



WEST U CAPITAL PROJECTS: LEADERSHIP FOR TOUGH DECISIONS

City of
West
University
Place
Street Map

Flourish Publishing Co.
© 1999

□ = Park

0 500 1000

CLAY 
BRETT
FOR WEST UNIVERSITY PLACE CITY COUNCIL

Major Challenges Ahead

In this election, we must choose the right people to solve these highly technical challenges



Westside Flooding



Public Safety Infrastructure



Aging Water Infrastructure



The Right People for the Job

West U thrives on smart leadership, responsible financial decisions, and a commitment to quality of life. With major projects ahead, Matt Hart, Clay Brett, Mateo Fisher, and Nicholas Stuart bring the experience, transparency, and dedication needed to ensure wise investments and a prosperous future. Their leadership will focus on supporting West U families, modernizing infrastructure, enhancing public safety, and maintaining the high standards that make West U one of the best places to live in Texas. Clay Brett endorses these fellow candidates for the election May 3.



Matt Hart



Clay Brett



Mateo Fisher



Nicholas Stuart

Bottom Line

Achieving our objectives with the most efficient solutions to taxpayers



Westside Flooding

A westside flooding solution proportionate to the problem today



Public Safety Infrastructure

A community-led plan to address our public safety capacity constraints while preserving existing buildings



Aging Water Infrastructure

Urgent action to sustain West U's water distribution and storage infrastructure



My Promise to West U: Core

All projects will be developed with full transparency, ensuring residents are informed and engaged every step of the way. I will bring my professional expertise to deliver the most efficient, well-planned projects possible.

Flood mitigation, wastewater treatment, clean water delivery, roads, and public safety are essential priorities.



Infrastructure solutions will be right-sized to match the actual scope of the problem—no overbuilt, excessive projects,



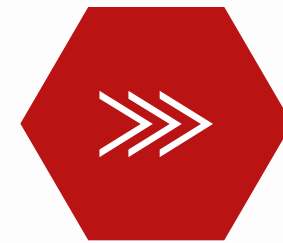
Before any tax dollars are considered, the city will pursue all alternative funding sources minimize the burden on residents.



My Promise to West U: Non-Core



Facilities like the library, senior center, parks, and City Hall play a vital role in our community, but they must undergo extensive public engagement through town halls, public workshops, and, when warranted by voter feedback public votes on financing.



I supported the vote on the library and community center financing for this reason and will continue to advocate for community-driven decision-making in the future.



As with all city projects, we will explore every non-tax funding option first, including grants, city partnerships, and contributions from organizations like Friends of Parks, to minimize the impact on taxpayers.

Challenge: Westside Drainage

Westside West U experiences flooding during extreme rain events, like Hurricane Beryl. While the city's drainage system is designed to direct water to streets, blocked storm drains can worsen flooding, impacting homes and infrastructure.



100-year rain events generally flood westside yards and streets, and many westside homes flooded during Harvey.



During Hurricane Beryl, residents had to clear debris from storm drains to protect their properties, underscoring the need for proactive maintenance.



Since Houston and West U streets are designed as floodways, mitigation efforts should focus on yard ponding rather than major street drainage overhauls.

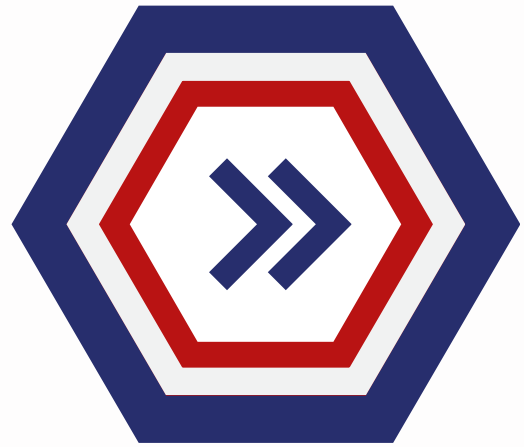


The Westside drainage system also collects water from central West U, affecting the 3700 block and areas further west.



