

City Council Chamber, City Hall, Wednesday, September 6, 2017

At 8:50 a.m. Ms. Anna Russell, City Secretary, read the description or captions of the Items on the Agenda.

The Houston City Council convened at 9:00 a.m., Wednesday, September 6, 2017 Mayor Sylvester Turner presiding, with Council Members Brenda Stardig, Jerry Davis, Ellen Cohen, Dwight Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Laster, Larry Green, Mike Knox, David Robinson, Michael Kubosh, Amanda Edwards and Jack Christie D.C.; and Ronald C. Lewis, City Attorney; Marta Crinejo Agenda Director present.

At 9:18 a.m. Mayor Turner called the meeting and stated that if there were people here in the Public Session to please put their names on the list if they did not call in or tried to call for could not get in and he was requesting for Rhonda to take charge of that. Council Members Davis, Gallegos, Green and Christie absent.

Mayor Turner stated that the Invocation and the Pledge would be led by Council Member Robinson and Council Member Robinson requested his colleagues to thank the Lord above for the ability to be here this morning and invited Ms. Vawn Gretta to the podium to sing Amazing Grace and Council Member Robinson led the Pledge of Allegiance. Council Members Davis and Gallegos absent.

At 9:24 a.m. the Roll was called.

Council Member Cohen moved to postpone the adoption of the minutes and seconded by Council Member Robinson, all voting aye, nays none. Council Members Davis and Gallegos absent.

**MOTION ADOPTED**

## **MAYOR'S REPORT**

Mayor Turner stated that this is the second time that they were meeting since the storm hit and last week because of the Annex and the City Hall, they met at the George R. Brown Center and he wanted to thank the many companies and City Employees that worked around the clock and literally they worked around the clock over this past week including Labor Day to get City Hall and City Hall Annex back on its feet and requested representation of the companies and employees to stand to be recognized for getting them back in here today and he read the list of all the companies that have and had been helping and asked them to stand to be recognized, we took a lot of water in both of the buildings, the electrical box was totally destroyed because this is an old, old building and at first they thought it would take 2 weeks to get back in but these people literally came together and worked as a team and they worked 24/7 and as they can tell we are back in in the City Hall Annex and City Hall and it is still a working process and without these businesses, contractor and working with GSD and all of the other teams, we would not be here and please join along with him in giving them a round of applauds for their work.

Mayor Turner also stated that we all are in a working progress which means that we are working our way back to normalize and this will take some time because this is the hardest week and we have to work through it and requested everyone's patience's, there is a lot of traffic out there, there are about 73 signals lights that are out and flashing which the number has gone down and again he wanted to give credit to Public Works and 5 of the signal lights are Downtown and many of these lights will be

repaired today and there are still a number of streets in West Houston for an example that are blocked because of water and it is going to be hectic out there and he is requesting people to please be patient as they work through it and this is going to be the roughest week and as each day goes by it will get better and better and debris removal is his number one priority because it is everywhere and they are working on that situation and there are 80 or more certified Contractor crews and they are also relying on mutual aid crews, like the San Antonio Crews that are already here and they are reaching agreements with Austin and Dallas for crews to come down here and he spoke with FEMA about where to put the debris and FEMA advised to put it on the curb and while putting debris on the curb make sure you document everything, they are doing their regular trash pickup but suspending recycling for now and he is asking again to just be patient and they are moving as quickly as they can.

Mayor Turner further stated that he had lifted all on the curfews and only West Houston has a curfew because out of respect of the water being released and from the times since the curfew was taken place there was only 11 citations that were written.

Members of Council discussed and thanked the Mayor for his leadership during the Hurricane.

At 10:36 a.m. Turner requested the City Secretary to call the List of Speakers.

Ms. Deborah Elaine Allen, Post Office Box 263252, 77027, (713)264-0127 7771 had reserved time to speak but was not present when her name was called.

Mr. Raul Ramirez, 3535 Marquita Ln., 77039, (832)317-0050 appeared and stated that he is Assistant to the Pastor at a Catholic Church and he is also one of the leaders for the Metropolitan Organization and as everyone knows there had been people effected by Hurricane Harvey and some worse than others and due to this Hurricane many people lost work and they did not get paid and people in his neighborhood lost their belongs, their properties got flooded and they are concerned on how they are going to pay for rent because they have not been able to work and they have to pay for cleanup and restoration, this had effected documented and undocumented people that make up their Parish and his community, their Church had opened up their doors for people in need, they are providing temporary shelter for those that needed to leave their homes, they are also giving out food, clothing and other necessities but they cannot meet the needs for emergency housing or eviction that is why they look forward in working with the Housing Department and calling a month grace period for renters and a public work strategy.

