildings constructed prior to 1951 facing Houston Avenue, the once thriving main commercial corridor of the First Ward; one of the original four wards in Houston. Its Art Moderne-style represents a typical small-scale Texas automobile shop that provided commercial services for its surrounding community, an important role in local economies since the invention of the automobile. According to three Moderne surveys conducted in 1978, 2005 and 2022, Knapp Chevrolet building represents among the few small-scale commercial Art Moderne buildings still present in Houston today. The period of significance is 1940-1973, reflecting the date of its current Art Moderne appearance through the current 50-year point.

HISTORY AND SIGNIFICANCE

History of the Knapp Chevrolet Building

1220 Houston Avenue, Prior to 1940

Prior to construction of the Knapp Chevrolet building, there was a two-story Victorian house and a detached two-story apartment. The home may have belonged to the Fisk Family and the address was 1220 Houston Avenue.² According to the Harris County Tax Assessor Archives, the property address later changed to 1228 Houston Avenue³ and in 1940, it was changed to 1230 Houston Avenue.

As early as March 1935 through at least 1940, Joseph Frank Montalbano Sr. was the owner of the property. Joe was owner of the Montalbano Lumber Company, one of the oldest family-operated lumber companies in Houston today. The company supplied an assortment of construction materials including lumber, paint, plumbing, electrical supplies, roofing and hardware. Joe, was the son of Francesco (Frank) Montalbano, who founded the company in 1900 at 1309 Houston Avenue shortly after arriving from Palermo, Italy. Starting around 1929, Joe became owner and together with his wife, operated the company for over 61 years. By the 1930s, there were a series of advertisements by the Montalbano Lumber Company offering construction and financing services. Joe Montalbano was referenced on the Houston Post as being the builder of various small-scale brick-veneer buildings around Houston and in 1938, he built a two-story four-unit tan brick-veneer building still present today⁴. Joe lived at 1606 Goliad Street, a few blocks from Knapp Chevrolet Building.⁵ His three sons, Frank, Michael and John, eventually took over the business when Joe retired. Several newspaper articles by the Houston Post and Houston Chronicle have highlighted Joe and the Montalbano Lumber Company throughout the years. In 1990, Joe was referenced as the “distinguished lumber company czar” by the Houston Chronicle and in 1978, the Houston Post referred to the Montalbano Lumber Company as “the oldest lumber yard in Houston.”⁶ Today, the business continues to operate at 1309 Houston Avenue, the same location as back in 1940, and has expanded to another location in Houston.

¹ Houston Chronicle (2019, January 7). Houston’s improv scene making itself seen. p. 1.

² Sanborn Fire Insurance Maps, 1924 vol. 2, Sheet 215. Houston Public Library online, Texas Digital Sanborn Maps

³ [Building and Land Assessment Cards], Harris County Tax Assessor – Collector: Harris County Archives, Houston, Texas.

⁴ Houston Post. (1938, April 24) Brick Being Built. P. 25

⁵ Houston Post (1935, October 6). Brothers. P.59.

⁶ Houston Post (1978, September 14). Oldest Lumber Firm. P. 59.

Knapp Chevrolet Building, 1940

Knapp Chevrolet opened their first Houston branch at 1230 Houston Avenue in April 1940, upon building completion. Knapp Chevrolet is one of the oldest family-operated car dealerships in Houston still present today. Prior to conducting business in Houston, Knapp had successfully operated dealerships in Harlingen, Brownsville and Mercedes in the Rio Grande Valley.⁷ F.E. Knapp of Weslaco served as president of the dealership at the time and J.M. Richardson, served as vice president and first manager of the Houston office.⁸ Knapp Chevrolet Houston's first customer is photographed at the front façade of Knapp Chevrolet Building (Figure 1), courtesy of Knapp Chevrolet.

According to newspaper articles, the building was considered a temporary location for Knapp Chevrolet and shortly after December 1941, they relocated to a 40,000 SF new building at 815 Houston Avenue.⁹ Today, Knapp Chevrolet Houston continues to operate at 815 Houston Avenue. The company has been recognized with a "Texas Treasure Business Award", a program of the Texas Historical Commission awarded by the Harris County Historical Commission.

Knapp Chevrolet Building, 1943 -1964

From 1943 through 1964, the building served as a repair shop under the business of Joe Goss Refinishing Service, later known as Goss Appliance Refinishing Shop. During this time, the business was owned and operated by Joe Goss, a Heights resident, offering refinishing services for appliances and furniture.

Knapp Chevrolet Building, Late 1960 - 2002

Starting the late 1960s through 2002, the building housed Industrial Printers, Inc, owned and operated by Fred Barry. Fred Barry was born in Nebraska on August 7, 1926. After serving as a World War II Navy veteran, he relocated to Houston and started Industrial Printers in 1947. The print shop served top Houston businesses, associations and politicians and May 31, 1991 was proclaimed Industrial Printers Day by Mayor Kathryn Whitmire.¹⁰ In 1990, Fred Barry filed a permit to construct a two-story metal warehouse approximately 5 feet south east of the Knapp Chevrolet building. A connecting corridor was constructed circa 2002, according to google earth.

⁷ Houston Chronicle (1940, April 14). New Dealer in Chevrolet Autos Opens. P.60

⁸ Houston Post. (1940, April 14). New Building for Houston Avenue. p. 14

⁹ Houston Post. (1941, December 1). Knapp Inc.; Authorized Chevrolet Dealer, to Open its New Building Today. p. 19

¹⁰ Houston Chronicle. (2008, December 6). Fred L. Barry Obituary. P.8

Knapp Chevrolet Building, 2002 – Late 2021

The Estate Land Company (Wiese Properties) purchased the building in November 2002 through December 2021. During this time, the building was leased to the Texas Art Asylum (2010-2013) and Station Theater (2013 – 2022). According to their website, the Texas Art Asylum is a “part craft store, part thrift store, part salvage yard for reuse, repurposing or upcycling” and in 2010, they were featured as “the Ultimate Business of the Week” by the Houston Chronicle for having collected 20,000 pounds of reusable materials¹¹. Station Theater is a popular venue in the neighborhood offering comedy performances as well as classes and workshops in improvisation, sketch and stand-up. By late 2021, the building had fallen into disrepair with extensive graffiti, paint, soiling, and vegetation throughout its brick facades. The four original display windows were missing, with its openings covered with plywood. The once shiny and curved metal entry awnings and metal coping were corroded with missing or broken parts. The entry doors were missing and blocked with plywood. Some upper windows were infilled with masonry and the site had unmanaged vegetation throughout.

Knapp Chevrolet Building, Late 2021 - 2023

In December 2021, the property, which included 1230 and 1224 Houston Avenue, was purchased by Houston Dart, LLC, with plans of rehabilitation into retail use. The development was led by Andres Utting and Jon Deal who hired Urbano Architects as Architect and Historic Preservation Consultant for the rehabilitation of the Knapp Chevrolet building and 1224 Houston Avenue. TDC Realty, LLC managed the construction with assistance by Long-Term Buildings, LLC. Following construction completion, Mont Art House, a local art gallery, moved into the Knapp Chevrolet Building and the now-disconnected 1224 Houston Avenue building serves as offices.

About Houston’s First Ward, Baker North Side Buffalo Bayou Subdivision and Houston Avenue

(By Preservation Houston¹²)

The First Ward was established in 1840 as one of the original four wards in Houston. At the time, the ward system provided neighborhood representation in city government with Main Street and Congress Avenue as the dividing lines between the wards. The First Ward covered all the area northwest of the intersection at Main and

¹¹ Houston Chronicle. (2011, May 19). Texas Art Asylum. P.189.

¹² Houston Archaeological and Historical Commission Report. (2021, August 26) Protected Landmark Designation Application for the J.F. Kessler Building. P. 2 Courtesy of Preservation Houston

Congress to the city limits; it included Market Square and part of the original Port of Houston at the foot of Main Street. Although the ward system was abolished in 1905, the name First Ward is still used to describe the general area immediately west of I-45, east of Sawyer Street, south of I-10 and north of Washington Avenue.

Most land within the First Ward was outside the city's central business district and was surveyed and sold to private landholders for residential development beginning in the late 1830s. It quickly developed into a working-class community because of its proximity to the downtown port and what would become the Houston & Texas Central Railroad shops. Robust economic activity attracted German, Italian and Irish immigrants to the area who sought employment with the railroad or who would start their own businesses to serve the neighborhood. Population increase led the City of Houston to designate the part of First Ward east of White Oak Bayou as the Fifth Ward in 1866.

Many of the structures built in First Ward reflected styles that were popular in working class communities of the time, including small vernacular Victorian cottages and Craftsman bungalows. About 30 percent of the properties in the area were originally rentals, reflecting the transient nature of the occupants. Houston Avenue was First Ward's main business thoroughfare, but small commercial buildings that housed corner grocery stores, saloons, barber shops, bakeries, meat markets and drug stores were scattered throughout the neighborhood.

Like many neighborhoods its age, the First Ward began a long period of decline in the 1950s. Many of the historic houses and buildings were demolished and replaced by industrial buildings. Construction of interstates 10 and 45 also decreased the desirability of the area for anything beyond commercial buildings. The integrity of the neighborhood was further endangered as residents fled to more stable areas, and much of the remaining housing stock and commercial buildings that weren't demolished fell into disrepair.

Today, the First Ward is a neighborhood in transition. There is a thriving arts community in the area, and new retail is opening on its western edge. Demands for high-density housing near downtown, though, are putting increased pressures on the area. While small businesses are opening in rehabbed buildings and a new hike and bike trail runs along the neighborhood's northern edge, historic houses are being replaced at a rapid pace by modern townhomes. Nevertheless, the First Ward still has several late 19th-and early 20th-century buildings, including some of the oldest surviving structures in Houston. Concerted efforts by residents and advocacy groups to preserve the remaining historic housing stock resulted in the City of Houston designating part of the neighborhood as the High First Ward Historic District on May 28, 2014.

William Robinson Baker was born on May 21, 1820 in Baldwinsville, New York, to Asa and Hannah (née Robinson) Baker. William Baker moved to Texas in 1837 and worked as a bookkeeper for the Houston Town Company. He was elected Harris County clerk in 1841, a position he held for 16 years. Baker married Hester Eleanor Runnels on December 15, 1845. They had one child, Lucy. All three are interred in Glenwood Cemetery.

Baker was the mayor of Houston from 1880 to 1886, a Texas state legislator, president of the City Bank of Houston, and president of the Houston and Texas Central Railroad. He was also instrumental in developing early neighborhoods such as the First Ward and the Sixth Ward.

Shortly after John K. and Augustus C. Allen founded the town of Houston, the area immediately west of the townsite, now known as First Ward and Old Sixth Ward, was surveyed and sold to private landholders including William Baker. According to local historian Neal Parker, Baker bought lots in the part of Houston that is now the Baker NSBB subdivision from Angus McNeil, Augustus C. Allen and James S. Holman in 1838. By 1858, William R. Baker owned or held several mortgages on most of the land in this area.

Houston Avenue was platted as the primary north-south thoroughfare through William Baker's subdivision and developed into First Ward's main commercial corridor. Houston Avenue's planned significance was evident in its 100-foot easement compared to an average 60-foot easement on other streets in the First Ward. That width allowed the Houston City Street Railway to build a streetcar line along Houston Avenue in 1892, connecting the neighborhood with the city's central business district. In 1906, the streetcar line was extended to neighborhoods north and northwest of the First Ward to bring suburban residents to downtown workplaces. By the turn of the 20th century, Houston Avenue was a mix of commercial buildings, housing drug stores, grocery stores and saloons alongside single-family Victorian homes.

Many important First Ward institutions were located along Houston Avenue, including Hawthorne Public School, the neighborhood's elementary school at the intersection of Bingham and Houston, and the first fire station at the intersection of Spring and Houston. One of the first two-story brick buildings in the First Ward was constructed at the intersection of Summer and Houston, and the intersection of Crockett and Houston Avenue emerged as the center of commercial activity by the 1890s with three of its four corners occupied by businesses¹³.

¹³ Sanborn Fire Insurance Maps, 1896, Sheet 53. Houston Public Library online, Texas Digital Sanborn Maps.

By the 1930s, several of the original structures along Houston Avenue had been replaced with more modern brick buildings. Like the rest of the First Ward, Houston Avenue began a period of decline in the 1950s and changed from its original mix of commercial and residential properties to predominantly commercial. Many buildings along the street were demolished; the businesses that remained, including bars, barbershops, beauty salons, convenience stores, auto mechanics, primarily served the immediate area.

Today, Houston Avenue remains a primary artery connecting downtown to near northwest neighborhoods. Though much of the housing stock along Houston Avenue has been demolished, a few residential and commercial structures from the late 1800s and early 1900s remain. New businesses are opening in rehabilitated historical buildings, and dedicated local preservationists are acting to retain some of the street's remaining historic structures. The historic buildings on Houston Avenue are outside the High First Ward Historic District and have no city protection.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Architectural Description

Description

Knapp Chevrolet Building is a single-story, brick veneer commercial building located on the east side of Houston Avenue and corner of Dart Street, approximately a half-mile northeast of Downtown Houston, Texas. Designed in the Art Moderne architectural style, the building served as the first home of Knapp Chevrolet in Houston, one of the oldest family-operated car dealership businesses still present today. The building was constructed in April 1940 by Joseph (Joe) Frank Montalbano Sr. Joe, owned and operated the Montalbano Lumber Company for over 61 years, a family-operated lumber company that was founded in 1900 and is still in business today. Knapp Chevrolet's occupancy in the building was short-lived due to rapid success, yet the front façade still reflects the corporation's industrial identity of the time, a typical characteristic of Art Moderne. The building has been in active use for most of its lifetime, operating most notably as a neighborhood repair shop, print shop and improvisation theater. In late 2022, the building was rehabilitated as an Art Gallery, and the building exterior was restored to its original fabric. The work entailed bringing back various original features that were missing or in poor condition, such as the display windows that once faced Houston Avenue and Dart Street, wood windows that once faced the rear and the side façade and curved metal awnings at the entry. In addition, the rehabilitation entailed brick cleaning to remove extensive graffiti, paint, soiling and vegetation, as well as the

removal of a non-contributing metal enclosed corridor that once connected the Knapp Chevrolet building to an adjacent two-story metal addition constructed in the 1990's.