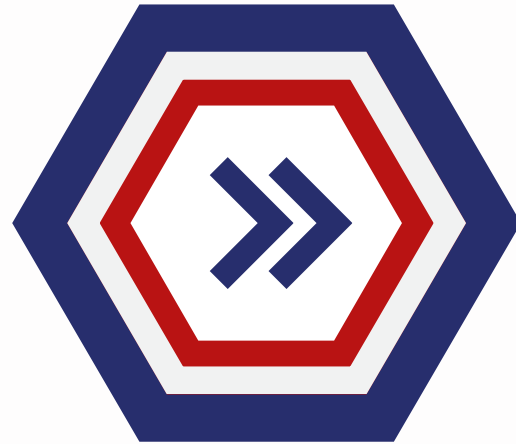
Yellow & Blue = Current flood risk

Solutions: Westside Drainage



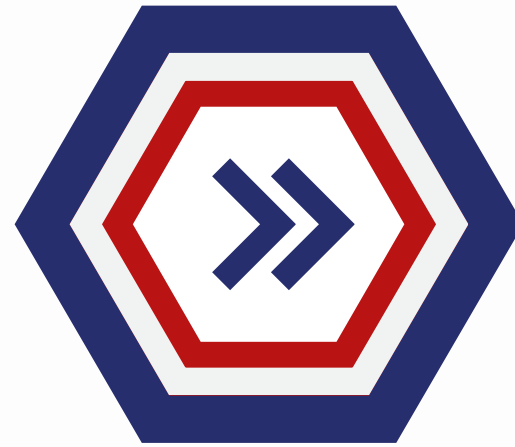
Proposed Solution

City staff recommended an extensive system of subsurface culverts draining into a new trunkline to Braes Bayou, aiming to eliminate yard ponding.



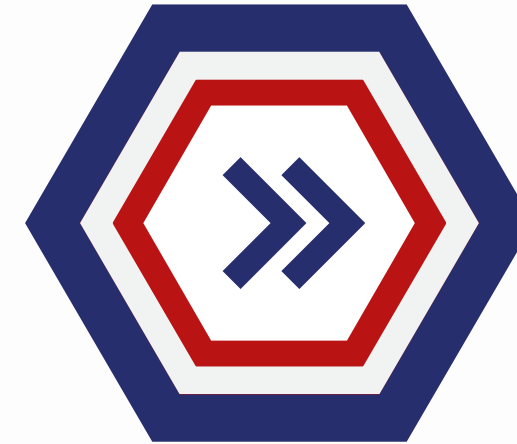
Excessive Cost

The project is estimated at \$320 million, an astronomical number that far exceeds reasonable spending. For comparison, the City could buy every home in the floodplain and still save \$160 million.



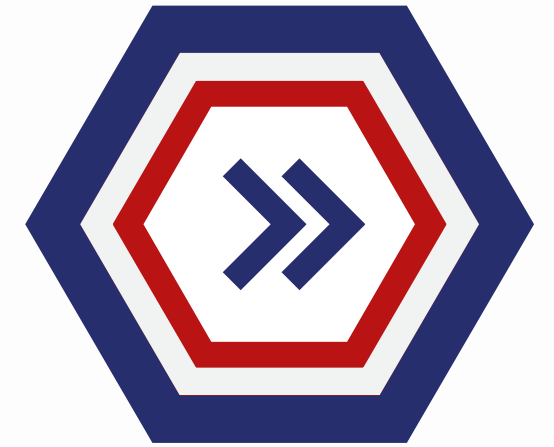
Disproportionate Allocation

Of the \$500 million in planned city spending, \$320 million is dedicated to this project alone, and cost savings on this project has a hugely beneficial impact on West U's fiscal future.



Eastside Comparison

A similar level of flood mitigation was achieved on the Eastside for just \$40 million, primarily because that project did not implicate a trunkline and was geographically limited.



A Smarter Approach

Contributions to Braes Bayou must be offset by \$50 million in floodplain acquisition, but ongoing County projects may change flood requirements. Waiting for updated federal flood maps is the responsible course of action before committing to excessive spending.

Westside residents need a fast and effective solution that eliminates the risk of catastrophic flooding.

The most current data on Harris County flood dynamics must be obtained to ensure the best decision is made.

All residents benefit from improved downstream detention, ensuring drainage pipes flow unrestricted to Braes Bayou.