Mayor Turner stated he wanted to encourage him and TMO to work with Tom McCasland with the Housing Department and they are requesting for all apartment complexes to be sensitive to provide a grace period and they will keep working on that.

Ms. Tomaro Bell, no address, no phone, appeared and stated that she wanted to thank the Mayor so much for not evaluating and if we have done that which she is speaking for herself even though she is Chair of Public Safety for Super Neighborhood Alliance it would have been beyond catastrophe, every freeway and road you would see water, they would have seen bodies, she could not believe the traffic that acuminated from the 2 exits on I10, it took her over an hour to get to the Permitting Center and she does not even live 10 minutes away, she wanted to give shouts out to Council Member Martin for what he said and to Council Member Green also about the businesses and the worthless Red Cross and she also said the wonderful restaurants that opened up and fed First Responders and anyone else at Memorial City Mall and around the City. Council Members Stardig, Travis and Green absent.

Members of Council questioned Ms. Bell.

Father Simon Bautista, no address, no phone, appeared and stated that he was a Priest and he was born and raised in the Dominican Republic and he knows what Hurricanes are and heavy rains, he himself is a survivor for at least 8 Hurricanes in his Country but he had never seen something like this before and it brings tears to his eyes, Mayor Turner and Council Members thank you so much for your guideness and their courageous leadership and they are here to call on the City to institute of a grace period for renters that were affected by the flood for a month and for the late fees to be waived and payments to be delayed this issue came to light with their operators and communities and what they have learned was bad and some landowners were demanding rent even through people had been out of work due to the flood and still could not work and others were evicting tenants because their apartments have been damaged and would not give back their deposits, several apartment complexes and renters are given a month to pay with no late fee and they do applaud them, the most vulnerable can be taken advantage of and abused and they need a clear statement and action from the Mayor and Council Members to provide constraints from land owners for tenants and they applaud them for the curfew to protect properties from looters. Council Members Stardig, Davis, Boykins, Gallegos, Green and Knox absent.

Mayor Turner stated he hopes that apartments will not evict people because they are not able to pay because they were victims of the flood situation and they are calling on them to not do that and asking not to ask them to pay rent for apartments that were damaged and that is his request.

Father Ed Gomez, no address, no phone, appeared and stated that everyone here was doing incredible work, the Mayor, the Council, the Chief of Police and Fire, he wanted to share in his area that his Church that is near Hobby and in that area there are many undocumented folks, when the rain did break he went to 18 different apartment complexes and 2 of them right of way took leadership, they put notice in their leasing offices about not worrying about paying the rent until the 16<sup>th</sup> of September and one of the complex was threatening their tenants because they are the most vulnerable and those are the ones that are undocumented and are in fear and many of them have not worked for 9 to 10 days and those are some of the challenges that they facing and again they thank them on behalf of the TMO and he wanted to raise attention to some of these issues. Council Members Stardig, Davis, Boykins, Le, Travis and Green absent.

Mayor Turner requested that Father Gomez give the names of the apartment complexes that are not being sensitive like they requested and to give that to Tom McCasland who is the Director of Housing and Development and let them work with those Apartment Complexes and he does not care if they are undocumented or documented if the citizens of this City were impacted by the storm, they want to assist them and he does not want people not to come forward because they maybe undocumented and fearful, it does not matter what their status maybe in this City and if there is a need they want to seek to help that need.

Members of Council questioned Father Gomez.

Ms. Michael Wood, no address, no phone, appeared and stated that she wanted to thank Mayor Turner and the City Council for everything that they have done during this impossible situation and in the wake of Harvey she wanted to speak about her non-profit organization called Tee Row Buffalo Rowing Center that she and husband compete in for competitive and they are targeting kids that are in middle school and high school and also the entire East end community and teach them about team leadership and about competitive rowing especially in the wake of losing everything that they had and so right now they are a non-profit organization and they are looking for a home on Buffalo Bayou, they do not have a venue right now but they do have equipment to get it up and running with working with the East End Management District and they are also

looking for a warehouse to start a facility because they do not want to turn kids away and they want to help and give back and they wanted to come to tell them who they are and what they are doing. Council Members Stardig, Davis, Boykins, Le, Travis, Laster, Green and Edwards absent.