Exterior

General

The Knapp Chevrolet Building is a single-story, brick veneer commercial building composed of tan brick veneer with long horizontal stripes of black brick veneer at the parapet level. The building has a symmetrical front façade with a streamlined parapet that curves and steps into a higher center bay. The stepped center bay has vertical stripes of black brick veneer which closely resemble Chevrolet industrial designs of the time. The building has large display windows facing Houston Avenue and Dart Street and two front entrances, each with curved and narrow metal awnings. There is one glass overhead door at the north façade on Dart Street and a door located at the rear of the building facing east. The 2,646 square-foot building measures 49 feet wide by 54 feet deep by 15.5 feet high.

Front facing Houston Avenue (West Façade)

The building's primary west façade faces Houston Avenue and predominantly consists of tan brick veneer with four large display windows symmetrically distributed throughout the façade. There are two single-door main entries, each with a wood and glass doors, wood-framed transom and sheltered by a curved and narrow stainless steel awning that extends about three feet from the façade. Three horizontal stripes composed of black brick veneer run along the upper part of the façade, above the display windows. There is a streamlined parapet at the center, capped with a stainless steel coping that curves and steps into a higher center bay, which consists of a projecting tan brick veneer with contrasting black brick veneer arranged to create various bold vertical stripes and toward the bottom step down in plane. The center bay resembles closely to the front of a 1940's Chevrolet truck model. There is a bus stop located directly at the front of the building.

Side facing Dart Street (North Façade)

The North façade faces Dart Street and consists of tan brick veneer and three horizontal stripes composed of black brick veneer running above the windows. This façade has a display window closer to the corner of Houston Avenue that has butt-glazing in the middle to meet its wider span. There is one large two-over-four wood window closer to the parking lot that drops to the sidewalk level, giving the appearance of what is believed to

have been a large overhead door to car access. There are two low-height upper wood windows painted white directly at the center of the façade. These windows sit evenly between three matching concrete vents that consist of three evenly spaced openings and are located at the lower portion of the façade.

Side (South Façade)

The South façade faces the side of the property closest to the adjacent building, also known as 1224 Houston Avenue and its parking lot. The façade consists of tan brick veneer and three horizontal stripes composed of black brick veneer running above four low-height upper wood windows painted white. These windows have an extended brick sill arranged in rowlock. There are three matching concrete vents at the lower portion of the façade that match the ones on the North façade.

Rear (East Façade)

The East façade faces the rear of the property and the parking lot. The façade consists of tan brick veneer and there are three different types of wood-framed windows, with extended brick sills arranged in rowlock. There are three low-height upper windows, one of which sits directly over the rear wood and glass door. There are two medium-sized single-hung wood windows that sit directly at the center of the façade and one larger single-hung wood window that is near the rear door. The door frame and all wood windows are painted white. There are four matching concrete vents located at the lower portion of the façade that match the ones on the North and South façades. There is electrical equipment mounted on the wall near the street side. The gutters and downspouts are white. The rear of the site consists of a permeable true grid paver system with limited parking and a curb-cut on Dart Street.

Roof

The building's roof structure dates back to 1940 and consists of a wood frame and shiplap construction. In 2022, all previous modified bitumen roofing layers were removed and a new 60 mil TPO roofing system with rigid insulation was installed over the existing wood deck and shiplap. A new stainless steel coping extends throughout the building perimeter.

Interior

The interior of the Knapp Chevrolet building consists of a large open space with two distinctive main areas, the front or lobby area with a gypsum flat ceiling and wood trim throughout and the rear area with exposed wood

ceilings and small amenities, including an open kitchenette, two restrooms, a storage, and an MEP closet. The exposed ceilings occupy nearly two thirds of the building and consist of unpainted original vertical wood joists exposing to the wood deck above. The existing concrete floors are polished and appear original. There is one predominant exposed wood beam at the center that runs from the front to the rear of the building and is supported by two T-shaped wood columns. The walls and ductwork are painted white with minimalist lighting.

Integrity

The Knapp Chevrolet building has retained a high degree of integrity from its 1940 Art Moderne appearance. The Houston Chronicle published a photograph of the front of the building on 14 April 1940 (Figure 2.) During the same year, Knapp Chevrolet photographed their first ever customer at the front of Knapp Chevrolet Building, according to Robby Knapp of Knapp Chevrolet (Figure 1). These early photographs serve as evidence of the survival of the original physical characteristics that existed at the time of construction in 1940 and are still present today. Today, the building's historic integrity has retained a high degree of original location, materials, design, workmanship and feeling as defined by the National Register of Historic Places. The building remains in its original location, in the same urban setting facing Houston Avenue within the First Ward of Houston. The feeling of the property has not changed with its one one-story scale and a streamlined parapet that curves and steps into a higher center bay closely resembling Chevrolet industrial designs of the time. The original materials have not changed and still consist of tan brick veneer with pronouncing black horizontal stripes, shiny metal curved awnings, large wood display windows, and smaller wood windows. The building's Art Moderne style, and its wood-frame structural integrity and detailing remains untouched reflecting the workmanship of the 1940's.

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____, "Christian Window" 23 October 1935: 16.

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____, "New Chevrolet Trucks" 18 February 1941: 4.

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- ____, "Brothers" 6 October, 1935: 59.
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- ____, "Joseph J. Montalbano Sr. [Obituary]" 8 April 1966: 39.
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Sanborn Fire Insurance Maps, 1924-Feb. 1951 vol. 2, 1924-Dec. 1950, Sheet 215. Houston Public Library online, Texas Digital Sanborn Maps.

CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

EXHIBIT A

PHOTO

KNAPP CHEVROLET BUILDING

1230 HOUSTON AVENUE, HOUSTON, TEXAS 77007



EXHIBIT B

MAPS

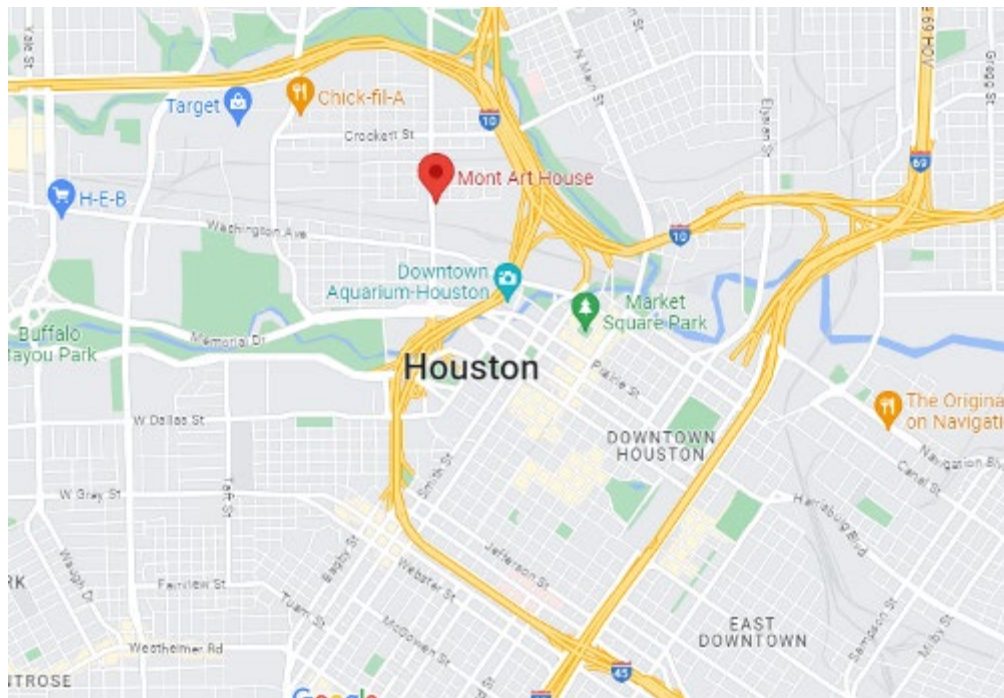
KNAPP CHEVROLET BUILDING

1230 HOUSTON AVENUE, HOUSTON, TEXAS 77007

Map 1: Harris County, Texas



Map 2: Google Earth, Location of Knapp Chevrolet Building and Downtown Houston, accessed June 22, 2023



CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Map 3: Google Earth, accessed June 6, 2023



CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Map 4: Sanborn Fire Insurance Maps, 1924-Feb. 1951 vol. 2, 1924-Dec. 1950, Sheet 215. Houston Public Library online, Texas Digital Sanborn Maps

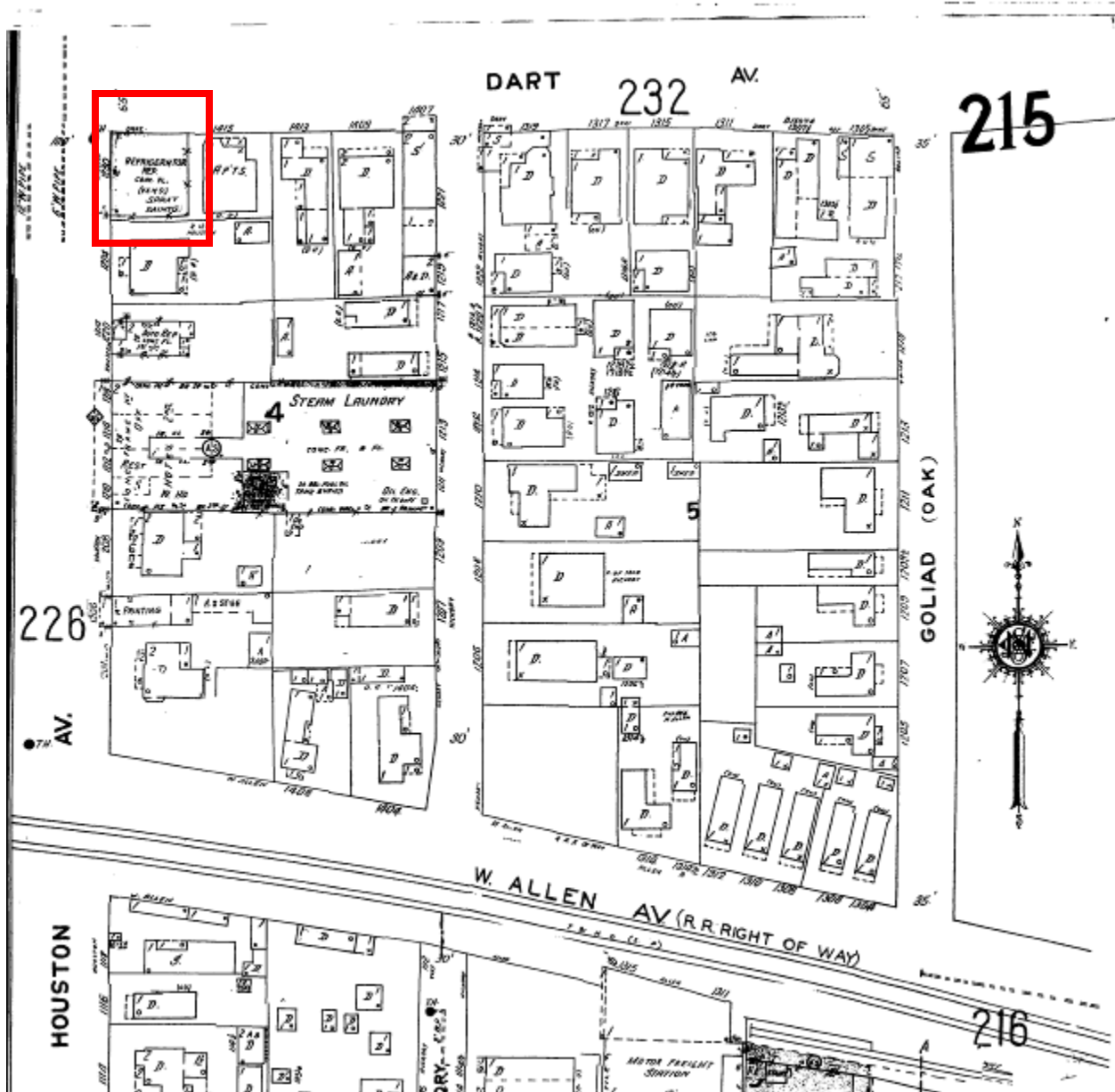


EXHIBIT C

DOCUMENT TITLE

KNAPP CHEVROLET BUILDING

1230 HOUSTON AVENUE, HOUSTON, TEXAS 77007

Figures

Figure 1: Photograph of Knapp Chevrolet Building circa early 1940's. According to Knapp Chevrolet, this is the first Knapp Chevrolet Houston customer. Courtesy of Knapp Chevrolet



Figure 2: Houston Post Historical Archives. Newspapers.com. Rice University Fondren Library. Accessed January 2022. "New Building for Houston Avenue" 14 April 1940: 47.

THE HOUSTON POST: SUNDAY, APRIL 14, 1940

Upkeep Cost of Material Is Vital

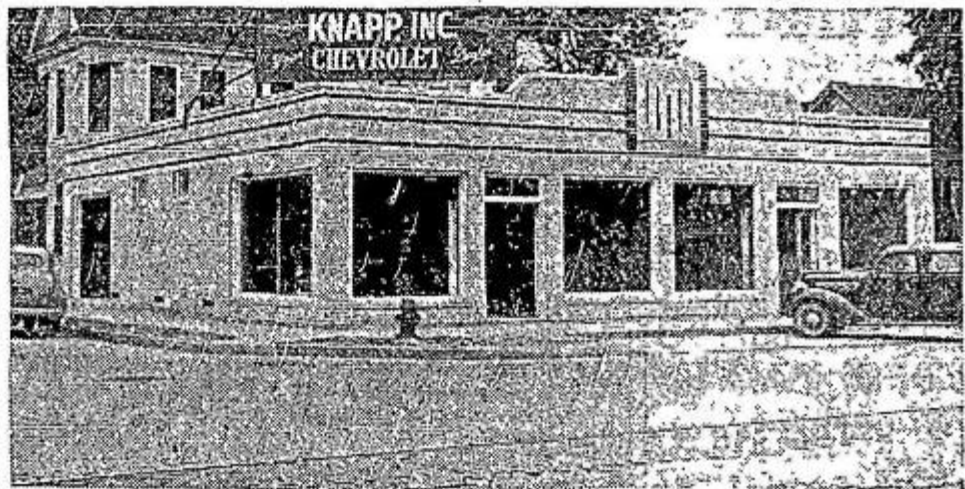
In selecting material for building a home there are two types of costs to be considered: The original cost and the relative cost of upkeep.