Bottom Line: Westside Drainage

Solutions should be as narrowly tailored as possible to conserve taxpayer dollars while effectively addressing flooding risks.

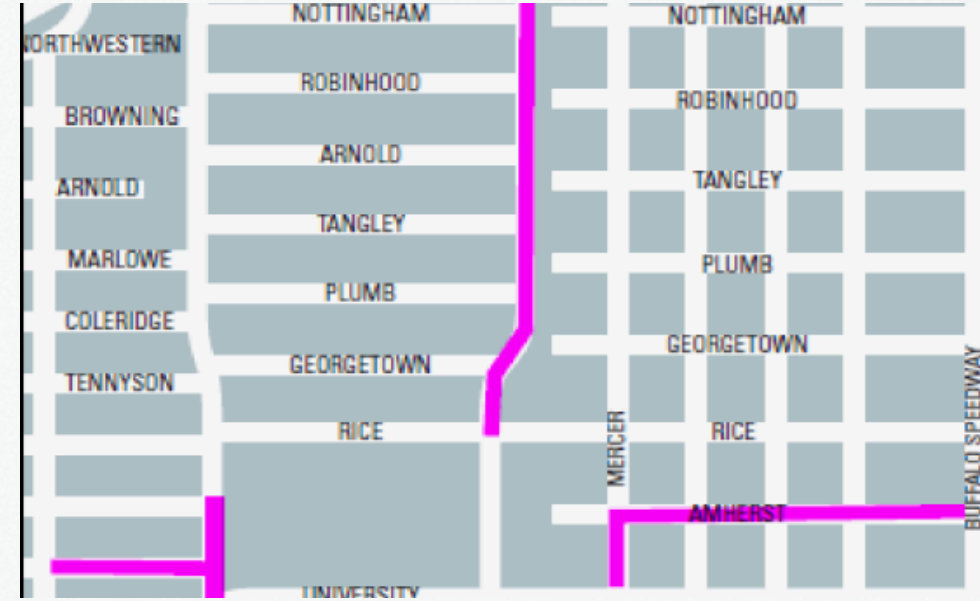
Significant cost savings are possible, with \$210 million in potential reductions through project rationalization and \$10 million through consolidating existing Westside roadwork.

Action is necessary now to prevent future disasters — West U must be prepared before another Hurricane Harvey.

Challenge: Water Infrastructure



West U's water infrastructure is aging, with vintage cast iron water lines across the eastside, aging pumping units at Milton and Wakeforest that require replacement and a 90-year-old Bellaire tower that failed structural tests,. Civic Center water tanks also need refurbishment or replacement within the next five years.



West U depends on Houston for 50% of its water supply today, but Houston has experienced two major water main failures since 2021. Boil notices were narrowly avoided due to the failures occurring during low consumption periods, highlighting the risks of dependency on an unreliable system.



System failures jeopardize water pressure for firefighting needs, leaving West U below TCEQ recommendations. Replacing the Bellaire EST will be costly due to its location in Crane Square, Southside Place, requiring expensive right-of-way and construction.



Solutions: Water Infrastructure

I led Council's efforts to accelerate repairs to the Bellaire EST after recent structural concerns, ensuring critical infrastructure stability.



Council unanimously approved a \$60 million water infrastructure package to be implemented over five years, addressing critical upgrades to West U's water system.



Key projects include replacing cast iron water lines, installing modern pump units at Wakeforest and Milton, drilling a second water well for emergency backup, and accelerating groundwater storage tank replacement in the Civic Center, consolidating two tanks to create new greenspace.



Community response has been overwhelmingly positive, recognizing the long-term benefits of strengthening West U's water independence and reliability.

Bottom Line: Water Infrastructure



Reliable Water Supply

The table stakes of living in West U is a modern water distribution system with resilience to maintain water supplies.



Fire Protection Risks

Our legacy pump and distribution system risks underserving our fire department in times of crisis for our residents.



Independence from Houston

We are currently dependent on City of Houston surface water, which is prone to frequent breakdowns in recent events.



Urgency for Action

With Bellaire EST past its prime, we are beyond being proactive: now is the time to solve our water challenges and secure these basic necessities for this generation and beyond.

