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SENATE AVE. BREWING CO. 28



Dozens of Carverdale residents gathered Aug. 21 to protest the proposed expansion of the Hawthorn Park Landfill on Tanner Road just southeast of the intersection of Hwy. 290 and Beltway 8. (Danica Lloyd/Community Impact Newspaper)

**Carverdale residents combat proposed landfill expansion**

BY DANICA LLOYD

Victor Hebert said his family first came to the Carverdale area in the 1940s, and many of his neighbors have owned property there for generations.

This summer, dozens of those neighbors gathered in protest of a landfill expansion proposed just across the street from Hebert's home. Residents stood at the corner of Gessner and Tanner roads chanting "No more dumping; Carverdale matters."

"As long as that place is over there, that means the value of these homes is almost at zero," Hebert said.

Waste Management of Texas filed a permit amendment application in February to expand Hawthorn Park Landfill, which has been in operation for decades, according to Director of Public Affairs Lisa Doughty. She said the permit review process has no set timeline.

If the Texas Commission on Environmental Quality approves the permit, the landfill's disposal area would increase by 32%, and its elevation limits could grow up to 63% higher. Waste Management officials said these steps would extend the site's life by at least 46 years.

"The skyline out here will be dominated by trash," Hebert said. "When you wake up in the morning, [you see] the trash and the stench that goes along with it. Construction debris over time, it stinks; it smells; it fills

CONTINUED ON 32

**A LOOK AT THE  
LANDFILL**

More than 250 public comments opposing the lateral and vertical expansion of the Hawthorn Park Landfill have been submitted to the Texas Commission on Environmental Quality as of press time.



The disposal area within the boundary would increase by

**32%**



The facility's life would be extended

**46.3 years**



The maximum elevation would grow

**63%**

to 227.2 feet above sea level

SOURCES: WASTE MANAGEMENT, TEXAS COMMISSION ON ENVIRONMENTAL QUALITY/COMMUNITY IMPACT NEWSPAPER

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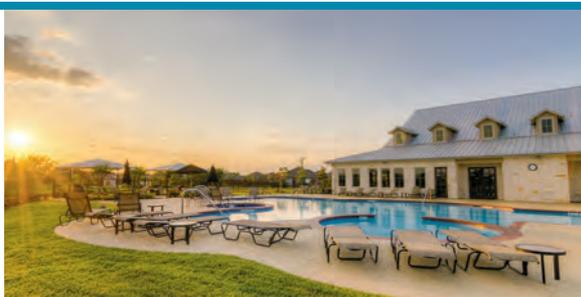


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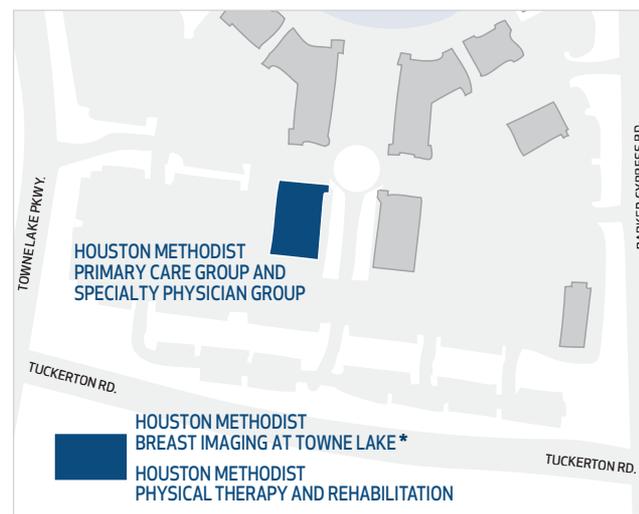


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Owners John and Jennifer Garrett launched the first edition of *Community Impact Newspaper* in 2005 with three full-time employees covering Round Rock and Pflugerville, Texas. We have expanded our operations to include hundreds of employees, our own printing operation and over 30 hyperlocal editions across three states. Our circulation is over 2 million residential mailboxes, and it grows each month with new residents and developments.