In the medium- and low-priced fields, particularly, great care must be used in selecting material which has both the lowest original cost and the lowest upkeep cost.

Differences in local conditions make it impossible to issue recommendations which are applicable in every section of the country.

In some parts of the country the cost of wood construction is so low that, regardless of the cost of upkeep of wooden houses, it is more sensible to use frame construction. In certain other parts of the country the architect and builder may recommend the use of some type of material for which upkeep costs are lower than those for wood construction.

NEW BUILDING FOR HOUSTON AVENUE



This new brick store building at 1223 Houston avenue will be the home of Knapp, Inc., new Houston Chevrolet agency. The store, 48 by 50 feet, was completed during the past week by J. Montalbano Sr., the owner. Material for the new store was furnished by the Montalbano Lumber company, 1309 Houston avenue. The Montalbano Lumber company carries a complete line of lumber, building materials of all kinds, including sash, doors, hardware, lime, brick and cement, and will furnish estimates on both residential and commercial structures. An advisory department for home builders includes a plan room, in which pictures, plans, drawings and specifications for homes of all types are available for the prospective home builder.

CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Figure 3: Harris County Tax Appraisal and Building Assessment Records for 1228 Houston Avenue, Houston, Texas 77007. Harris County Archives. (later tax records changed the address to Knapp Chevrolet Building.)

The figure consists of four separate forms, each representing a different year of assessment for the same property. Each form includes a grid for lot dimensions and a list of property features with their respective values.

Form 1 (Top Left): Dated APR 30 1938. Owner: Montalbano, Joe. Lot: 50x100'. Block: P. Addition: Evans Tot 7. County Value: \$980. Owners Value: \$880.

Form 2 (Top Middle): Dated MAR 5 1935. Owner: Montalbano, Joe. Lot: 50x100'. Block: P. Addition: Evans. County Value: \$980. Owners Value: \$880.

Form 3 (Top Right): Dated 1930. Map No. P, Addition Evans, Block P, Lot 50x100'. Owner: Montalbano, Joe. Address: 1228 Houston. Lot 50x100'. Improvement values: \$5100. Total All Blkgs: \$2420. Land Value: \$850-980.

Form 4 (Bottom Right): Dated 1930. Map No. P, Addition Evans, Block P, Lot 50x100'. Owner: Montalbano, Joe. Address: 1228 Houston. Lot 50x100'. Improvement values: \$1090. Total All Blkgs: \$380. Land Value: \$850-980.

Figure 4: Houston Post Historical Archives. Newspapers.com. Rice University Fondren Library. Accessed January 2022. "Only Chevrolet has THE RIDE ROYAL" 31 March, 1940: 17

Only Chevrolet has "THE RIDE ROYAL"



—because only Chevrolet has all these modern features which make it possible!

"CHEVROLET'S First Again!"

LEADER IN SALES
8 OUT OF THE LAST 9 YEARS

The 1940 Chevrolet gives higher quality at low cost! . . . Low Prices . . . Low Operating Costs . . . Low Upkeep.

No other motor car can match its all-round dollar value



Chevrolet's PERFECTED KNEE-ACTION
(On Special De Luxe and Master De Luxe Models)

is assembled as an integral unit complete in itself, to assure perfect balance and, therefore, perfect springing, steering and braking in each individual car.



Chevrolet's STABILIZED FRONT END

with radiator, hood, headlights and fenders firmly and securely bound together in a rigid framework of structural steel, gives true front-end stability.



Chevrolet's AUTOMATIC RIDE STABILIZER

attached to the front end of the chassis frame, and linked to the lower Knee-Action member, imparts genuine steadiness on curves and sharp turns!



Chevrolet's SCIENTIFICALLY BALANCED SPRINGS

with double-acting shock absorbers, and with spring action varying automatically according to load and deflection, assure uniform riding smoothness at all times.



Chevrolet's BALANCED WEIGHT DISTRIBUTION in this LONGEST OF ALL LOWEST-PRICED CARS

gives that scientific distribution of weight over front and rear springs so essential to a smooth, level ride.



Chevrolet's RIGID ALL-STEEL BODY and BOX-GIRDER FRAME

the strongest and most rigid body and frame construction known to modern automotive engineering—adds that final degree of comfort and safety which spells today's finest ride . . . "Chevrolet's Ride Royal!"

POLLARD CHEVROLET CO.
Carrollton at Bell Preston 2226 302 Broadway (Harrisburg)

DOWNTOWN CHEVROLET CO.
McKinney at Austin Preston 1205 Milam, Walker and Louisiana

BOB ROBERTSON
Wayde 7124

DOW MOTOR CO.
Felix 2293

SOUTH MAIN CHEVROLET, INC.
2200 South Main Street Felix 2242

KNAPP, INC.
1220 Houston Ave.

Figure 5: Houston Post Historical Archives. Newspapers.com. Rice University Fondren Library.

Accessed January 2022. "New Chevrolet Trucks" 16 March, 1941: 13

NEW CHEVROLET TRUCKS

**1st IN DESIGN
IN POWER
IN FEATURES
IN STEERING EASE
and in SALES
among all low-priced trucks**

Truck buyers everywhere agree that Chevrolet trucks are first in value among all low-priced trucks... That's why they buy more Chevrolet trucks, year after year, than any other make.

WORLD'S LEADING TRUCK BUILDER

DOW MOTOR CO.
Milam, Walker and Louisiana. Fairfax 3393

KNAPP, INC.
1250 Houston Avenue Capitol 9891

DOWNTOWN CHEVROLET CO.
McKinney at Austin Preston 1205


SOUTH MAIN CHEVROLET, INC.
2300 South Main Street Fairfax 3361

POLLARD CHEVROLET CO.
Caroline at Bell Preston 3326

BOB ROBERTSON
302 Broadway (Harrisburg) Wayside 7134

Figure 6: Houston Post Historical Archives. Newspapers.com. Rice University Fondren Library.

Accessed January 2022. "Now Serving Houston! Knapp, Inc" 21 April 1940: 2.



Now Serving Houston!

KNAPP, Inc.



1230 Houston Ave.

TEMPORARY LOCATION

Houston's Newest Chevrolet Dealer

To properly sell and service Chevrolets in Houston we have tried to build the kind of an organization you like to do business with. Every department head has had years of experience in the business. They want to give you the best in courtesy, attention and service. Our service men are factory trained.

We are in need of used cars, and because of this fact, we are in position to make you a surprising offer for your present car in trade on the new 1940 Chevrolet. We can make deliveries right from the sales floor . . . no waiting . . . no delay.

These Salesmen are Ready to Serve You

H. V. GUDGER · JIMMIE ROGERS · IKE BEGGS
CHARLIE PHILLIPS · A. P. SULLIVAN
VIRGIL L. MEALER · ELMER MEYER

CHEVROLET'S, *First Again* IN 1940!

Figure 7: Existing floor plan. 2022 by Urbano Architects

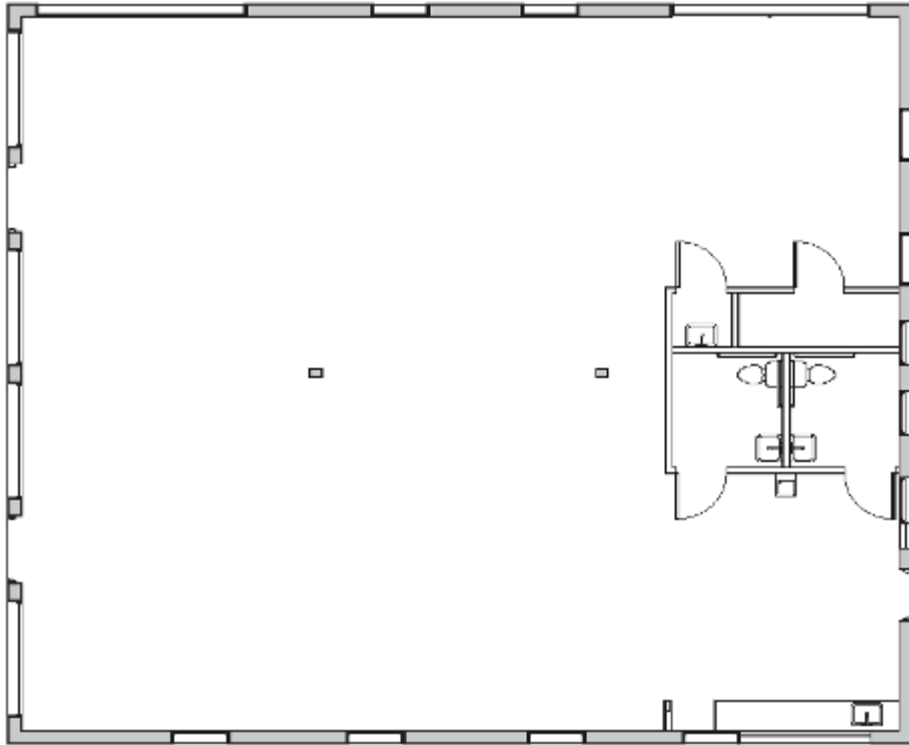


Figure 8: Existing Site Plan 2022 by Urbano Architects.



Figure 9: Small-Scale Moderne Building Survey in Houston, Texas. March 2022 by Urbano Architects.

SMALL-SCALE MODERNE BUILDING SURVEY IN HOUSTON, TEXAS

The following diagram depicts a survey of buildings in Houston, Texas per the Criteria noted below. Refer to the Legend for Building Status (Present, Altered or Demolished.)

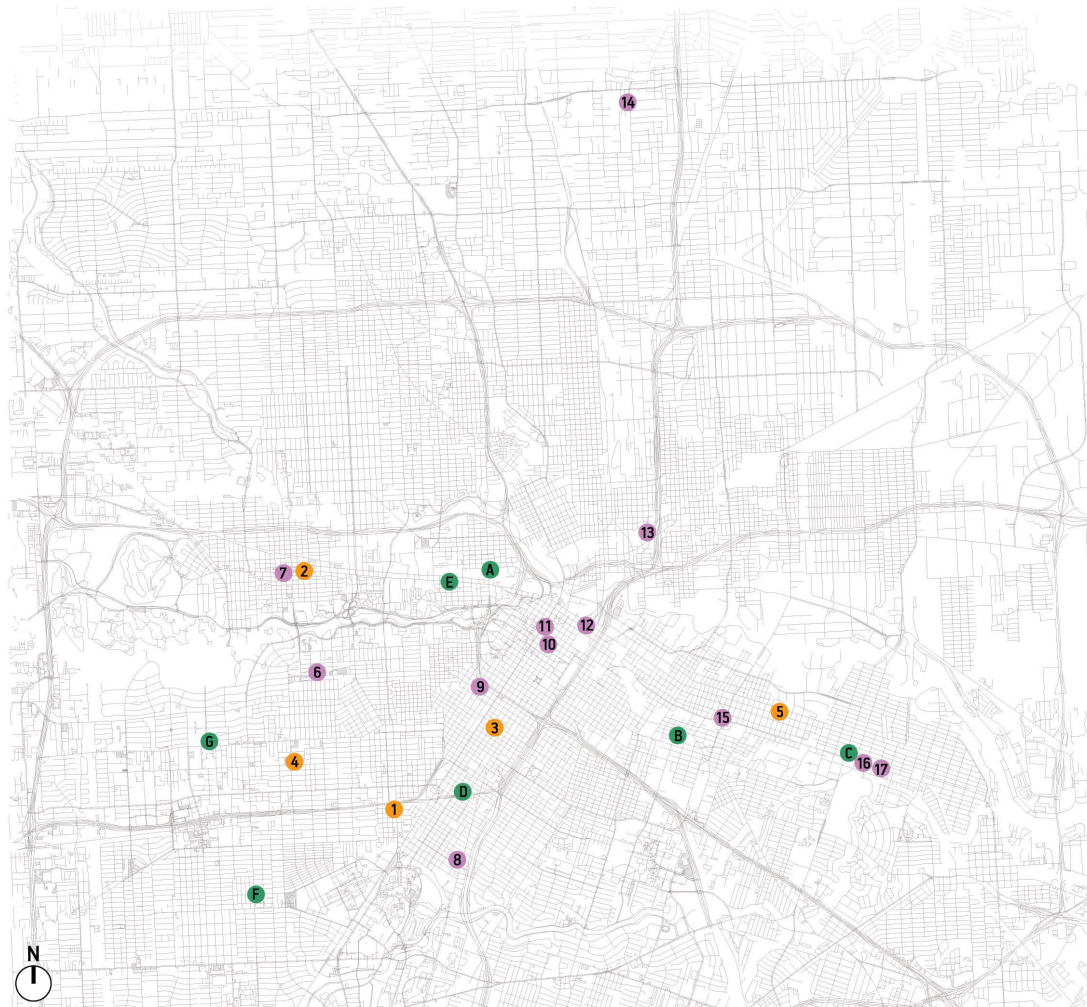


CRITERIA

Style: Art Moderne
 Typology: Commercial
 Construction: 1930-1949
 Scale: < 7,000 SF (Approx)

LEGEND

- | | | |
|---|--|--|
| ● Present Today (2022) | ● Altered (With Moderate to Significant Alterations) | ● Demolished |
| A 1230 Houston Avenue | G 2501 River Oaks Boulevard | 6 1927 W. Gray Street |
| B 4120 McKinney Street | 1 4704 Montrose Boulevard | 7 4901 Washington Avenue |
| C 210 Wayside Avenue | 2 4520 Washington Avenue | 8 5210-5216 Almeda Road |
| D 4201 Austin Street | 3 2715 Fannin Street | 9 2120 Milam Street |
| E 2101 Washington Avenue | 4 2815 S. Shepherd Drive | 10 1114 Capitol Avenue |
| F 6117 Kirby Drive | 5 5602 Canal Street | 11 517 Main Street |
| | | 12 1619 Franklin Street |
| | | 13 2917 Lyons Avenue |
| | | 14 9111 Jensen Drive |
| | | 15 4819 Harrisburg Boulevard |
| | | 16 6929 Harrisburg Boulevard |
| | | 17 7205 Harrisburg Boulevard |