Challenge: Public Safety Building



West U Fire Department

Current bay doors and ceilings do not fit modern equipment, decontamination quarters are outdated, and living quarters were built before the introduction of female firefighters – and it shows.

West U Police Department

Detectives are working out of windowless closets, and virtual gate data requires additional staff to process and analyze information quickly.

Emergency Command Center

Currently operating out of a former lecture hall with zero permanent technology integration into West U and partner cities' emergency services.

Emergency Responder Recruitment & Retention

West U struggles to retain and recruit emergency responders – not just due to wages, geography, and labor supply, but also because of inadequate working conditions.

Public Safety Building Investment

A combined public safety building is estimated to cost \$15-20 million, with an additional \$10-15 million needed if city administration space is included.

Solutions: Public Safety Buildings

West U's options for a public safety building and City Hall remain open-ended, with extensive resident engagement planned after Phase II to determine the best path forward.



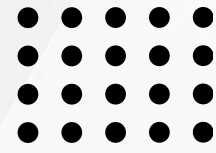
The city must ensure first responders and city administration remain centrally located during construction to maintain essential services.



Council unanimously revised plans based on resident input, opting to keep the Fire Department at its current location instead of relocating it to Rice & Auden. Fixing the department should be the city's next priority.



Resident feedback will guide future decisions, and the open-ended nature of the City plan allows a discussion of preservation or all or elements of existing buildings.



BOTTOM LINE

PUBLIC SAFETY BUILDINGS

INTEGRATED SOLUTIONS

Considerations driving the Library & Community Center helps solve much larger, integrated challenges for West U. In the same way future choices on City Hall will affect the Fire Dept.

FUTURE FIRE & POLICE PLANNING

Regardless of the outcome of Prop D, we will come back together as a city to determine the next steps to address fire and police department space constraints.

COST SAVINGS OPPORTUNITY

By foregoing brick streets in the civic center, \$20 million in roadwork savings can be realized.