*Community Impact Newspaper* teams include general managers, editors, reporters, graphic designers, sales account executives and sales support, all immersed and invested in the communities they serve.

Our **mission** is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

Our **core values** are Faith, Passion, Quality, Innovation and Integrity.

Our **purpose** is to be a light for our readers, customers, partners and each other.

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Local business development news that affects you



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Regular updates on area projects to keep you in the know



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## THIS ISSUE

### HIGHLIGHTS FROM THIS MONTH



**FROM EMILY:** Early voting for the upcoming Cy-Fair ISD board of trustees election begins Oct. 18, and Election Day is Nov. 2. In this issue, we put together a sample ballot along with Q&A's from all 14 candidates running for positions on the school board. We hope you will take a few minutes to learn about the candidates and exercise your right to vote in this important election. Our election coverage begins inside (see Page 21).

Emily Heineman, **GENERAL MANAGER**

**FROM DANICA:** Our front-page story this month takes readers to Carverdale, a historically Black community just southeast of the intersection of Hwy. 290 and Beltway 8, where residents are advocating against the proposed expansion of a landfill that has operated in their neighborhood in some capacity for decades. You will hear from residents; local lawmakers; and Waste Management, the company proposing the expansion (see Page 32).



Danica Lloyd, **EDITOR**

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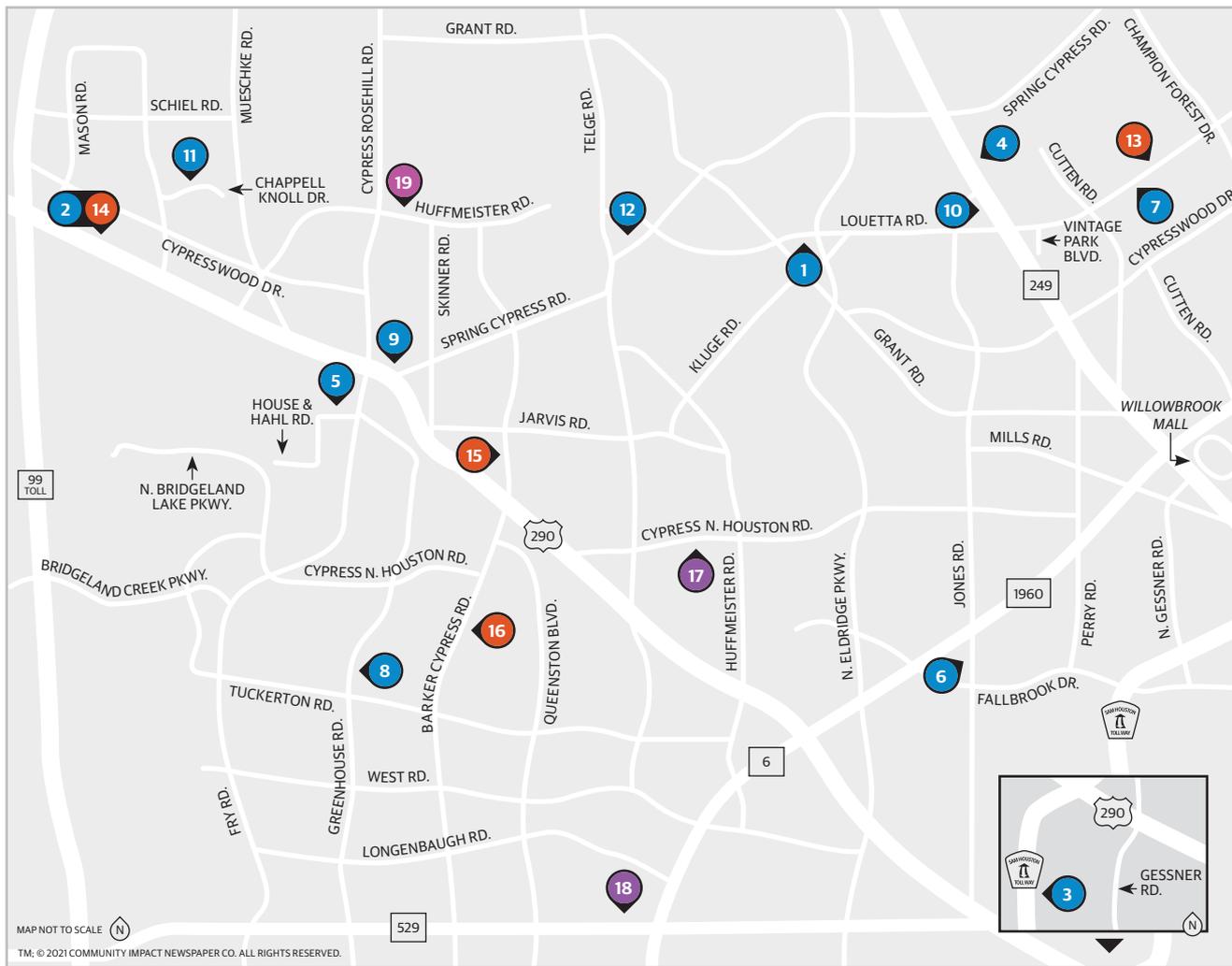