Most buildings in this document were previously identified on the following earlier surveys: The Moderne Style of Architecture: A Houston Guide by Yolita Schmidt (1978) and Houston Deco: Modernistic Architecture of the Texas Coast by David Bush and Jim Parsons (2008)

www.urbanoarchitects.com | 119 E 20th st. Suite #200, Houston, TX 77008 | Tel: 832 444 0012

Figure 10: Survey of Pre-1896 – 1951 Buildings Present Today Facing Houston Avenue. March 2022 by Urbano

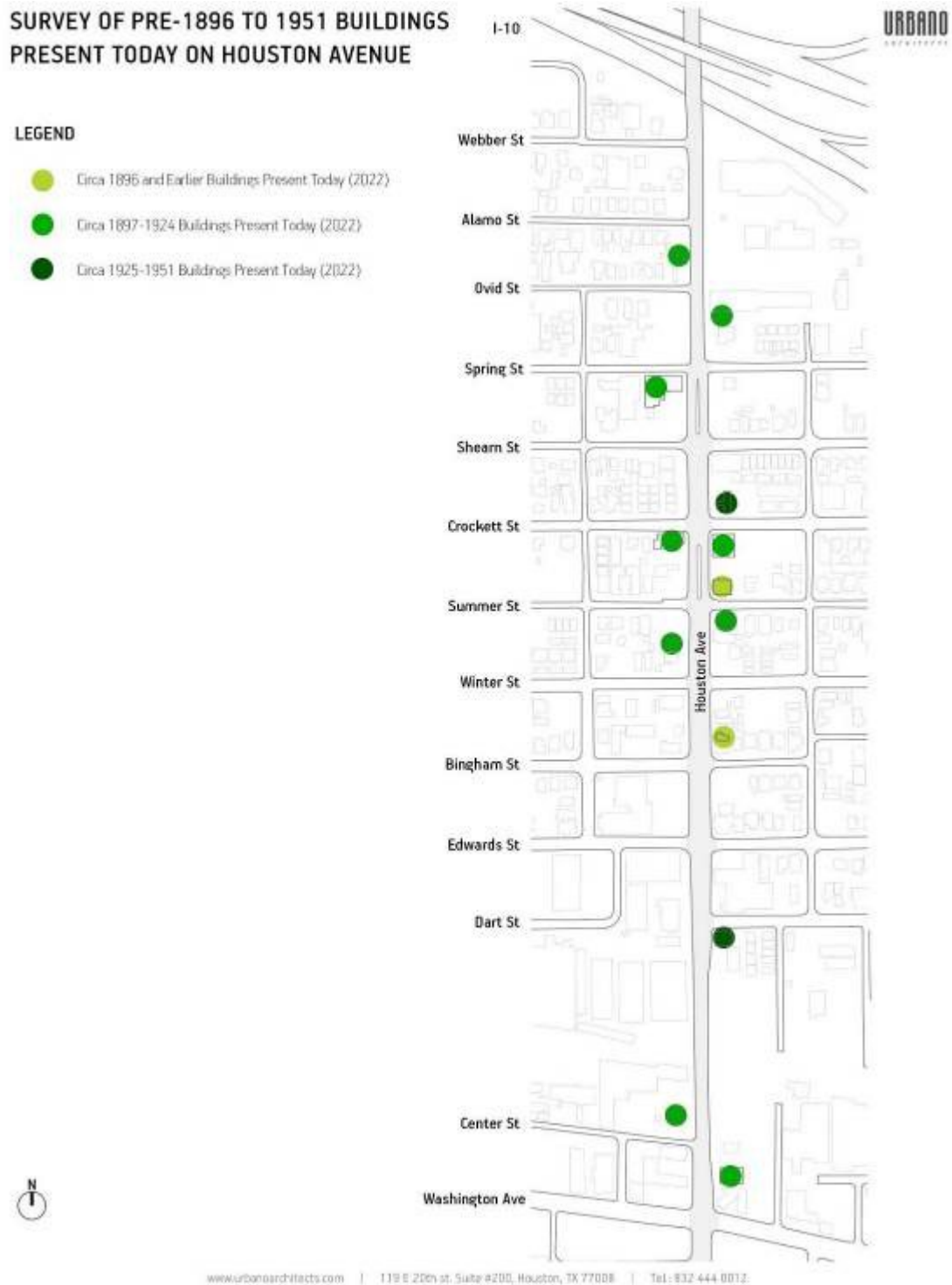


Figure 11: 1990 Plot Plan Showing Addition to Knapp Chevrolet Building by Previous Owner, Fred Barry

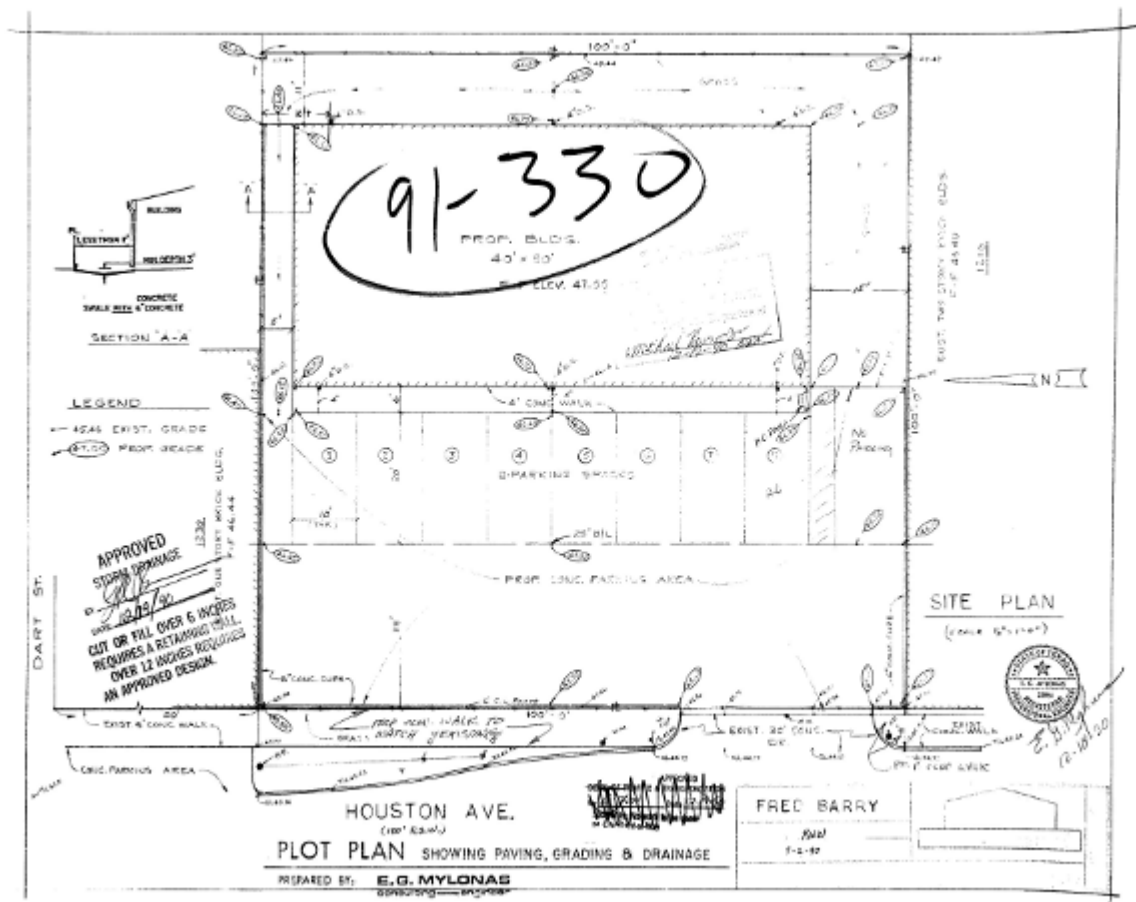


Figure 12: Photograph of Knapp Chevrolet Building Circa 2021 with Previously Connected 1990's Addition (1224 Houston Avenue) Prior to Rehabilitation.



Photographs

Photo 1: West (Front) Facade from Houston Avenue. 8 June 2023.



Photo 2: Stepped center bay at West Façade (Front). 17 February, 2023



Photo 3: Curved Metal Canopies and Entries at West Façade (Front). 17 February, 2023



CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Photo 4: North (Side) Façade facing Dart Street. 8 June 2023



CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Photo 5: East (Rear) Façade with adjacent building 1224 Houston Avenue. 11 June 2023



Photo 6: East (Rear) Façade. 11 June 2023



CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Photo 7: South Façade of Knapp Chevrolet Building and adjacent building, 1224 Houston Avenue. 8 June 2023.



Photo 8: South Façade View Looking East at location of previous connection to adjacent metal building. 8 June 2023.



Photo 9: Interior View at Lobby Looking South. 8 June 2023.



CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Photo 10: Interior View Looking Toward the Northern area of the East (Rear). 8 June 2023.



Photo 11: Interior View at Lobby Looking Northeast. 8 June 2023.



CITY OF HOUSTON

Houston Archaeological & Historical Commission

Planning and Development Department

Photo 12: Interior View at Lobby Looking Toward the Southern area of the East (Rear). 8 June 2023.



Photo 13: Interior View at Rear Looking South East. 8 June 2023.





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date: 7/1/2024

PLN - Special Minimum Lot Size Area App No. 841
(Portions of Woodlands Terrace and Woodland Heights
Subdivisions)

Agenda Item#: 38.

Summary:

ORDINANCE establishing portions of Woodland Terrace and Woodland Heights Subdivision, within the City of Houston, Texas, as a Special Minimum Lot Size Block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H - CASTILLO**

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 618 Ridge Street, Lot 2, Block 7, of the Woodland Terrace Subdivision initiated an application for the designation of a Special Minimum Lot Size Area (SMLSA). The application included a petition signed by the owners of 20% of the area.

The Planning and Development Department mailed response forms to fifty-one (51) property owners indicating that the SMLSA application had been submitted. The mailing further stated that their response on the form must be filed with the Planning and Development Department within thirty days of mailing. The Department received response forms signed by owners of 61% of the SMLSA in support of the designated proposed area.

The Houston Planning Commission considered the application on June 27, 2024, and voted to recommend that City Council establish the SMLSA with a modified boundary by removing the 600 block of Ridge Street, south side, between Reagan and N. Sabine Streets from the original boundary.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,000 square feet on fifty-one (51) lots in portions of Woodland Terrace and Woodland Heights.

Vonn Tran
Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Bennie Chambers III, Planner II
832-393-6636

ATTACHMENTS:

Description

RCA
Map

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/20/2024

District H

Item Creation Date: 7/1/2024

PLN - Special Minimum Lot Size Area App No. 841 (Portions of Woodlands Terrace and Woodland Heights Subdivisions)

Agenda Item#: 21.

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 618 Ridge Street, Lot 2, Block 7, of the Woodland Terrace Subdivision initiated an application for the designation of a Special Minimum Lot Size Area (SMLSA). The application included a petition signed by the owners of 20% of the area.

The Planning and Development Department mailed response forms to fifty-one (51) property owners indicating that the SMLSA application had been submitted. The mailing further stated that their response on the form must be filed with the Planning and Development Department within thirty days of mailing. The Department received response forms signed by owners of 61% of the SMLSA in support of the designated proposed area.

The Houston Planning Commission considered the application on June 27, 2024, and voted to recommend that City Council establish the SMLSA with a modified boundary by removing the 600 block of Ridge Street, south side, between Reagan and N. Sabine Streets from the original boundary.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,000 square feet on fifty-one (51) lots in portions of Woodland Terrace and Woodland Heights.

Signed by:

Handwritten signature of Vonn Tran in black ink.

4F711A2F0C43452...

Vonn Tran
Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Bennie Chambers III, Planner II
832-393-6636

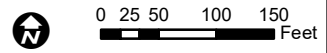
ATTACHMENTS:

Description

Map

Type

Backup Material



**Portions of Woodland Terrace & Woodland Heights
Special Minimum Lot Size Area Designation
5,000 square feet**

Source: Harris County Appraisal District
Date: July 2, 2024
Reference: MLSA 841

All properties within the application area are single family unless noted as such:

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.

Legend

 Modified Boundary

- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded



**PLANNING &
DEVELOPMENT
DEPARTMENT**



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date: 3/25/2024

PLN - Special Minimum Lot Size Block Application No. 849,
800 block of Pecore Street, south side, between Watson
and Julian Streets

Agenda Item#: 39.

Summary:

ORDINANCE establishing the south side of the 800 Block of Pecore Street, between Watson Street and Julian Street, within the City of Houston, Texas as a Special Minimum Lot Size Block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H - CASTILLO**

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 824 Pecore Street, Lot 6, Block 7, in the Woodland Heights Annex Subdivision, initiated an application for the designation of a Special Minimum Lot Size Block (SMLSB). The application includes written evidence of support from the owners of 71% of the block.

The Planning and Development Department mailed notifications to seven (7) property owners indicating that the SMLSB application had been submitted. The notification further stated that a written protest must be filed with the Planning and Development Department within thirty days of mailing. Since no protest was filed in accordance with the Code and no action is required by the Houston Planning Commission, the application may be submitted directly to City Council for consideration.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 6,250 square feet for the 800 block Pecore Street, south side, between Watson and Julian Streets.

Vonn Tran
Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Jacqueline Brown, Planner III

832-393-6587

ATTACHMENTS:

Description

RCA

Map

Type

Signed Cover sheet

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date: 3/25/2024

PLN - Special Minimum Lot Size Block Application No. 849, 800 block of Pecore Street, south side, between Watson and Julian Streets

Agenda Item#: 40.

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 824 Pecore Street, Lot 6, Block 7, in the Woodland Heights Annex Subdivision, initiated an application for the designation of a Special Minimum Lot Size Block (SMLSB). The application includes written evidence of support from the owners of 71% of the block.