Members of Council questioned Ms. Wood.

Ms. Sue Lovell, no address, no phone, appeared and presented information and stated that she wanted to say how proud she is and she understands to the difficulty on the decisions making is, she was stuck in California during this storm and she spent a lot of time yelling at the TV trying to explain why we did not do evacuation and trying to explain to her family what the Cajun Navy was which was the most difficult thing she had to do, she right now represents a company called Woolpert that is right now during the portal system at the Permitting Center, the company called her and ask what can they do and she asked them what do they have and they told her that they developed this tool, that they have used before in South Caroline and they also use it in the War Zones for the Department of Defense and is the tool they can look at the before and after of what happened to this City during Harvey and it is an awesome tool and she wanted to thank the company on the willingness to get their planes in the air to provide and develop this really quickly and this is online

**Note:** During the public session motions were offered to extend time for questions of various speakers, and votes taken, which were not prepared in written form and may be viewed on HTV Houston or on disc.

At 11:15 a.m. After the Public Session Mayor Turner stated that they would move to the Agenda.

### **CONSENT AGENDA NUMBERS 1 through 5**

#### **PURCHASING AND TABULATION OF BIDS** - NUMBER 1

1. **SAM PACK'S FIVE STAR FORD, LTD.** - \$1,454,733.75, **CALDWELL AUTOMOTIVE PARTNERS LLC, d/b/a CALDWELL COUNTRY CHEVROLET, LLC** - \$265,116.00 and **SILSBEE FORD, INC** - \$38,248.41 for Five Police Interceptor Sedans, Seventy-Five Investigative Sedans, Seven Utility Vehicles and one Pick-up Truck through the Interlocal Agreement for Cooperative Purchasing with the Houston Galveston Area Council and the State of Texas Procurement and Support Service Contract for the Houston Police Department - \$1,758,098.00 - Equipment Acquisition Consolidated and Auto Dealers Funds- was presented, moved by Council Member Christie and seconded by Council Member Davis, all voting aye, nays none. **MOTION 2017-0544 ADOPTED**

#### **ORDINANCES** - NUMBERS 2 through 5

2. **ORDINANCE** reapproving, passing, confirming, validating, approving, and adopting certain ordinances, resolutions and motions including without limitation motions and ordinances involving the appropriation and expenditure of city funds, revision to a Chapter of the City Code of Ordinances; submission of grant applications, the making of contracts or the granting of rights; special emergency items necessitated by Hurricane Harvey, and other agenda items approved by the City Council on Wednesday, August 30, 2017, more specifically denoted on Exhibit A hereto- the City Secretary advised that Item 2 had not been received and if received during the meeting will be considered at the end of the Agenda.
  
3. **ORDINANCE** appropriating up to \$46,114,987.70 in Tax Increment Reinvestment Zone Affordable Housing Funds for Single Family and Multi Family Affordable Housing Activities, including costs associated with the administration of the City's Affordable Housing Programs- the City Secretary advised that Item 3 had not been received and if received during the meeting will be considered at the end of the Agenda.
  
4. **ORDINANCE** approving and authorizing submission of an electronic application for grant assistance to the **OFFICE OF THE GOVERNOR, CRIMINAL JUSTICE DIVISION** FY2018 Rifle Resistant Body Armor Program; declaring the City's eligibility for such grant; authorizing the Chief of the Houston Police Department to act as the City's representative in the application process, to accept the grant and expend the grant funds, as awarded, to apply for and to accept all subsequent awards, if any, pertaining to the grant program- was presented, all voting aye, nays none.  
**ORDINANCE 2017-0679 ADOPTED**
  