**Denise Ramirez-Buckley**

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La Viva Cantina

COURTESY LA VIVA CANTINA

17302 House & Hahl Road, Ste. 210, Cypress, on Sept. 7. Gallo said she offers traditional massage services and also specializes in manual lymphatic drainage, which helps lymphedema patients and reduces swelling and fibrosis in clients who have undergone surgery. 281-746-8724. [www.facebook.com/revitalymph](http://www.facebook.com/revitalymph)

6 A new location of **Ollie's**, a national discount retailer, opened Sept. 15 at 10701 Jones Road, Houston. Ollie's buyers purchase overstock items, closeouts and manufacturer refurbished goods from well-known national brands. The store offers food, home goods, books, clothing, toys, sporting goods, pet supplies and electronics for up to 70% off brand name prices. 281-640-0151. [www.ollies.us](http://www.ollies.us)

7 Located at 10109 Louetta Road, **The Offices at Vintage Marketplace**—an office condo project from Read King Commercial Real Estate—was completed this summer and is open for purchase. The facility totals 9,000 square feet, with each office space taking up 2,250 square feet and selling for \$595,000. Each office space includes a conference room, break room, restroom and three individual offices. 713-782-9000. [www.read-king.com](http://www.read-king.com)

8 Dr. Michael Do opened **Redefined Mind** on Sept. 1 at 10242 Greenhouse Road, Ste. 1002, Cypress. The ketamine infusion therapy clinic treats mental and physical conditions including depression, PTSD, anxiety, chronic pain and migraines, among other issues. Infusions are administered via a small IV and do not require a psychiatrist or pain management referral. 832-880-5052. [www.redefinedmindtx.com](http://www.redefinedmindtx.com)

**NOW OPEN**

1 Two local couples opened **Lambeau's Sports Bar & Grill** on Sept. 16 at 13131 Louetta Road, Cypress. This is the former location of Masones Pub & Grill, which relocated to Northpointe Boulevard in Tomball in April. The eatery offers a full bar, and its food menu includes sandwiches, burgers and other sports bar fare. 346-336-6151. [www.lambeaus.com](http://www.lambeaus.com)

2 **La Viva Cantina** opened in mid-September at 29040 Hwy. 290, Ste. A15, Cypress. The menu includes quesadillas, tacos, fajitas, enchiladas and other Tex-

Mex dishes. The eatery also features a full bar. [www.lavivacantina.com](http://www.lavivacantina.com)

3 **Empower Pharmacy** celebrated a grand opening Aug. 26 for its new \$55 million pharmacy at 7601 N. Beltway 8 W., Houston. Empower offers an expansive compounded drug formulary across multiple areas of treatment. The 86,000-square-foot location is one of the largest compounding pharmacies in the country licensed to produce and deliver medicines to consumers, according to a news release. 832-678-4417. [www.empowerpharmacy.com](http://www.empowerpharmacy.com)