The Planning and Development Department mailed notifications to seven (7) property owners indicating that the SMLSB application had been submitted. The notification further stated that a written protest must be filed with the Planning and Development Department within thirty days of mailing. Since no protest was filed in accordance with the Code and no action is required by the Houston Planning Commission, the application may be submitted directly to City Council for consideration.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 6,250 square feet for the 800 block Pecore Street, south side, between Watson and Julian Streets.

Signed by:



4F711A2F0C43452...
Vonn Tran
Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Jacqueline Brown, Planner III
832-393-6587

ATTACHMENTS:

Description

Map

Type

Backup Material



Special Minimum Lot Size
800 block of Pecore Street, south side,
between Watson and Julian Streets
6,250 Square Feet

Source: Harris County Appraisal District
 Date: December 21, 2023
 Reference: MLS 849


All properties within the application area are single family unless noted as such:

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.

- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

 Special Minimum Lot Size Boundary



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date: 4/29/2024

PLN - Special Minimum Lot Size Block Application No. 850
(4400-4500 blocks of Edison Street, east and west sides,
between Weiss and Frawley Streets)

Agenda Item#: 40.

Summary:

ORDINANCE establishing the east and west sides of the 4400-4500 Blocks of Edison Street, between Weiss and Frawley Streets, within the City of Houston, Texas as a special minimum lot size block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H - CASTILLO**

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 4403 Edison Street, Lot 13, Block 68, in the Irvington Subdivision, initiated an application for the designation of a Special Minimum Lot Size Block (SMLSB). The application includes written evidence of support from the owners of 59% of the block.

The Planning and Development Department mailed notifications to twenty (20) property owners indicating that the SMLSB application had been submitted. The notification further stated that a written protest must be filed with the Planning and Development Department within thirty days of mailing. One written protest was filed. The Houston Planning Commission considered the protested application on April 4, 2024, and voted to recommend that the City Council establish the SMLSB.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,500 square feet for the 4400-4500 blocks of Edison Street, east and west sides, between Weiss and Frawley Streets.

Vonn Tran
Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Eriq Glenn, Planner
832-393-6554

ATTACHMENTS:

Description

RCA

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District H

Item Creation Date: 4/29/2024

PLN - Special Minimum Lot Size Block Application No. 850 (4400-4500 blocks of Edison Street, east and west sides, between Weiss and Frawley Streets)

Agenda Item#: 39.


Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 4403 Edison Street, Lot 13, Block 68, in the Irvington Subdivision, initiated an application for the designation of a Special Minimum Lot Size Block (SMLSb). The application includes written evidence of support from the owners of 59% of the block.

The Planning and Development Department mailed notifications to twenty (20) property owners indicating that the SMLSb application had been submitted. The notification further stated that a written protest must be filed with the Planning and Development Department within thirty days of mailing. One written protest was filed. The Houston Planning Commission considered the protested application on April 4, 2024, and voted to recommend that the City Council establish the SMLSb.

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,500 square feet for the 4400-4500 blocks of Edison Street, east and west sides, between Weiss and Frawley Streets.

Signed by:



Vonn Tran

Director
Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Eriq Glenn, Planner
832-393-6554

ATTACHMENTS:

Description	Type
Map	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ETJ

Item Creation Date: 6/24/2024

HPW - 20WR362 - Interlocal Cost Sharing Agreement -
North Harris County Regional Water Authority

Agenda Item#: 41.

Summary:

ORDINANCE approving and authorizing Interlocal Cost Sharing Agreement between **NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY** and City of Houston for Hardy Water Line Project - \$41,244.82 -Enterprise Fund

Background:

SUBJECT: An Interlocal Cost Sharing Agreement between the City of Houston and North Harris County Regional Water Authority for the Hardy Water Line Project.

RECOMMENDATION: Adopt an ordinance approving and authorizing an Interlocal Cost Sharing Agreement between the City of Houston and North Harris County Regional Water Authority for the Hardy Water Line Project and allocate funds.

SPECIFIC EXPLANATION: The City of Houston (the "City") and the North Harris County Regional Water Authority (the "NHCRWA") desire to construct a series of surface water transmission lines and related appurtenances. This cost sharing agreement sets the terms for the financing, design, construction, operation and maintenance of three (3) segments: Hardy Water Line Segment 1, Hardy Water Line Segment 2, and WW Thorne Water Line. The City's share of each segment's cost is calculated as a percentage based on the capacity required within the segment.

NHCRWA is responsible for the design, construction, ownership, maintenance and operation of the segments and will bill the City monthly for costs. The City's full share of the costs will be determined at the completion of the design phase and once completed and known, additional allocation will be requested from Council for the City's share of costs. However, NHCRWA has already commenced work on studies and preliminary engineering. Within thirty days of execution, the City will pay the pro rata share of \$41,244.82 for these costs.

FISCAL NOTE: Funding for this item is included in the FY2025 Adopted budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Randall V. Macchi
Chief Operating Officer

Houston Public Works

Estimated Spending Authority:			
Department	FY2025	Out Years	Total
Houston Public Works	\$41,244.82	\$0	\$41,244.82

Amount and Source of Funding:

\$41,244.82

Combined Utility System General Purpose Fund

Fund No. 8305

Contact Information:

Name	Service Line	Contact Number
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Ekaterina Fitos, Planning Director	HPW Houston Water	832.395.2712

ATTACHMENTS:

Description

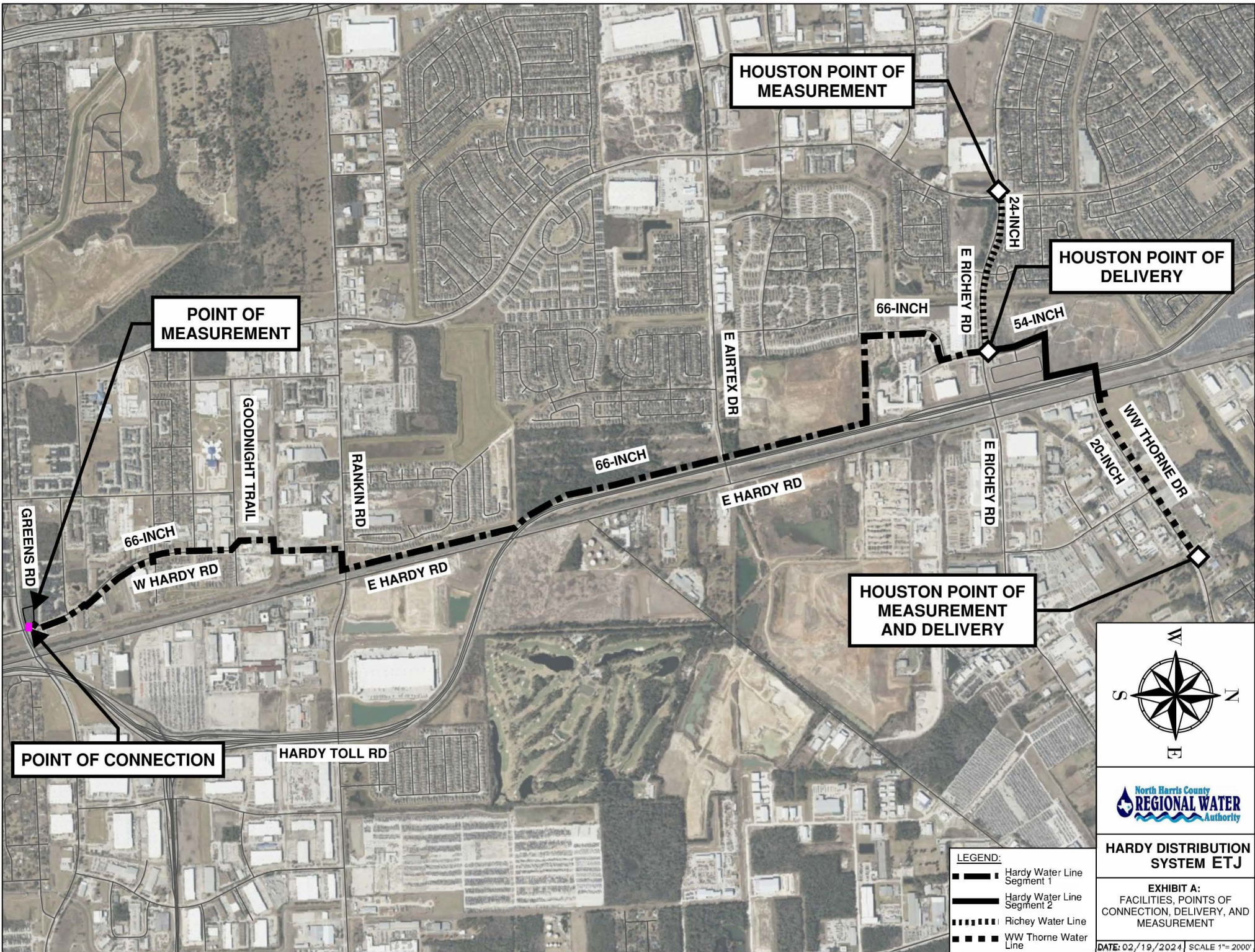
Map

Signed Coversheet

Type

Backup Material

Signed Cover sheet



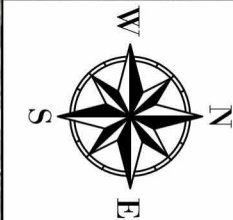
POINT OF MEASUREMENT

HOUSTON POINT OF MEASUREMENT

HOUSTON POINT OF DELIVERY

HOUSTON POINT OF MEASUREMENT AND DELIVERY

POINT OF CONNECTION



HARDY DISTRIBUTION SYSTEM ETJ

EXHIBIT A:
FACILITIES, POINTS OF CONNECTION, DELIVERY, AND MEASUREMENT

DATE: 02/19/2024 | SCALE 1"= 200'

- LEGEND:**
- Hardy Water Line Segment 1
 - Hardy Water Line Segment 2
 - Richey Water Line
 - ■ ■ WW Thorne Water Line



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ETJ

Item Creation Date: 6/24/2024

HPW - 20WR362 - Interlocal Cost Sharing Agreement - North Harris County Regional Water Authority

Agenda Item#:

Background:


SUBJECT: An Interlocal Cost Sharing Agreement between the City of Houston and North Harris County Regional Water Authority for the Hardy Water Line Project.

RECOMMENDATION: Adopt an ordinance approving and authorizing an Interlocal Cost Sharing Agreement between the City of Houston and North Harris County Regional Water Authority for the Hardy Water Line Project and allocate funds.

SPECIFIC EXPLANATION: The City of Houston (the "City") and the North Harris County Regional Water Authority (the "NHCRWA") desire to construct a series of surface water transmission lines and related appurtenances. This cost sharing agreement sets the terms for the financing, design, construction, operation and maintenance of three (3) segments: Hardy Water Line Segment 1, Hardy Water Line Segment 2, and WW Thorne Water Line. The City's share of each segment's cost is calculated as a percentage based on the capacity required within the segment.

NHCRWA is responsible for the design, construction, ownership, maintenance and operation of the segments and will bill the City monthly for costs. The City's full share of the costs will be determined at the completion of the design phase and once completed and known, additional allocation will be requested from Council for the City's share of costs. However, NHCRWA has already commenced work on studies and preliminary engineering. Within thirty days of execution, the City will pay the pro rata share of \$41,244.82 for these costs.

FISCAL NOTE: Funding for this item is included in the FY2025 Adopted budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:

 8/9/2024
 BE483EF0DE454EB
 Randall V. Macchi
 Chief Operating Officer
 Houston Public Works

Estimated Spending Authority:			
Department	FY2025	Out Years	Total
Houston Public Works	\$41,244.82	\$0	\$41,244.82

Amount and Source of Funding:

\$41,244.82 Fund No. 8305 – Combined Utility System General Purpose Fund

Contact Information:

Name	Service Line	Contact Number
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Ekaterina Fitos, Planning Director	HPW Houston Water	832.395.2712

ATTACHMENTS:

Description	Type
SAP Documents	Financial Information
Map	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ETJ

Item Creation Date: 6/26/2024

HPW - 20WR516 - Fourth Amendment / City of Humble

Agenda Item#: 42.

Summary:

ORDINANCE approving and authorizing fourth amendment to Water Supply Contract between City of Houston and **CITY OF HUMBLE** (Approved by Ordinance No. 1997-1136, as amended) to add a second connection point between City of Houston and City of Humble

Background:

SUBJECT: Fourth Amendment to the Water Supply Contract between the City of Houston and the City of Humble.

RECOMMENDATION: Approve an ordinance authorizing a Fourth Amendment to a Water Supply Contract between the City of Houston and the City of Humble.

PREVIOUS HISTORY AND SCOPE: On September 17, 1997, under Ordinance No. 1997-1136, the City of Houston (the "City") approved the original Water Supply Contract (the "Contract") between the City and the City of Humble ("Humble"). Under the Contract, Humble provides water to areas of the City adjacent to Humble that are not connected to the City's Main Public Water System, and the City provides surface Water to Humble to augment Humble's groundwater supply. On September 11, 2002, under Ordinance No. 2002-0846, the City approved a First Amendment to specify how much surface water the City will provide Humble to facilitate Humble's compliance with groundwater reduction rules adopted by Harris-Galveston Subsidence District ("HGSD"). On December 3, 2014, under Ordinance No. 2014-1037, the City approved a Second Amendment to transfer ownership of a particular water line segment from the City to Humble. On April 13, 2022, under Ordinance No. 2022-0274, the City approved a Third Amendment to clarify the City's commitment to provide surface water to Humble under the Contract. The clarification was necessary to align delivery dates and surface water amounts with HGSD's current rules, which were adopted after execution of the First Amendment.

SPECIFIC EXPLANATION: The City and Humble now desire to amend the Contract to add a second connection point ("Second Connection") between the City and Humble. The Second Connection will be constructed and funded by Humble and will follow all permitting requirements, including plan review and approval by the Office of the City Engineer. The maximum amount of water that Humble can take through the Second Connection is 2.8 million gallons per day.

Randall V. Macchi
Chief Operating Officer
Houston Public Works

Prior Council Action:

Ordinance No. 1997-1136, dated 09-17-1997
Ordinance No. 2002-0846, dated 09-11-2002
Ordinance No. 2014-1037, dated 12-03-2014
Ordinance No. 2022-0274, dated 04-13-2022

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Ekaterina Fitos, Planning Director	HPW Houston Water	832.395.2712

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ETJ

Item Creation Date: 6/26/2024

HPW - 20WR516 - Fourth Amendment / City of Humble

Agenda Item#:

Background:

SUBJECT: Fourth Amendment to the Water Supply Contract between the City of Houston and the City of Humble.

