



## WAMM CIVIC ASSOCIATION QUARTERLY MEETING

June 14, 2022

Bering Church of Christ

### MINUTES

Lane Llewellyn, President, called the meeting to order at 6:35 pm.

#### 1. Introduction of Officers

Lane Llewellyn introduced herself and the other WAMM officers present at the meeting, including: Mary Alice Martin, First Vice-President; Kathy Conti, Second Vice President; Diane Baker, Treasurer, and Maria Morandi, Secretary.

Lane Llewellyn started the meeting by pinpointing the poor condition of the streets in our neighborhood during what promises to be a long and hot summer. Much work needs to be done. While the infrastructure upgrades are sorely needed in WAMM, there are sometimes 4 or more different contractors working on these upgrades, including NorthStar (streets, water line), CenterPoint (gas lines), Main Lane Construction (sewer and water lines), Miranda Trucking and Construction (sidewalks and driveways), and Reyes Construction (water leaks). She asked the attendees to read the WAMM Gazette for contact names and numbers. More improvements are on the board or planned for near future, as will be described by the speakers at this meeting.

#### 2. Introduction of speakers and guests

Lane introduced the speakers and guests for the meeting, including:

Joe Webb – Chair, Project Planning, Finance - Montrose Tax Increment Reinvestment Zone ([TIRZ](#)). Presenting updates on TIRZ Plans for Montrose.

Mohammed Ali – Principal, Gauge Engineering.

Karam Kado - Project Manager, Gauge Engineering. Presenting updates for the 72-inch water line replacement along Kipling.

David Wager - Senior Inspector, Gauge Engineering.

Rev. Bodie Gilbert, Associate Pastor with the United Memorial Church of Christ, which hosts our WAMM quarterly meetings. Presenting updates on the future plans of Bering Church.

Slides for the presentation by Joe Webb and Gauge Engineering representatives are attached to the minutes of the meeting.



### 3. Presentations

a. Mr. Joe Webb described:

- A brief history of the TIRZ and its mission particularly focused on addressing infrastructure and housing needs in Montrose.
- Sources of funding including from taxes and securing grants for specific projects.
- Multiple studies undertaken by the TIRZ to support its mission within the boundaries of its district, including the Montrose Drainage Study, the Montrose Livable Center Study, and the Walk & Bike Montrose Study.
- Completed and on-going projects, including: Waugh Drive, Commonwealth Street Pedestrian & Bicycle Improvements and the Hawthorne St. & Woodhead St. Neighborhood Safe Streets Improvements;
- Projects in the design-near construction start phase, including: Mandell Neighborhood Safe Street Project and West Dallas Street Bikeway Improvements.
- Future projects in the preliminary design-engineering phases not yet funded for construction, including: Montrose Boulevard Improvements, and W Alabama Improvements Shepherd to Spur 529. In addition, the City of Houston may bring back on track the redevelopment of the lower Westheimer corridor.

Mr. Webb presented the goals of each project, status, and sources of funding and partners for each (specific details and reports can be found in the slide presentation and links included therein).

Questions from the audience included:

- Whether the new Ismail Center and a proposed shopping center across from Katz Deli had been considered in the future plans (Eddie Stanton). No specific answer was provided.
- Whether there is any information about the development of the former Kroger site by Southland and the Skanska site (Lane Llewellyn and Deborah Quintero). Mr. Webb indicated that Skanska is deep into the design phase and that he will check with the TIRZ if anything else is known.
- The deteriorating status of the Yupon St. road, which had been resurfaced recently, because of all the ongoing projects (Joe Roldan). Lane Llewellyn responded that resurfacing will be redone.
- The timeline for the start of construction on the Montrose Blvd. project. Mr. Webb indicated that the start of contract bidding is expected within 1-1½ years.

b. Mr. Kado presentation:

Mr. Kado presented briefly on the goals and status of the 72-inch water line replacement along Kipling St.

Questions from the audience included:



- Several complaints on the part of the audience related to the work along Kipling St. Lane Llewellyn indicated that the person to contact is Mr. David Wagner. Mr. Mohammed Ali explained that this is a very complex project and to contact Gauge Engineering if and when problems arise.
- Timeline for completion of the gas replacement lines, especially sidewalk and street resurfacing of the holes covered with bituminous fill (Kass Yigal). In response, it was indicated that NorthStar is the contractor for this work and Gauge does not have the information. Apparently, they are just trying to coordinate the work done by the various contractors for the different projects. The question was pursued to find out whether there was an individual or overseeing committee that coordinated all the work at the City of Houston level (Maria Morandi). Apparently, there was none but future projects will include such coordination. Mr. David Wagner asked to be called when issues arise and, if it is not one of his projects, to call 311.

Lane Llewellyn thanked Mr. Webb and the representatives of Gauge Engineering for speaking at our meeting and for the information they provided.

c. Rev. Bodie Gilbert presentation.

Rev. Gilbert gave a brief history of the Church, its roll in the Montrose and broader Houston community, and current/future plans. He emphasized:

- The Church is 174 years old. Originally located downtown, it moved to its current location in the 1920's.
- At the time of WW1, there was a drive for the Church to be responsive to the community. At the time, Germans were not well received in the general population, so the Church became a place of refuge.
- This spirit is reflected in the drive to always provide a sense of community that, as indicated in services, is multiethnic, multicultural and all-embracing, as indicated in the welcome statement used by Rev. Gilbert in each service.
- The space where the dental clinic was located will be the new location of the Second Blessings store.
- The building at 1429 Hawthorne St will be occupied by Tony's Place. Rev. Gilbert suggested to visit the new location.
- Rev. Gilbert invited everybody to come to the Church and share the sense of community.

Lane Llewellyn thanked Rev. Gilbert for the presentation and the good neighbor spirit of Bering Church. It is an asset to WAMM, the broader Montrose area.



## **4. Order of Business**

### 4.a. The future of Lovett Triangle Park

Lane Llewellyn described the collaboration with the Annunciation Orthodox School (AOS) in the preliminary design of the park, that can provide a teaching resource for their students.

There were questions about parking lot signage for the Charity Guild. Lane answered that District C is fully supportive of the park. Alle L'Eveille asked that the preliminary design be sent to her for inclusion on the website.

### 4.b. City of Houston training program for community leadership

Lane Llewellyn explained that the city is offering training in leadership. Classes start on June 23, 2022. Openings are limited. She asked for volunteers to apply for the training. Program.

### 4.c. Membership

Lane indicated that Kathy Conti, a block captain, is active in recruiting new WAMM members using our new membership postcards. There was a discussion about the relative success of delivering the post cards by in-person handouts or by mail. In person handout appears to be more effective. There was also a discussion about moving forward with the membership Committee. Sunita Kavrie indicate she would like to volunteer/participate in this committee.

### 4.d. Treasurer Report

Maria Morandi presented a brief summary of the bank account status. She will develop a budget for membership activities and events.

### 4.e. Next Quarterly Meeting

The next quarterly meeting is scheduled for November 13, 2022. Details will be provided in the October issue of the WAMM Gazette.

## **5. New Business**

Lane asked if there was any new business to discuss. No new business was proposed.

The meeting was adjourned at 7:54 pm