4 **Lumiere Nail Studios & Salon Park**, located at 22490 Hwy. 249, Houston, opened in late August. The chief business in the multisalon location—owned by Tuyet "Maria" Nguyen—is Lumiere Nail Studios, which offers manicure and pedicure services alongside complimentary cocktails. Several additional independent businesses are renting spots in the salon park, offering tanning, microblading, waxing, hair styling and makeup application, among other beauty services. 832-559-8579. [www.facebook.com/lumierenailstudio](http://www.facebook.com/lumierenailstudio)

5 Alessandra Gallo opened **Revitalymph Massage and Wellness** at

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Image Church

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Jersey Mike's Subs

COURTESY JERSEY MIKE'S SUBS

**9 Prim Beauty Supply** opened Aug. 28 at 26084 Hwy. 290, Ste. 100, Cypress. The Black-owned beauty supply store carries hair care products, makeup, accessories, and styling tools for men and women of all hair and skin types. 281-271-8599. [www.instagram.com/primbeautysupply](http://www.instagram.com/primbeautysupply)

**10 Do Dollar Plus** held a grand opening Sept. 11-12 at 21179 Hwy. 249, Houston, owner Osita Okafor said. The privately-owned store offers discounted party, school and office supplies as well as health and beauty products, food and other items. 832-422-3784. [www.do-dollar-plus.business.site](http://www.do-dollar-plus.business.site)

**11 Image Church** opened at its new location Sept. 12 at 20402 Chappell Knoll Drive, Cypress. The church, which is led by Pastor Joe Ogletree, relocated from Black Elementary School, 14155 Grant Road, Cypress. Services are held Sundays at 10 a.m. and stream live online. 281-758-5346. [www.yourimagechurch.com](http://www.yourimagechurch.com)

**12 By Faith Childcare 2** opened in early September at 15014 Spring Cypress Road, Ste. 100, Cypress. The child care center caters to children ages six weeks old to 12 years old, and the business is waiving registration fees for October applicants. 832-334-5267

## COMING SOON

**13 Starbucks** will open a new location this fall in the former location of Slim Chickens, 9850 Louetta Road, Houston, a Starbucks spokesperson confirmed Aug. 30. The Seattle-based coffee shop serves both hot and iced coffee, tea, and espresso-based beverages, including mo-

chas, frappuccinos, macchiatos and lattes. [www.starbucks.com](http://www.starbucks.com)

**14 Officials with The Factory Salon** are planning to celebrate a grand opening of their third location Oct. 19 at 29040 Hwy. 290, Ste. A07, Cypress. The business has additional locations on Fry Road and Barker Cypress Road in Cypress. Services include haircuts, blowouts, coloring and balayage, perms, conditioning treatments, facial waxing, makeup, and eyelash applications from Aveda-trained stylists. [www.thefactorysalon.net](http://www.thefactorysalon.net)

**15** A new location of **Jersey Mike's Subs** is opening Oct. 6 at 12343 Barker Cypress Road, Cypress, according to owners Bruce and Kristian Williams. The eatery offers a variety of cold and hot subs. Diners can place orders online, and delivery is available through third-party apps. [www.jerseymikes.com](http://www.jerseymikes.com)

**16 Anytime Fitness** is slated to open by January at 10750 Barker Cypress Road, Ste. 102, Cypress. The gym will feature small-group and personal training sessions in addition to treadmills, ellipticals, free weights and other exercise equipment. Anytime Fitness is open to its members 24/7. 281-892-1525. [www.facebook.com/anytimefitnessriataranchtx](http://www.facebook.com/anytimefitnessriataranchtx)

## NEW OWNERSHIP

**17** Elgin and Kendra Dawson are taking ownership of a local **CBD American Shaman** franchise on Oct. 1 at 13837 Cypress North Houston Road, Cypress. The veteran-owned business provides industrial hemp products for humans and pets. Free samples are available in-store, and online ordering is also available. 832-745-1609.



Weiser Business Park is under construction off Hwy. 290 in Cypress.