RECOMMENDATION: Approve an ordinance authorizing a Fourth Amendment to a Water Supply Contract between the City of Houston and the City of Humble.

PREVIOUS HISTORY AND SCOPE: On September 17, 1997, under Ordinance No. 1997-1136, the City of Houston (the "City") approved the original Water Supply Contract (the "Contract") between the City and the City of Humble ("Humble"). Under the Contract, Humble provides water to areas of the City adjacent to Humble that are not connected to the City's Main Public Water System, and the City provides surface Water to Humble to augment Humble's groundwater supply. On September 11, 2002, under Ordinance No. 2002-0846, the City approved a First Amendment to specify how much surface water the City will provide Humble to facilitate Humble's compliance with groundwater reduction rules adopted by Harris-Galveston Subsidence District ("HGSD"). On December 3, 2014, under Ordinance No. 2014-1037, the City approved a Second Amendment to transfer ownership of a particular water line segment from the City to Humble. On April 13, 2022, under Ordinance No. 2022-0274, the City approved a Third Amendment to clarify the City's commitment to provide surface water to Humble under the Contract. The clarification was necessary to align delivery dates and surface water amounts with HGSD's current rules, which were adopted after execution of the First Amendment.

SPECIFIC EXPLANATION: The City and Humble now desire to amend the Contract to add a second connection point ("Second Connection") between the City and Humble. The Second Connection will be constructed and funded by Humble and will follow all permitting requirements, including plan review and approval by the Office of the City Engineer. The maximum amount of water that Humble can take through the Second Connection is 2.8 million gallons per day.

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8/9/2024
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Randall V. Macchi
Chief Operating Officer
Houston Public Works

Prior Council Action:

- Ordinance No. 1997-1136, dated 09-17-1997
- Ordinance No. 2002-0846, dated 09-11-2002
- Ordinance No. 2014-1037, dated 12-03-2014
- Ordinance No. 2022-0274, dated 04-13-2022

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Ekaterina Fitos, Planning Director	HPW Houston Water	832.395.2712

ATTACHMENTS:

Description	Type
Map	Backup Material
Prior Council Action	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District I

Item Creation Date: 2/1/2024

HPW – 20FAC2425 PES / Amani Engineering, Inc.

Agenda Item#: 43.

Summary:

ORDINANCE appropriating \$2,273,124.00 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Professional Engineering Services Contract between City of Houston and **AMANI ENGINEERING, INC** for Capacity Remedial Measures Plan (CRMP) CIP Package 5 - Sanitary Sewer Improvements Upstream of Eddington Lift Station; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT I - MARTINEZ**

Background:

SUBJECT: Professional Engineering Services Contract between the City and Amani Engineering, Inc. for Capacity Remedial Measures Plan (CRMP) CIP Package 5 - Sanitary Sewer Improvements Upstream of Eddington Lift Station.

RECOMMENDATION: An ordinance approving a Professional Engineering Services Contract with Amani Engineering, Inc. for Capacity Remedial Measures Plan (CRMP) CIP Package 5 - Sanitary Sewer Improvements Upstream of Eddington Lift Station and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's Capital Improvement Project (CIP) and is required to develop a CRMP and provide Mitigation Recommendations.

The work to be performed under this contract award is necessary to maintain compliance with Houston's wastewater consent decree with the EPA and TCEQ.

DESCRIPTION/SCOPE: The project consists of the design of hydraulic improvements to meet Consent Decree requirements and provide additional capacity to the sanitary sewer. This will relieve sanitary sewer overflow in identified manholes within Area 6 and Area 12.

LOCATION: The project area is generally bound by Polk Street on the north, IH-45 on the south, South Wayside Drive on the east, and South Lockwood Drive on the west.

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 Basic Services appropriation is \$1,332,380.00.

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 \$832,500.00.

The negotiated maximum for Phase I Services is \$130,560.00.

The total cost of this project is \$2,273,124.00 to be appropriated as follows: \$2,164,880.00 for Contract services and \$108,244.00 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 26.00%. The Consultant has proposed a 31.95% MWBE plan to meet the goal.

Name of Firms	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Asakura Robinson Company LLC	Landscape Architectural Services	\$ 30,000.00	1.39%
2. Aurora Technical Services LLC	Engineering Services	\$ 30,000.00	1.39%
3. B & E Reprographics, Inc.	Reprographic Services	\$ 5,000.00	0.23%
4. FCM Engineers, PC	Civil Engineering Services	\$ 30,000.00	1.39%
5. DAE & Associates Ltd., DBA Geotech Engineering and Testing	Environmental Consulting Services	\$160,000.00	7.39%
6. Transcend Engineers & Planners, LLC.	Civil Engineering Services	\$ 75,000.00	3.46%
7. United Engineers, Inc.	Land Surveying Services	\$145,000.00	6.70%
8. Amani Engineering, Inc.	Engineering Services	<u>\$216,488.00</u>	<u>10.00%</u>
TOTAL		\$691,488.00	31.94%

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

 Randall V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-001000-0036-3

Amount and Source of Funding:

\$2,273,124.00 - Fund No. 8500 – Water and Sewer System Consolidated Construction

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Markos Mengesha, Assistant Director	FAC- HPW Capital Projects	832.395.2365

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
 District I
 Item Creation Date: 2/1/2024

HPW – 20FAC2425 PES / Amani Engineering, Inc.

Agenda Item#:

Background:

SUBJECT: Professional Engineering Services Contract between the City and Amani Engineering, Inc. for Capacity Remedial Measures Plan (CRMP) CIP Package 5 - Sanitary Sewer Improvements Upstream of Eddington Lift Station.

RECOMMENDATION: An ordinance approving a Professional Engineering Services Contract with Amani Engineering, Inc. for Capacity Remedial Measures Plan (CRMP) CIP Package 5 - Sanitary Sewer Improvements Upstream of Eddington Lift Station and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's Capital Improvement Project (CIP) and is required to develop a CRMP and provide Mitigation Recommendations.

The work to be performed under this contract award is necessary to maintain compliance with Houston's wastewater consent decree with the EPA and TCEQ.

DESCRIPTION/SCOPE: The project consists of the design of hydraulic improvements to meet Consent Decree requirements and provide additional capacity to the sanitary sewer. This will relieve sanitary sewer overflow in identified manholes within Area 6 and Area 12.

LOCATION: The project area is generally bound by Polk Street on the north, IH-45 on the south, South Wayside Drive on the east, and South Lockwood Drive on the west.

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 Basic Services appropriation is \$1,332,380.00.

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 \$832,500.00.

The negotiated maximum for Phase I Services is \$130,560.00.

The total cost of this project is \$2,273,124.00 to be appropriated as follows: \$2,164,880.00 for Contract services and \$108,244.00 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 26.00%. The Consultant has proposed a 31.95% MWBE plan to meet the goal.

Name of Firms	Work Description	Amount	% of Total Contract
1. Asakura Robinson Company LLC	Landscape Architectural Services	\$ 30,000.00	1.39%
2. Aurora Technical Services LLC	Engineering Services	\$ 30,000.00	1.39%
3. B & E Reprographics, Inc.	Reprographic Services	\$ 5,000.00	0.23%
4. FCM Engineers, PC	Civil Engineering Services	\$ 30,000.00	1.39%
5. DAE & Associates Ltd., DBA Geotech Engineering and Testing	Environmental Consulting Services	\$160,000.00	7.39%
6. Transcend Engineers & Planners, LLC.	Civil Engineering Services	\$ 75,000.00	3.46%

7. United Engineers, Inc.	Land Surveying Services	\$145,000.00	6.70%
8. Amani Engineering, Inc.	Engineering Services	\$216,488.00	10.00%
TOTAL		\$691,488.00	31.94%

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

DocuSigned by:  8/9/2024

DE463EF0DF454EB
 Randal V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-001000-0036-3

Amount and Source of Funding:

\$2,273,124.00 - Fund No. 8500 – Water and Sewer System Consolidated Construction

Contact Information:

Name	Service Line	Contact No.
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Markos Mengesha, Assistant Director	FAC- HPW Capital Projects	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
Form 1295	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District E

Item Creation Date: 2/19/2024

HPW – 20FAC2426 PES / Binkley & Barfield, Inc.

Agenda Item#: 44.

Summary:

ORDINANCE appropriating \$3,485,182.05 out of Water & Sewer System Consolidated Construction Fund; approving and authorizing Professional Engineering Services Contract between City of Houston and **BINKLEY & BARFIELD, INC** for Lift Station Rehabilitation and Reconstruction Design FEMA – Kingwood Place South Lift Station, Golden Bear Lift Station, Deer Springs Lift Station, AG Farm Lift Station, Golf Course Lift Station, Trail Tree Lift Station; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT E - FLICKINGER**

Background:

SUBJECT: Professional Engineering Services Contract between the City and Binkley & Barfield, Inc. for Lift Station Rehabilitation and Reconstruction Design FEMA - (Kingwood Place South Lift Station, Golden Bear Lift Station, Deer Springs Lift Station, AG Farm Lift Station, Golf Course Lift Station, Trail Tree Lift Station).

RECOMMENDATION: An ordinance approving a Professional Engineering Services Contract with Binkley & Barfield, Inc. for Lift Station Rehabilitation and Reconstruction Design FEMA - (Kingwood Place South Lift Station, Golden Bear Lift Station, Deer Springs Lift Station, AG Farm Lift Station, Golf Course Lift Station, Trail Tree Lift Station). and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's ongoing program to rehabilitate, reconstruct and design its wastewater lift station facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston's wastewater consent decree with the EPA and the TCEQ. This contract adheres to Federal guidelines, as the City may seek FEMA reimbursement.

DESCRIPTION/SCOPE: This project consists of the design of electrical, mechanical, structure, process, and piping improvements at various lift station facilities.

LOCATIONS:

PROJECT NAME	LOCATION	COUNCIL DISTRICT
Kingwood Place South Lift Station	200 Sorters McClellan Road	E
Golden Bear Lift Station	914 Golden Bear Lane	E
Deer Springs Lift Station	2230 Deer Springs Drive	E
AG Farm Lift Station	1600 Woodland Hills Drive	E
Golf Course Lift Station	4200 Rice Road Drive	E

Golf Course Lift Station	1300 Pine Bend Drive	E
Trail Tree Lift Station	21900 Trail Tree Lane	E

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 Fee appropriation is \$2,618,210.00.

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 \$701,011.00.

The negotiated maximum for Phase I Services is \$486,276.00.

The total cost of this project is \$3,485,182.05 to be appropriated as follows: \$3,319,221.00 for Contract services and \$165,961.05 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 26.00%. The Consultant has proposed a 39.72% MWBE plan to meet the goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Gupta & Associates, Inc.	Electrical Engineering Services	\$ 513,344.00	15.47%
2. Neera Associates Inc	Engineering Consulting Services	\$ 409,940.00	12.35%
3. Landtech Inc., DBA Landtech Consultants, Inc.	Land Surveying Services	\$ 165,807.00	5.00%
4. Aviles Engineering Corporation	Geotechnical Services, Environmental Consulting Services	\$ 126,583.00	3.81%
5. Fivengineering, DBA 5engineering	Engineering Consulting Services	\$ 102,455.00	3.09%
TOTAL		\$1,318,129.00	39.72%

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

 Randall V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-000267-0177-3

Amount and Source of Funding:

\$3,485,182.05 - Fund No. 8500 – Water and Sewer System Consolidated Construction

Contact Information:

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Name	Service Line	Contact Number
Roberto Medina, Interim Chief of Staff	Director's Office - HPW Government Relations	(832) 395-2436
Maria Perez, HPW Agenda Director	Director's Office - HPW Government Relations	(832)395-2282
Markos E. Mengesha P.E., CCM, Assistant Director	Capital Projects	(832) 395-2365

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
 District E
 Item Creation Date: 2/19/2024

HPW – 20FAC2426 PES / Binkley & Barfield, Inc.

Agenda Item#:

Background:

SUBJECT: Professional Engineering Services Contract between the City and Binkley & Barfield, Inc. for Lift Station Rehabilitation and Reconstruction Design FEMA - (Kingwood Place South Lift Station, Golden Bear Lift Station, Deer Springs Lift Station, AG Farm Lift Station, Golf Course Lift Station, Trail Tree Lift Station).

RECOMMENDATION: An ordinance approving a Professional Engineering Services Contract with Binkley & Barfield, Inc. for Lift Station Rehabilitation and Reconstruction Design FEMA - (Kingwood Place South Lift Station, Golden Bear Lift Station, Deer Springs Lift Station, AG Farm Lift Station, Golf Course Lift Station, Trail Tree Lift Station). and appropriate funds.

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's ongoing program to rehabilitate, reconstruct and design its wastewater lift station facilities.

The work to be performed under this contract award is necessary to maintain compliance with Houston's wastewater consent decree with the EPA and the TCEQ. This contract adheres to Federal guidelines, as the City may seek FEMA reimbursement.

DESCRIPTION/SCOPE: This project consists of the design of electrical, mechanical, structure, process, and piping improvements at various lift station facilities.

LOCATIONS:

PROJECT NAME	LOCATION	COUNCIL DISTRICT
Kingwood Place South Lift Station	200 Sorters McClellan Road	E
Golden Bear Lift Station	914 Golden Bear Lane	E
Deer Springs Lift Station	2230 Deer Springs Drive	E
AG Farm Lift Station	1600 Woodland Hills Drive	E
Golf Course Lift Station	1300 Pine Bend Drive	E
Trail Tree Lift Station	21900 Trail Tree Lane	E

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 Fee appropriation is \$2,618,210.00.

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 \$701,011.00.

The negotiated maximum for Phase I Services is \$486,276.00.

The total cost of this project is \$3,485,182.05 to be appropriated as follows: \$3,319,221.00 for Contract services and \$165,961.05 for CIP Cost Recovery.

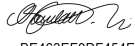
PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Consultant provides health benefits to eligible employees in compliance with City policy.

