

Braeburn Valley Civic Association Neighborhood Meeting Minutes
Tuesday, July 29, 2025, 6:30 pm – 8:00 pm
University Park Baptist Church (Fellowship Hall)
7887 Beechnut, Houston, TX 77076

Board Attendees Present: Bert Ruiz (President) Christine McKeon (Treasurer), Ted Holubec (Vice President), Barbara Haney (Secretary)

- I. 6:30 pm Welcome President's Call to Order
- II. 6:35 pm Approval of April 2025 Minutes. Motion approved by Bob Mathew and seconded by Derek Hee.
- III. 6:45 pm Treasurer's Report
 1. 2025 Year to Trash pickup has increased by 3.8%.
 2. Monthly expense for trash has increased to \$2,644 from \$2,548, an increase of \$96.60 per month or a 3.8% increase
 3. Debit payments will include a 3% fee next year to offset the fee (discussion).
 4. CD interest was 5% dropped to 4.22%. Balance on CD: \$52,437.85
 5. Checking balance: \$51,488 Total balance: \$103,926.30
- IV. 6:40 pm District J, City of Houston Council Member, Edward Pollard districtJ@tx.gov or 311
 1. City Council Member Edward Pollard introduced himself. He has served 6 years on city council and has two years left. Specific programs that District J provides as supplements to city programs and are funded with \$1 million from city taxes. District J is the only district offering these programs in the city according to Pollard
 1. Beautification team addresses mostly illegal dumping, graffiti and landscaping in public areas such as esplanades and public parks. Residents need to call issues into office. Private contractors that supplement public works will take care of these issues.
 2. Supplemental maintenance team addresses mowing esplanades, landscaping maintenance items.
 3. Animal welfare program takes care of strays and offers free or low cost spays/neuter and vaccination programs plus provide free pet food.
 4. District J Patrol for safety issues. A DRT officer will address safety concerns. Trespassing, panhandling, loitering, encampments.
 5. The majority of frustrated calls from city residents is regarding trash pickup. Heavy trash pickup is on a supplemental basis. A resident asked how often supplemental trash pickup happens. Pollard replied that they used to request a "presignup" and

then would pick up only those residents who had requested. However, this led to trash being left by residents who didn't sign up, so it created a problem. Leaning now toward on call service to more individualized trash pickup. These services are provided free of charge. Other cities have a separate heavy trash fee.

6. Good neighbor program for seniors 55 or older and Veterans for minor home and fence repairs. Free of charge to the homeowners.
7. There are also dollars for cracked sidewalks and curb repair. Needs to hear from residents when noticing these issues or those dollars will not be allocated into our neighborhood.

V. Questions answered regarding resident issues:

1. Residents have been complaining about ongoing gunfire incidents and drive by shootings in various areas of our neighborhood as well as surrounding areas. The District J office has been made aware and is trying to increase police presence in the area. We have FLOCKcameras but are intending to invest in more cameras (which record license plates) in our area.
2. Call 311 or 911 when you hear gunshots. HPD will identify areas as hotspots if they receive large volume of calls. Pollard emphasizes it is important to make those calls in order to make those areas a priority.
3. Pollard mentioned the lot at the 9100 block of Fondren and Braeswood where the apt complex was torn down and now is a weeded and overgrown. District J has stepped up with beautification team to maintain the lot. Public works and parks dept maintain the area on a different schedule, about once a year and states that he understands much more attention is needed. The greenspace repurposing design is now in a technical review phase and is 60% completed to bring to the community as a design to bring to the community and get input. Possibly turn it into a walking trail or a dog park.
4. One Hideaway Circle: city promised demolition July 2024. Feedback to Pollard: still in que. Pollard understands that this is an issue and is taking care of the maintenance (not waiting on city).
5. Additional lights assessment request submitted by Braeburn Valley, specifically around the detention pond update - report from public works on July 25 states they are facing budget cuts and staff shortages and are unable to provide a timeline on this request.
6. Request for a traffic light at the intersection of Braeburn Valley at Bissonnet: Request put to city to see how much it would cost to put that light. City said traffic did not meet the threshold to require a light there. Plus, the cost is \$800k. However, panel replacements have been approved for the street in the area right in front of the neighborhood at Bissonnet.

7. Residents complaining about foul odors from a sewer on Nairn street. Public works advise that residents continue to call in.
8. A resident mentioned ponding water on Nairn creating a health hazard with mosquitos. Pollard said he would look into this.
9. Resident business owner pointed out he has to buy multiple permits every year to maintain legal compliance with the city. Meanwhile illegal street vendors are allowed to conduct business with no concern for health or safety or legal compliance. Pollard acknowledged this is issue that is increasing, and that this area has become a hotspot for this illegal activity. He also acknowledged that this hurts small legal businesses. Pollard pointed out that HPD is not enforcing or taking care of these issues. Pollard admitted that illegal businesses are coming into this area from other places because they see that it's allowed.
10. One resident asked if there are beautification programs on feeder road of SW Freeway between Beltway and Fondren. Pollard said that is being looked at. Pollard also mentioned the intersection of Beechnut at SW Freeway used to be a dumping ground and he's happy to see that it is better.
11. One resident mentioned that the problems with prostitution on Bissonnet has gotten much better between 59 and the Beltway. Pollard said what worked was to shut down the side streets after dark and park HPD patrols and pay them overtime but acknowledged this was a temporary solution. The permanent solution was to install permanent barricades which is a solution that seems to have worked. Simultaneously, programs were offered to provide alternative employment and housing for prostitutes.
12. \$30 million beautification program that was approved during Biden has stalled out. Pollard will keep residents posted on that.
13. A resident mentioned a lot of foot-traffic through the neighborhood and is requesting that Pollard look into adding sidewalks over the bridges for pedestrian safety.
14. A resident mentioned mature trees in the detention pond. County is planning to leave them there.
15. Pollard maintains that residents' questions, concerns and emails are not falling on deaf ears. Pollard encourages open lines of communication and says to continue to lean on the office to address issues as much as they can.
16. A resident asked Pollard if crime is going down or escalating. Pollard said stats show safety is improving but that he believes much more needs to be done. Pollard added that surveys and stats can be influenced by personal political agendas.
17. Bert Ruiz mentioned that response from the District J office is quick and noted his appreciation.
18. A resident mentioned issues with bees from the neighbor.

19. A resident acknowledged with gratitude the installation of stop signs at Braes Bayou and Braeburn Valley drive.

V. 7:35 pm New Business and Announcements

1. Braeburn Country Club Wall Construction Project: Bert Ruiz has reached out to the GM requesting details of design and details about what will happen when the walls are up but has not heard back. Cement walls are planned for the perimeter of the Club. Height will be 8 feet.
2. Guidelines for Waste Service Company have been emailed to all residents - trash cans do not need to be placed at the curb, only lawn clippings.
3. Bert Ruiz mentioned if tree limbs are low, lower than 15 ft they need to be trimmed.
4. Vacant homes: 4 homes in the subdivision. Bert follows up with homeowners who are not taking care of their properties.
5. Wanda at Braes Bayou is in the process of being sold and John Loe's house at corner of Nairn and Braes Bayou is in the process of being sold.
6. Bert will let the community know where the additional FLOCK cameras will be added when he is notified.
7. Brian Pendleton, from County Commissioner, Leslie Briones' office, announced upcoming resource fairs in August: free vaccinations, free sports physicals, budget town halls and senior resources.
8. Residents are invited to a BBQ at University Park Church next week. Details to be posted on Braeburn Valley fb page.

VI. 7:50 pm Adjourn. Motion to adjourn Lance Roseborough, seconded by Rosia Alcorta