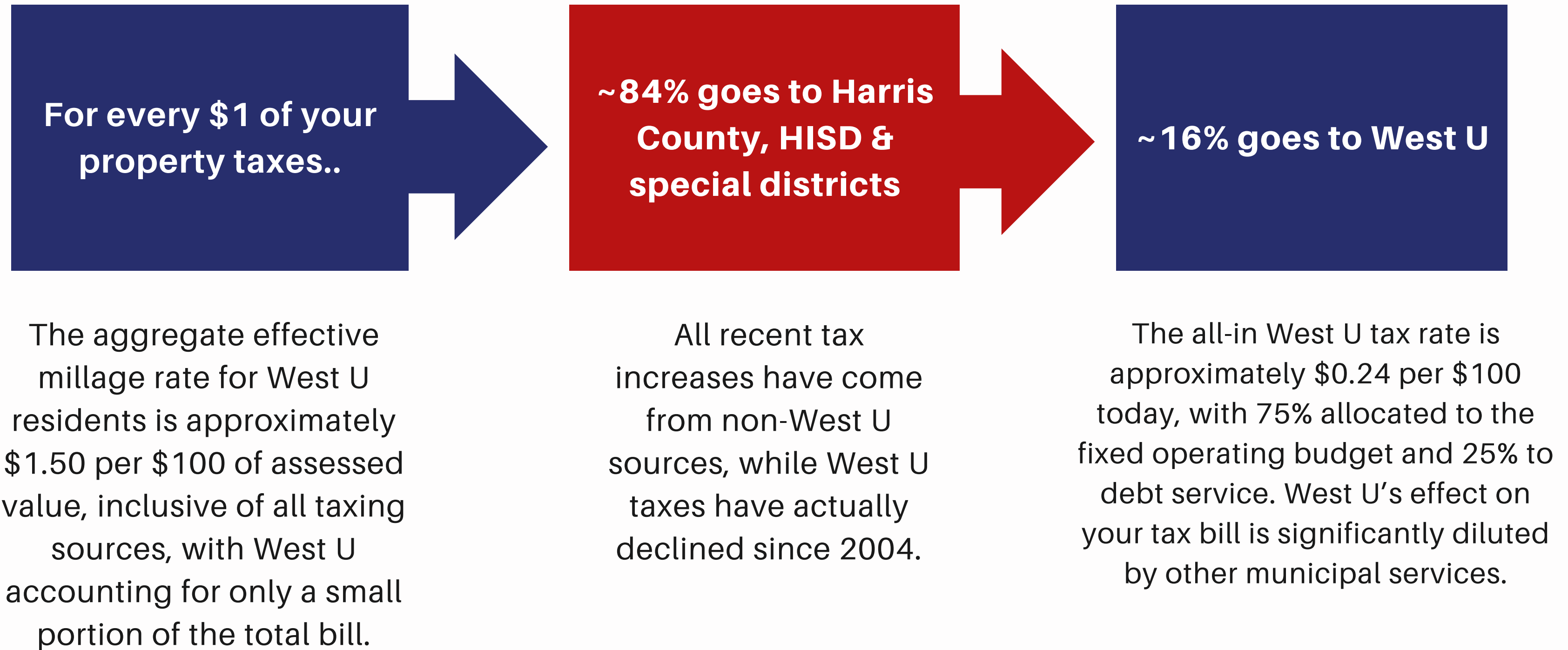
NEW PLANNING POSSIBILITIES

Council's decision to leave the fire station in its current location opens new possibilities for planning necessary building renovations.