5. **ORDINANCE** relating to the use of certain property located at 419 Emancipation Avenue ("Property") for the operation of a shelter facility providing emergency housing for persons displaced by Hurricane Harvey; authorizing the Mayor or the Mayor's designee to negotiate the terms and conditions and execute (1) a lease agreement for the property between **419 HOPE PARTNERS, LLC, LANDLORD**, and the City of Houston, Lessee, for a period of time not to exceed twelve months ("Lease Agreement"); and (2) a Management Agreement between the City of Houston and **NEW HOPE HOUSING, INC** for the operation of a shelter on the property for a period of time not to exceed twelve months ("Management Agreement"); appropriating \$500,000.00 out of TIRZ Affordable Housing Fund; allocating the aforementioned funds as follows: (1) \$155,000 to the Lease Agreement and (2) \$345,000 to the Management Agreement- was presented,

Mayor Turner stated that this is the Emergency Item that is dealing with 300 people that are in the George R. Brown and these are the ones is a need to find temporary permanent housing for them and he will tell them and he does not intent on voting out this today but he wanted to put it cut there so that next week they can vote on it and they are working through things.

Council Member Davis tagged Item 5.

**END OF CONSENT AGENDA**

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

**NON CONSENT AGENDA - NUMBER 6**

**MISCELLANEOUS**

6. **RECEIVE** nominations for appointment to Position 7 of the **BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE (ST. GEORGE PLACE), CITY OF HOUSTON, TEXAS** for the remainder of the designated two-year term- was presented,

Council Member Travis nominated Ed Taravella for Position 7 of the Board of Directors of Reinvestment Number One and Council Member Laster moved to close nominations and seconded by Council Member Boykins, all voting aye, nays none. **MOTION 2017-0545 ADOPTED**

**MATTERS HELD - NUMBERS 7 through 15**

7. **RECOMMENDATION** from Acting Director Department of Public Works & Engineering to purchase Parcel AY16-097, located at 4701 West 34th Street, owned by HUE JWR LLC, a Texas limited liability company (Thu Binh Si Ho, Owner), for the **WATONGA PAVING AND DRAINAGE PROJECT - DISTRICT C - COHEN**

**TAGGED BY COUNCIL MEMBER EDWARDS**

This was Item 6 on Agenda of August 30, 2017- was presented, all voting aye, nays none. **MOTION 2017-0546 ADOPTED**

8. **AMEND MOTION 2013-476, 7/10/2013, TO INCREASE** spending authority from \$2,318,400.00 to \$2,898,000.00 for the purchase of Airfield Lighting for the Houston Airport System, awarded to **GLOBE ELECTRIC CO., INC - \$579,600.00 - Enterprise Fund**

**TAGGED BY COUNCIL MEMBER DAVIS**

This was Item 8 on Agenda of August 30, 2017- was presented, all voting aye, nays none.

**MOTION 2017-0547 ADOPTED**

9. **ORDINANCE** finding and determining that public convenience and necessity no longer require the continued use of Semmes Street, from Lyons Avenue to Providence Street, and a 60 foot-wide utility easement; vacating and abandoning said street and utility easement to Saint Arnold Brewing Company, the abutting owner ("owner"), in consideration of owner's payment of \$102,754.00 to the City and the conveyance to the City of two 20 foot-wide sanitary sewer easements, all in the S.F. Nobles Addition and D. Gregg's First Addition, S.M. Harris Survey, A-327, Harris County, Texas, and other consideration - **DISTRICT B - DAVIS**

**TAGGED BY COUNCIL MEMBER EDWARDS**

This was Item 9 on Agenda of August 30, 2017- was presented, all voting aye, nays none. **ORDINANCE 2017-0680 ADOPTED**

10. **ORDINANCE** approving and authorizing Purchase and Sale Agreement between the City of Houston, Texas, Seller, and **TRAILHEAD MANAGEMENT, LLC, Purchaser**, for the sale of approximately 12.83 acres of land located at the southwest quadrant of Fuqua Street and Freehill Street, in the G. P. Burnett Survey, Abstract No. 1062, Houston, Harris County, Texas (Parcel No. SY14-137), for \$994,800.00 - **DISTRICT E - MARTIN**  
**TAGGED BY COUNCIL MEMBER EDWARDS**  
This was Item 6 on Agenda of August 30, 2017- was presented, all voting aye, nays none.  
**ORDINANCE 2017-0681 ADOPTED**
  