M/WBE PARTICIPATION: The standard M/WBE goal set for the project is 26.00%. The Consultant has proposed a 39.72% M/WBE plan to meet the goal.

Name of Firms	Work Description	Amount	% of Total Contract
1. Gupta & Associates, Inc.	Electrical Engineering Services	\$ 513,344.00	15.47%
2. Neera Associates Inc	Engineering Consulting Services	\$ 409,940.00	12.35%
3. Landtech Inc., DBA Landtech Consultants, Inc.	Land Surveying Services	\$ 165,807.00	5.00%

4. Aviles Engineering Corporation	Geotechnical Services, Environmental Consulting Services	\$ 126,583.00	3.81%
5. Fivengineering, DBA 5engineering	Engineering Consulting Services	\$ 102,455.00	3.09%
TOTAL		\$1,318,129.00	39.72%

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

DocuSigned by:
 7/31/2024
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 Randall V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-000267-0177-3

Amount and Source of Funding:

\$3,485,182.05 - Fund No. 8500 – Water and Sewer System Consolidated Construction

Contact Information:

Name	Service Line	Contact Number
Roberto Medina, Interim Chief of Staff	Director's Office - HPW Government Relations	(832)-395-2456
Maria Perez, HPW Agenda Director	Director's Office - HPW Government Relations	(832)395-2282
Markos E. Mengesha P.E., CCM, Assistant Director	Capital Projects	(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
Form 1295	Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 7/1/2024

ARA - American Combat Cans LLC SWF

Agenda Item#: 45.

Summary:

ORDINANCE NO. 2024-587, passed second reading August 21, 2024

ORDINANCE granting to **AMERICAN COMBAT CANS LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to American Combat Cans LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529

ATTACHMENTS:

Description

7.1.2024 American Combat Cans LLC
SWF_signed

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/13/2024

ALL

Item Creation Date: 7/1/2024

ARA - American Combat Cans LLC SWF

Agenda Item#: 3.

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to American Combat Cans LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

DS
EC

DocuSigned by:

Tina Paez

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530

Rosalinda Salazar Phone: (832) 393-8529



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 7/1/2024

ARA - Frontier Waste Texas Holdco LLC SWF

Agenda Item#: 46.

Summary:

ORDINANCE NO. 2024-588, passed second reading August 21, 2024

ORDINANCE granting to **FRONTIER WASTE TEXAS HOLDCO LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions -

THIRD AND FINAL READING

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Frontier Waste Texas Holdco LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529

ATTACHMENTS:

Description

7.1.2024 Frontier Waste Texas Holdco LLC
SWF_signed

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/13/2024

ALL

Item Creation Date: 7/1/2024

ARA - Frontier Waste Texas Holdco LLC SWF

Agenda Item#: 4.

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Frontier Waste Texas Holdco LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

DS
ec

DocuSigned by:

Tina Paez

606AE9EC66A94CC

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 7/1/2024

ARA - K & S Construction Services, LLC SWF

Agenda Item#: 47.

Summary:

ORDINANCE NO. 2024-589, passed second reading August 21, 2024

ORDINANCE granting to **K & S CONSTRUCTION SERVICES, LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to K & S Construction Services, LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

Tina Paez, Director
Administration & Regulatory
Affairs Department

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529

ATTACHMENTS:

Description

Type

7.1.2024 K & S Construction Services, LLC
SWF_signed

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/13/2024

ALL

Item Creation Date: 7/1/2024

ARA - K & S Construction Services, LLC SWF

Agenda Item#: 5.

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to K & S Construction Services, LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

DS
ec

DocuSigned by:

Tina Paez

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 7/1/2024

ARA - The Outhouse Boys LLC SWF

Agenda Item#: 48.

Summary:

ORDINANCE NO. 2024-590, passed second reading August 21, 2024

ORDINANCE granting to **THE OUTHOUSE BOYS LLC**, a Texas Limited Liability Company, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to The Outhouse Boys LLC. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529

ATTACHMENTS:

Description	Type
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date: 7/1/2024

ARA - Stericycle, Inc. SWF

Agenda Item#: 49.

Summary:

ORDINANCE NO. 2024-591, passed second reading August 21, 2024

ORDINANCE granting to **STERICYCLE, INC**, a Delaware corporation, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **THIRD AND FINAL READING**

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Stericycle, Inc. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

_____ -

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529

ATTACHMENTS:

Description

Type

7.1.2024 Stericycle, Inc. SWF_signed

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/13/2024

ALL

Item Creation Date: 7/1/2024

ARA - Stericycle, Inc. SWF

Agenda Item#: 6.

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Stericycle, Inc. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 202 solid waste operator franchises. For FY 2024, the total solid waste franchise revenue to the City is projected to be \$ 9,806.079.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling, or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages, and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

DS
ec

DocuSigned by:

Tina Paez

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

Other Authorization

Contact Information:

Naelah Yahya Phone: (832) 393-8530
Rosalinda Salazar Phone: (832) 393-8529



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B, District G

Item Creation Date: 7/17/2024

HPW – 20WWO1143 Accept Work / PM Construction &
Rehab, LLC dba IPR South Central

Agenda Item#: 50.

Summary:

MOTION by Council Member Peck/Seconded by Council Member Thomas to adopt recommendation from Chief Operating Officer, Houston Public Works for approval of final contract amount of \$3,726,593.65 and acceptance of work on contract with **PM CONSTRUCTION & REHAB, LLC dba IPR SOUTH CENTRAL** for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS) - 4.77% over the original contract amount and under the 5% contingency amount (4258-76) - **DISTRICTS B - JACKSON and G - HUFFMAN**

TAGGED BY COUNCIL MEMBER POLLARD

This was Item 6 on Agenda or August 21, 2024

Background:

SUBJECT: Accept Work for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS).

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final contract amount of \$3,726,593.65 or 4.77% over the original contract amount, accept the Work and authorize final payment.

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

DESCRIPTION/SCOPE: This project consisted of sanitary sewer rehabilitation by cured-in-place pipe method. The project was awarded to PM Construction & Rehab, LLC dba IPR South Central with 730 calendar days allowed for construction and an original contract amount of \$3,556,959.90.

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

CONTRACT COMPLETION AND COST: The contractor, PM Construction & Rehab, LLC dba IPR South Central, has completed the work under the subject contract. The project was completed beyond the established completion date with an additional 120 days approved by Change Order Nos 2 and 3. The final cost of the project, including overrun and underrun of estimated unit price

quantities is \$3,726,593.65, an increase of \$169,633.75 or 4.77% 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/W/SBE PARTICIPATION: The advertised M/WBE contract goals for this project were 12.94% MBE and 8.72% WBE. The M/WBE goals approved for this project were 12.94% MBE and 8.72% WBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 5.69% MBE and 0.02% WBE. The MWBE performance on this project was rated Satisfactory due to Good Faith Efforts for the following reasons: Good Faith Efforts were made to meet awarded goals and utilize goal credit subcontractors to the extent possible given specialized work orders and change in the preferred method of rehabilitation. For the reasons listed, the MWBE performance meets the good faith efforts requirements mandated by the City's MWSBE Program.

Randall V. Macchi, Chief Operating Officer
 Houston Public Works
 WBS No. R-002013-0054-4
 File No. 4258-76

Prior Council Action:

Ordinance No. 2019-0467, dated 06-19-2019

Amount and Source of Funding:

No additional funding required.

Original appropriation of \$3,754,808.00 from Fund No. 8500 – Water and Sewer System Consolidated Construction. This project was eligible for low interest funding through a State Revolving Fund (SRF) Equivalency loan.

Contact Information:

<u>Name</u>	<u>Service Line</u>	<u>Contact Number</u>
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Dr. Joseph G. Majdalani, P.E.Senior Assistant Director	Houston Water	832.395.8530

ATTACHMENTS:

Description

Signed Coversheet
 Location List

Type

Signed Cover sheet
 Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
 District B, District G
 Item Creation Date: 7/17/2024

HPW – 20WWO1143 Accept Work / PM Construction & Rehab, LLC dba IPR South Central

Agenda Item#:

Background:

SUBJECT: Accept Work for Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS).

RECOMMENDATION: (SUMMARY) Pass a motion to approve the final contract amount of \$3,726,593.65 or 4.77% over the original contract amount, accept the Work and authorize final payment.


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

DESCRIPTION/SCOPE: This project consisted of sanitary sewer rehabilitation by cured-in-place pipe method. The project was awarded to PM Construction & Rehab, LLC dba IPR South Central with 730 calendar days allowed for construction and an original contract amount of \$3,556,959.90.

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

CONTRACT COMPLETION AND COST: The contractor, PM Construction & Rehab, LLC dba IPR South Central, has completed the work under the subject contract. The project was completed beyond the established completion date with an additional 120 days approved by Change Order Nos 2 and 3. The final cost of the project, including overrun and underrun of estimated unit price quantities is \$3,726,593.65, an increase of \$169,633.75 or 4.77% 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 12.94% MBE and 8.72% WBE. The M/WBE goals approved for this project were 12.94% MBE and 8.72% WBE. According to the Office of Business Opportunity, the actual participation achieved on this project was 5.69% MBE and 0.02% WBE. The MWBE performance on this project was rated Satisfactory due to Good Faith Efforts for the following reasons: Good Faith Efforts were made to meet awarded goals and utilize goal credit subcontractors to the extent possible given specialized work orders and change in the preferred method of rehabilitation. For the reasons listed, the MWBE performance meets the good faith efforts requirements mandated by the City's MWSBE Program.

DocuSigned by:

 8/9/2024
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 Randall V. Macchi, Chief Operating Officer
 Houston Public Works

WBS No. R-002013-0054-4
 File No. 4258-76

Prior Council Action:
 Ordinance No. 2019-0467, dated 06-19-2019

Amount and Source of Funding:
 No additional funding required.

Original appropriation of \$3,754,808.00 from Fund No. 8500 – Water and Sewer System Consolidated Construction. This project was eligible for low interest funding through a State Revolving Fund (SRF) Equivalency loan.

Contact Information:

<u>Name</u>	<u>Service Line</u>	<u>Contact Number</u>
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Dr. Joseph G. Majdalani, P.E.Senior Assistant Director	Houston Water	832.395.8530

ATTACHMENTS:

Description	Type
Council Districts Map	Backup Material
Location List	Backup Material
Location Maps	Backup Material
OBO Documents	Backup Material
Prior Council Action	Backup Material
Ownership Information Form & Tax Report	Backup Material
Change Orders No 1, 2, 3 & 4	Backup Material
Final Estimate	Backup Material

File No. 4258-76	Sanitary Sewer Rehabilitation by Cured-In-Place Pipe Method (LDS)		
WBS No. R-002013-0054-4	PM Construction & Rehab, LLC dba IPR South Central		
WORK ORDER	SUBDIVISION	BASIN	Council Dist.
1	KASHMERE GARDENS, 77026	IB021	B
2	MEMORIAL BEND, 77079	WDP12	G



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

ALL

Item Creation Date:

WS1216866794 - Interlocal Agreement with Wharton
County Junior College - ORDINANCE

Agenda Item#: 51.

Summary:

ORDINANCE approving and authorizing an Interlocal Agreement between the City of Houston and **WHARTON COUNTY JUNIOR COLLEGE** for Emergency Medical Services Educational Training to Paramedics of the Houston Fire Department; providing a maximum contract amount - 3 Years with 2 one-year options - \$4,855,550.00 - General Fund

TAGGED BY COUNCIL MEMBER THOMAS

This was Item 33 on Agenda on August 21, 2024

Background:

S38- WS1216866794 - Approve an ordinance authorizing an interlocal agreement between the City of Houston and Wharton County Junior College in an amount not to exceed \$4,855,500.00 to provide emergency medical services educational training for paramedics for a three-year term with two one-year options for Houston Fire Department

Specific Explanation:

The Chief of the Houston Fire Department and the Chief Procurement Officer recommend that the City Council approve an ordinance authorizing an interlocal agreement (ILA) for a three-year term with two one-year options to renew to **Wharton County Junior College (WCJC)** in an amount not to exceed **\$4,855,500.00** for emergency medical services educational training for the HFD's paramedics.

WCJC shall provide all labor, materials, and supervision necessary for paramedic classes held at the WCJC campus or other mutually agreed locations over the term of the agreement. WCJC shall provide emergency medical service education programs that meet the national and state education training standards and requirements. The minimum curriculum shall include all content required by the current national paramedic educational standards and competencies as defined in the National EMS Education Standards by the United States Department of Transportation. WCJC shall comply with all National Registry testing requirements.

The benefits of WCJC providing this education include, but are not limited to:

- The provision of an educational program recognized by the Texas Department of State Health Services for the Emergency Medical Professions;
- Accreditation by the Commission on Accreditation of Allie Health Education Programs (CAAHEP); and

- Recognition for its National Registry of Emergency Medical Technicians pass percentage rate.

This recommendation is made pursuant to subsection 791.025 of the Texas Government Code, which provides that "a local government may agree with another local government or with the state or a state agency, Including the comptroller, to purchase goods and services" and that such a purchase "satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and services."

MWBE Participation

MWBE participation 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 agreement for this purchase.

Fiscal Note:

Funding for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy.

Jedediah Greenfield, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority

Department	FY25	Out Years	Total
Houston Fire Department	\$539,500.00	\$4,316,000.00	\$4,855,500.00

Amount and Source of Funding:

\$4,855,500.00

General Fund

Fund 1000

Contact Information:

Lena Farris FIN/SPD 832-393-8729

Candice Gambrell FIN/SPD 832-393-9129

Jedediah Greenfield FIN/SPD 832-393-9126

ATTACHMENTS:

Description

Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/20/2024

ALL

Item Creation Date:

WS1216866794 - Interlocal Agreement with Wharton County Junior College -
ORDINANCE

Agenda Item#: 17.

Background:

S38- WS1216866794 - Approve an ordinance authorizing an interlocal agreement between the City of Houston and Wharton County Junior College in an amount not to exceed \$4,855,500.00 to provide emergency medical services educational training for paramedics for a three-year term with two one-year options for Houston Fire Department .

Specific Explanation:

The Chief of the Houston Fire Department and the Chief Procurement Officer recommend that the City Council approve an ordinance authorizing an interlocal agreement (ILA) for a three-year term with two one-year options to renew to **Wharton County Junior College (WCJC)** in an amount not to exceed **\$4,855,500.00** for emergency medical services educational training for the HFD's paramedics.