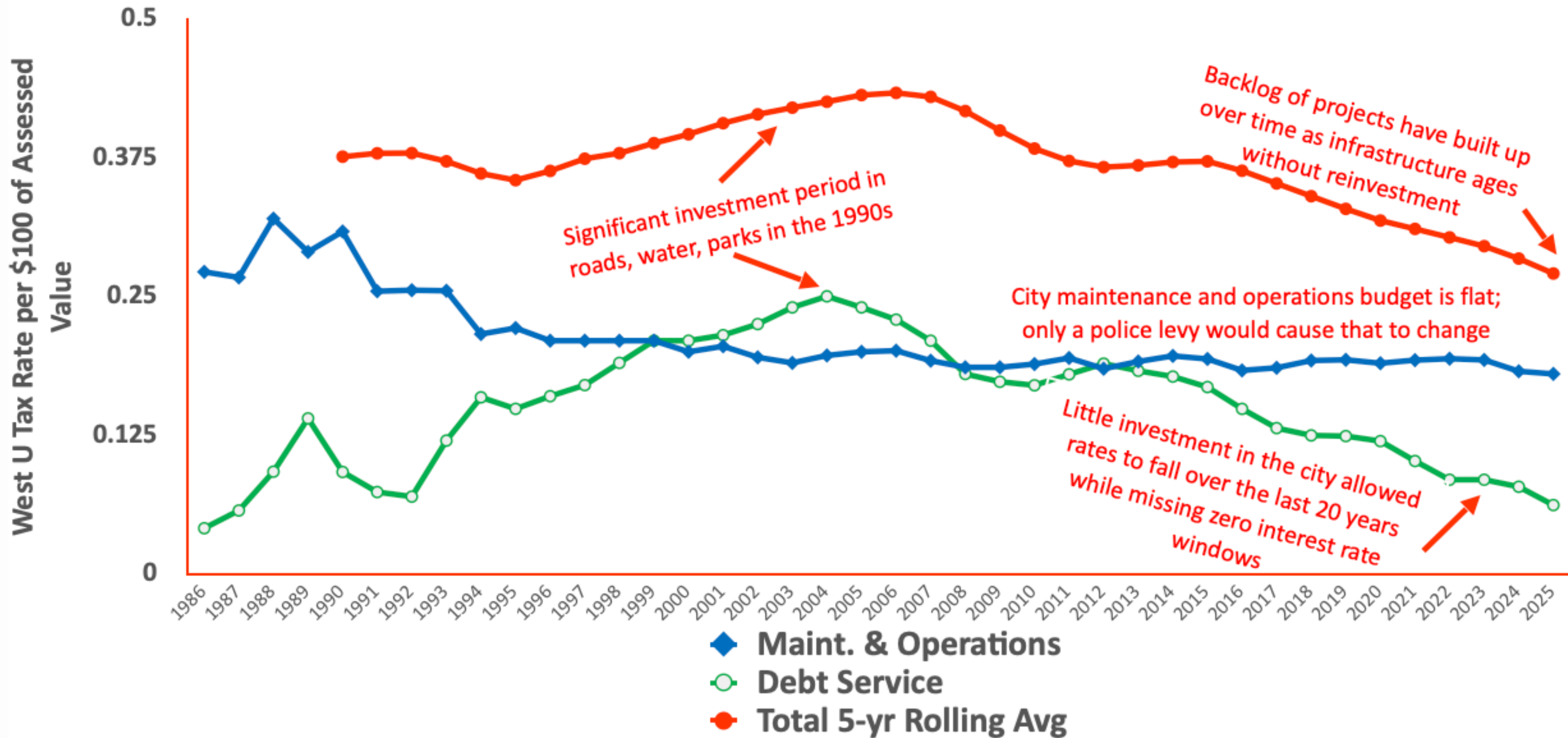
LONG-TERM LIBRARY DISCUSSIONS

Reports of the current library's demise have been greatly exaggerated—even if Prop D passes, discussions on the Rice & Auden site will continue to determine the best use of its existing infrastructure.

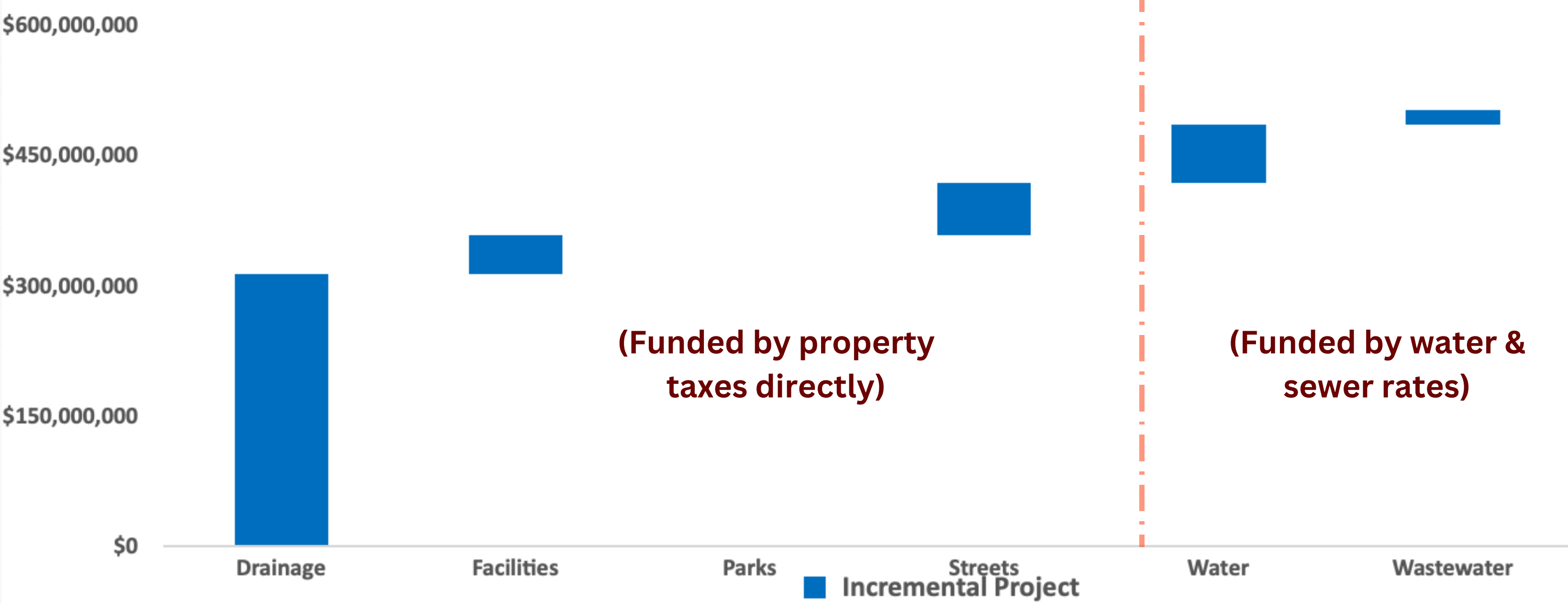
WHERE DO YOUR PROPERTY TAXES GO?