11. **ORDINANCE** relating to the Fiscal Affairs of the **SOUTH POST OAK REDEVELOPMENT AUTHORITY on behalf of REINVESTMENT ZONE NUMBER NINE, CITY OF HOUSTON, TEXAS (SOUTH POST OAK ZONE)**; approving the Fiscal Year 2018 Operating Budget for the Authority and the Fiscal Years 2018-2022 Capital Improvement Projects Budget for the Zone **DISTRICT K - GREEN** - **TAGGED BY COUNCIL MEMBER GREEN**  
This was Item 23 on Agenda of August 30, 2017- was presented, all voting aye, nays none.  
**ORDINANCE 2017-0682 ADOPTED**
  
12. **ORDINANCE** relating to the Fiscal Affairs of the **HIRAM CLARKE/FORT BEND REDEVELOPMENT AUTHORITY on behalf of REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE)**; approving the Fiscal Year 2018 Operating Budget for the Authority and the Fiscal Years 2018-2022 Capital Improvement Plan Budget for the Zone - **DISTRICT K - GREEN**  
**TAGGED BY COUNCIL MEMBER GREEN**  
This was Item 29 on Agenda of August 30, 2017- was presented, all voting aye, nays none.  
**ORDINANCE 2017-0683 ADOPTED**
  
13. **ORDINANCE** awarding contract to **RBEX, INC dba APPLE TOWING CO.** for Towing and Storage Services for Seized Vehicles for Houston Police Department; providing a maximum contract amount 3 Years with two one-year options - \$2,459,575.00 - General and Asset Forfeiture Funds - **TAGGED BY COUNCIL MEMBER EDWARDS**  
This was Item 29 on Agenda of August 30, 2017- was presented, all voting aye, nays none.  
**ORDINANCE 2017-0684 ADOPTED**
  
14. **ORDINANCE** appropriating \$17,971,000.00 out of Water & Sewer System Consolidated Construction Fund, awarding contract to **MANHATTAN CONSTRUCTION COMPANY** for Ardmore Maintenance Facility; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for testing services, CIP Cost Recovery, construction management and contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICT D - BOYKINS** - **TAGGED BY COUNCIL MEMBERS DAVIS, BOYKINS and GREEN**  
This was Item 39 on Agenda of August 30, 2017- was presented, all voting aye, nays none.  
**ORDINANCE 2017-0685 ADOTPED**
  
15. **MOTION** by Council Member Robinson/Seconded by Council Member Davis to adopt recommendation from the Chief Procurement Officer to award to **INTERNATIONAL NAME PLATE U.S., INC** for Vehicle Decals and Decal Materials for the Fleet Management Department - 3 Years with two one-year options - \$1,028,624.27 - Fleet Management Fund

**DELAYED BY MOTION #2017-542, 8/30/17**

This was Item 41 on Agenda of August 30, 2017- was presented,

Council Member Knox moved to delay Item 15 for one week and seconded by Council Member Stardig, all voting aye, nays none. **MOTION 2017-0548 ADOPTED**

The City Secretary stated that they have received Items 2 & 3.

- 2. ORDINANCE** reapproving, passing, confirming, validating, approving, and adopting certain ordinances, resolutions and motions including without limitation motions and ordinances involving the appropriation and expenditure of city funds, revision to a Chapter of the City Code of Ordinances; submission of grant applications, the making of contracts or the granting of rights; special emergency items necessitated by Hurricane Harvey, and other agenda items approved by the City Council on Wednesday, August 30, 2017, more specifically denoted on Exhibit A hereto- was presented, all voting aye, nays none. Council Member Davis absent. **ORDINANCE 2017-0686 ADOPTED**

- 3. ORDINANCE** appropriating up to \$46,114,987.70 in Tax Increment Reinvestment Zone Affordable Housing Funds for Single Family and Multi Family Affordable Housing Activities, including costs associated with the administration of the City's Affordable Housing Programs- was presented,

Council Member Cohen moved to delay Item 3 for 2 weeks and seconded by Council Member Robinson, all voting aye, nays none. Council Member Davis absent. **MOTION 2017-0549 ADOPTED**

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

Members of Council announced events and discussed matters of interest.

There being no further business before Council; the City Council adjourned at 12:15 p.m. Council Members Stardig, Davis, Boykins, Martin, Le, Green, Knox, Edwards and Christie absent.  
**DETAILED INFORMATION ON FILE ON THE OFFICE OF THE CITY SECRETARY**

**MINUTES READ AND APPROVED**

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Anna Russell, City Secretary