WCJC shall provide all labor, materials, and supervision necessary for paramedic classes held at the WCJC campus or other mutually agreed locations over the term of the agreement. WCJC shall provide emergency medical service education programs that meet the national and state education training standards and requirements. The minimum curriculum shall include all content required by the current national paramedic educational standards and competencies as defined in the National EMS Education Standards by the United States Department of Transportation. WCJC shall comply with all National Registry testing requirements.

The benefits of WCJC providing this education include, but are not limited to:

- The provision of an educational program recognized by the Texas Department of State Health Services for the Emergency Medical Professions;
- Accreditation by the Commission on Accreditation of Allie Health Education Programs (CAAHEP); and
- Recognition for its National Registry of Emergency Medical Technicians pass percentage rate.

This recommendation is made pursuant to subsection 791.025 of the Texas Government Code, which provides that "a local government may agree with another local government or with the state or a state agency, Including the comptroller, to purchase goods and services" and that such a purchase "satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and services."

MWBE Participation

MWBE participation 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 agreement for this purchase.

Fiscal Note:

Funding for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy.

8/7/2024

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Jedediah Greenfield, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority

Department	FY25	Out Years	Total
Houston Fire Department	\$539,500.00	\$4,316,000.00	\$4,855,500.00

Amount and Source of Funding:

\$4,855,500.00

General Fund

Fund 1000

Contact Information:

Lena Farris FIN/SPD 832-393-8729
Candice Gambrell FIN/SPD 832-393-9129
Jedediah Greenfield FIN/SPD 832-393-9126

ATTACHMENTS:

Description

Fiscal Form A
OBO Waiver
Cooperative/Interlocal Justification Form
Ownership Forms
Master Service Agreement
Funding Verification Form-HFD Fund 1000 WS1216866794

Type

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



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District B

Item Creation Date: 4/9/2024

HPW - 20WR501 – Petition Creation (177.5513) Harris
County Municipal Utility District No. 589

Agenda Item#: 52.

Summary:

ORDINANCE consenting to the creation of **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 589**, containing approximately 177.5513 acres of land, within the City of Houston, Texas; authorizing the district to issue bonds, subject to certain conditions - **DISTRICT B - JACKSON**

TAGGED BY COUNCIL MEMBER JACKSON

This was Item 53 on Agenda of August 21, 2024

Background:

SUBJECT: Petition for the City's consent to the creation of 177.5513 acres as Harris County Municipal Utility District No. 589.

RECOMMENDATION: Petition for the City's consent to the creation of 177.5513 acres as Harris County Municipal Utility District No. 589 be approved.

SPECIFIC EXPLANATION: The owners of 177.5513 acres of land, located within Harris County and in the corporate limits of the City of Houston (the "City"), have petitioned the City for consent to create a district. The name of the proposed district shall be Harris County Municipal Utility District No. 589 (the "District"). The proposed District consists of vacant land and is proposed to be developed as single-family residential and other property including, water distribution, wastewater collection, storm water drainage systems, detention storage, roadways, parks and recreational facilities, to the District. The proposed creation tract is located in the vicinity of Parker Road, Little York, Wayside Drive, and Mesa Drive.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The District will have a wastewater collection system. The District will be provided with wastewater treatment by the City's F.W.S.D. # 23 Wastewater Treatment Plant. Potable water will be provided by the City.

The nearest major drainage facility for Harris County Municipal Utility District No. 589 is Greens Bayou, which flows into the into Houston Ship Channel. The proposed creation is within the 100

year floodplain (61%) and 500 year floodplain (10%).

By executing the Petition for Consent, the District has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the District must be approved by the City prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

Randall V. Macchi
Chief Operating Officer
Houston Public Works

Contact Information:

Ekaterina Fitos
Planning Director
Houston Water
Phone: (832) 395-2712

ATTACHMENTS:

Description

Signed Coversheet
Maps

Type

Signed Cover sheet
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 4/9/2024

HPW - 20WR501 – Petition Creation (177.5513) Harris County Municipal Utility District No. 589

Agenda Item#:

Background:

SUBJECT: Petition for the City’s consent to the creation of 177.5513 acres as Harris County Municipal Utility District No. 589.

RECOMMENDATION: Petition for the City’s consent to the creation of 177.5513 acres as Harris County Municipal Utility District No. 589 be approved.

SPECIFIC EXPLANATION: The owners of 177.5513 acres of land, located within Harris County and in the corporate limits of the City of Houston (the “City”), have petitioned the City for consent to create a district. The name of the proposed district shall be Harris County Municipal Utility District No. 589 (the “District”). The proposed District consists of vacant land and is proposed to be developed as single-family residential and other property including, water distribution, wastewater collection, storm water drainage systems, detention storage, roadways, parks and recreational facilities, to the District. The proposed creation tract is located in the vicinity of Parker Road, Little York, Wayside Drive, and Mesa Drive.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The District will have a wastewater collection system. The District will be provided with wastewater treatment by the City’s F.W.S.D. # 23 Wastewater Treatment Plant. Potable water will be provided by the City.

The nearest major drainage facility for Harris County Municipal Utility District No. 589 is Greens Bayou, which flows into the into Houston Ship Channel. The proposed creation is within the 100 year floodplain (61%) and 500 year floodplain (10%).

By executing the Petition for Consent, the District has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the District must be approved by the City prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

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Randall V. Macchi
Chief Operating Officer
Houston Public Works

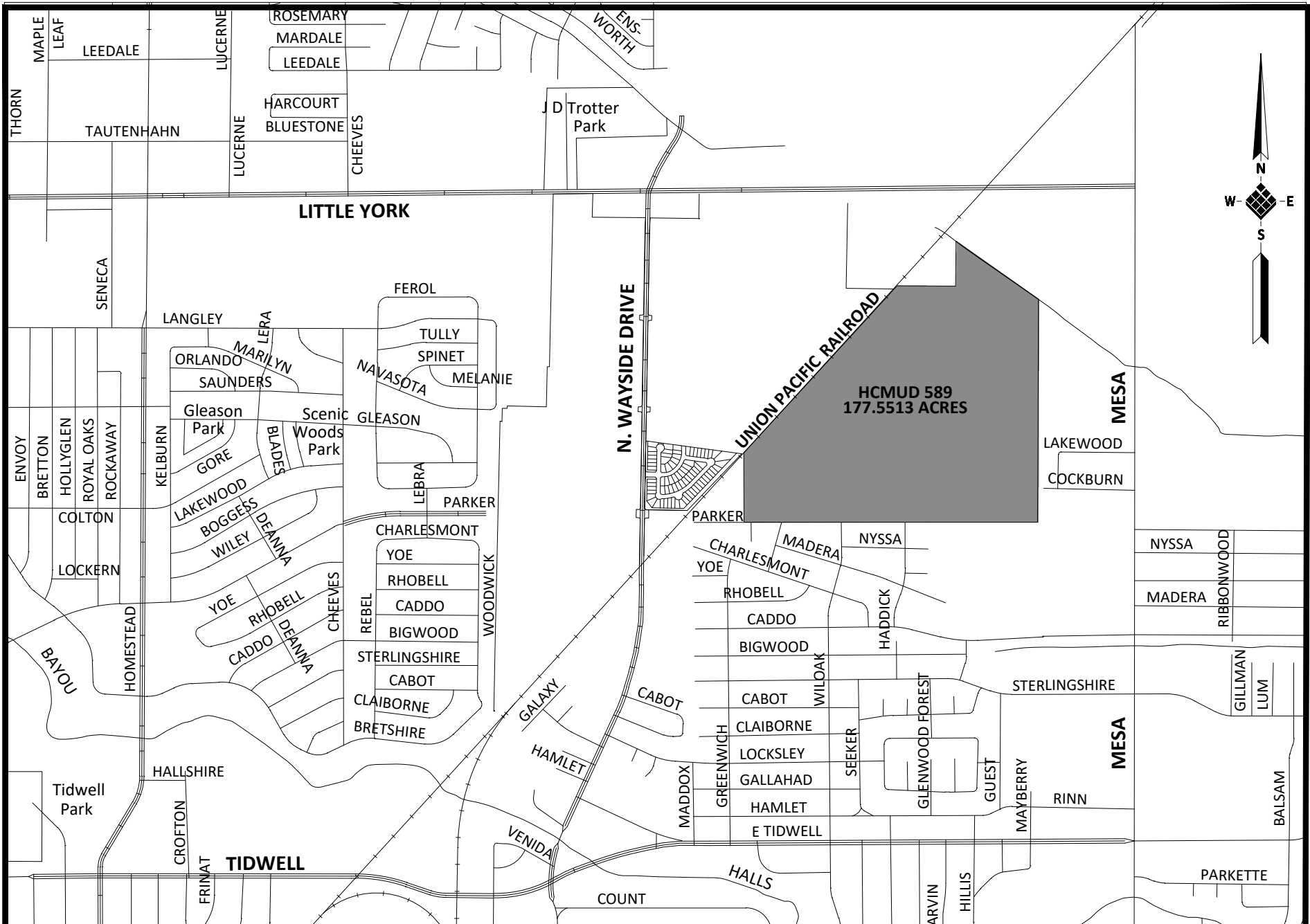
Contact Information:

Ekaterina Fitos
Planning Director
Houston Water
Phone: (832) 395-2712

ATTACHMENTS:

Description	Type
Maps	Backup Material
Application	Backup Material
Petition	Backup Material
Backup Material	Backup Material
Fact Sheet	Backup Material

CHARLES HARBIN 3/6/2024 8:48 AM
B:\PROJECT DIRECTORY\10500- HCMUD 589\0700.01 - CREATION REPORT AND RELATED ENGINEERING\CAD\EXHIBITS\HCMUD 589 VICINITY MAP BE-EXHIBIT LANDSCAPE.DWG
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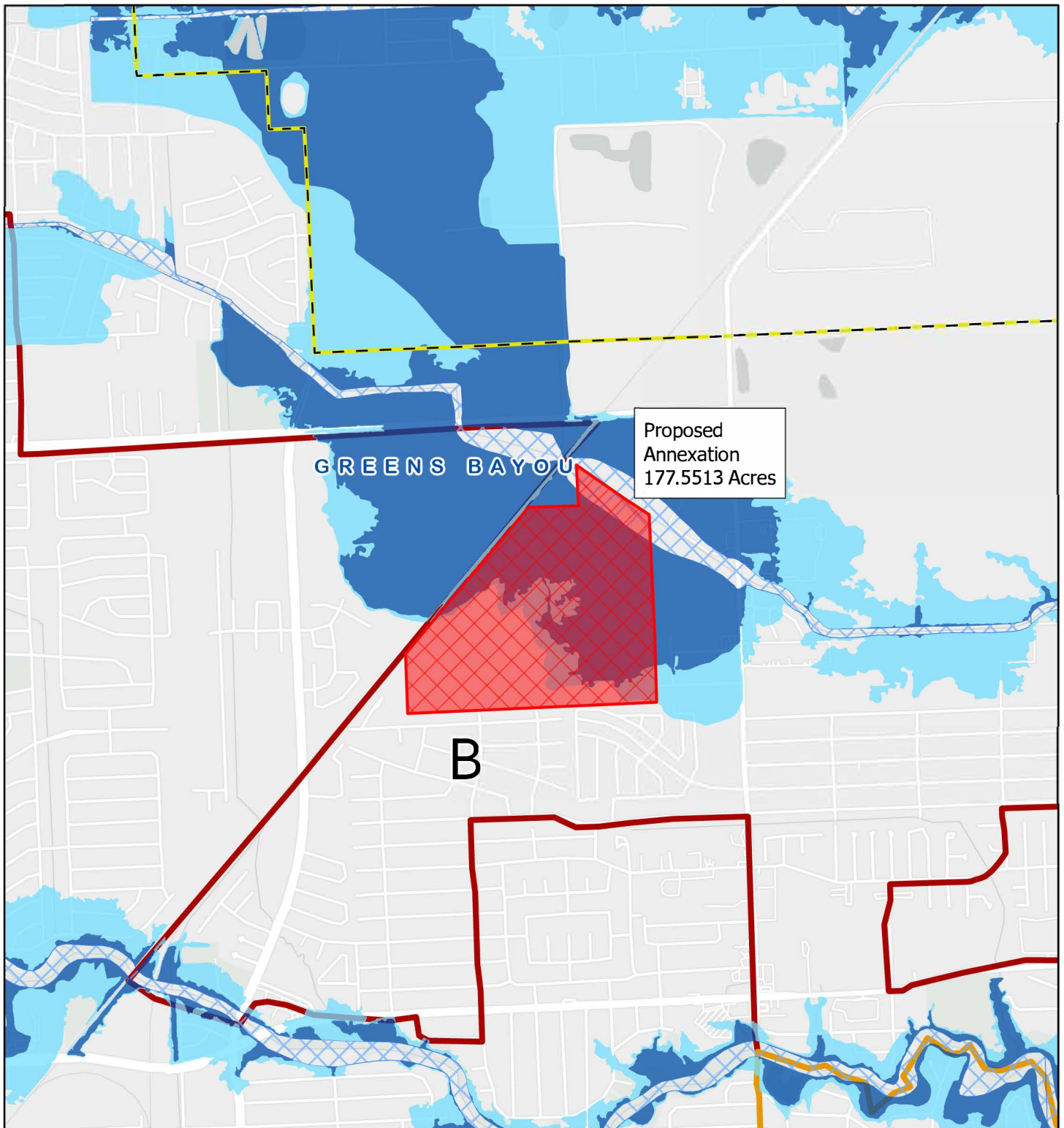
VICINITY MAP N.T.S.
WWW.BLACKLINE-ENG.COM

1616 S. Voss, Suite 300
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(832) 431-5959
Firm No. 14051

PROJECT NO.:10500.0700.00 DATE: 03/06/24










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Harris County Municipal Utility District No. 589 (177.5513 acres)



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|  Watersheds |  500 Year Floodplain |
|  Texas Senate Districts |  Floodway |
|  Texas House Districts |  City Limits |
| Flood Hazard Zones |  Council Districts |
|  100 Year Floodplain |  Existing District |