Historical West U Tax Levels



Current City Proposal



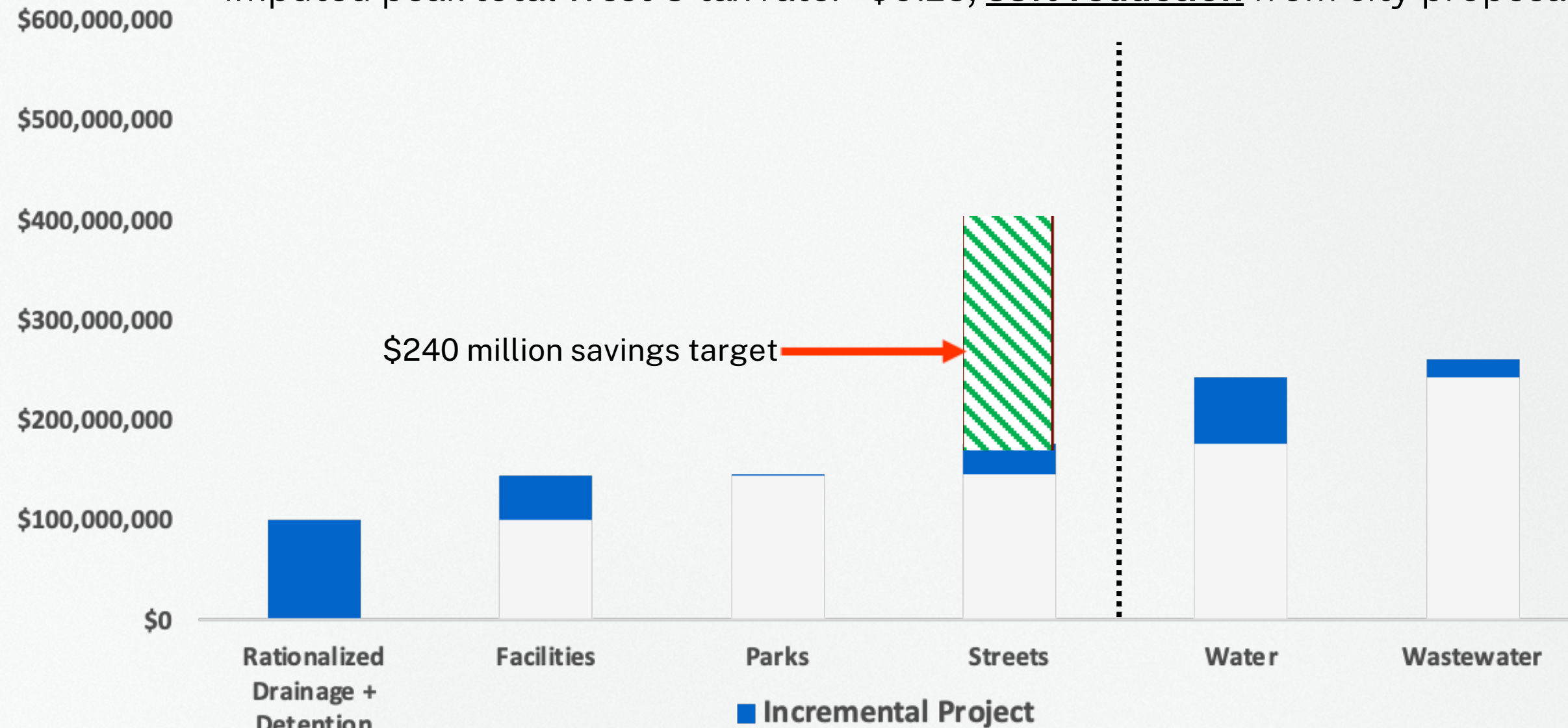
\$502mm over 10 years; ~\$0.42 total West U tax rate through 2050
(\$0.18 O&M + \$0.26 flat debt service tax rate)

It's my job to do better with your money.

A Plan to Save Your Money

Clay Brett's Savings Plan

Imputed peak total West U tax rate: ~\$0.28; **33% reduction** from city proposal



Significant savings from:
(1) rationalized westside solution + (2) downsized civic center sidewalk design + (3) consolidate westside street repairs with ultimate drainage solution.