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## FEATURED IMPACT

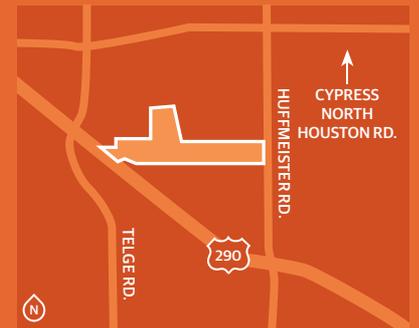
### COMING SOON

Phase 1 of **Weiser Business Park** is underway at 21904 Hwy. 290, Cypress, the former site of the privately owned Weiser Air Park. Three Class A industrial buildings totaling 557,490 square feet are planned for this phase of development, which is slated for completion in the second quarter of 2022.

Commercial real estate developers with Trammel Crow Co. have broken ground on the project in partnership with Clarion Partners LLC, a real estate investment management firm, officials announced in a Sept. 8 news release.

Trammel Crow officials said the project's design and location are intended to "minimize the interaction between car and truck traffic." Weiser Business Park will be accessed via a new extension of Fallbrook Drive between Huffmeister Road and Hwy. 290.

The first three buildings constructed will be 75,890 square feet, 223,400 square feet and 258,200 square feet, respectively, with more than 600 parking spaces among the three. A fourth building is scheduled to break ground in early 2022, adding approximately another 520,000 square feet of industrial space. [www.weiserbp.com](http://www.weiserbp.com)



[www.cbdamericanshaman.com/edawson2](http://www.cbdamericanshaman.com/edawson2)

## ANNIVERSARIES

**18** Dr. Kevin Nail purchased **McDonald Dental** at 15757 FM 529, Ste. A, Houston, in August. He has more than a decade of dental experience, including serving as a dentist in the U.S. Air Force and working in the north Houston region for seven years. Nail specializes in implants, root canals, extractions, cosmetic procedures and same-day crown services. 346-250-3575. [www.thecopperfelddentist.com](http://www.thecopperfelddentist.com)

**19 Amy Wine Counseling Center** celebrated five years in business Aug. 22 at 17920 Huffmeister Road, Ste. 125, Cypress. Services include counseling for children, teens, adults, couples and families in addition to ADHD evaluations, speech and language services, and support for those with autism spectrum disorder. 832-421-8714. [www.amywinecounseling.com](http://www.amywinecounseling.com)

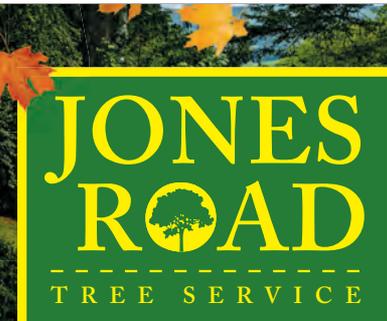


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Sat & Sun: 9am - 5pm

**Village Medical at Vintage**

10220 Louetta Rd., Ste 100  
Houston, TX 77070  
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**Village Medical at CyFalls**

9511 Huffmeister, Ste 100  
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**OCT. 09 JAM FOR CAM**  
CYPRESS ASSISTANCE MINISTRIES

Local religious groups are stocking the food pantry at Cypress Assistance Ministries' new facility. All are welcome to donate items and tour the building. 9 a.m.-1 p.m. Free. 12930 Cypress N. Houston Road, Cypress. 281-955-7684. [www.cypressassistance.org](http://www.cypressassistance.org) (Courtesy Cypress Assistance Ministries)



**OCT. 08-10 WORTH THE TRIP: LIVE MUSIC LAUNCH**  
THE GRAND TEXANA

A Texas historic landmark is launching live music this fall with artists performing the music of Elvis and The Beatles, '70s and '80s hits, and classic country. 8 p.m. (Fri.), 7 p.m. (Sat.), 3 p.m. (Sun.) \$20-\$30. 53447 Hwy. 290, Hempstead. 832-819-1278. [www.thegrandtexana.com](http://www.thegrandtexana.com) (Courtesy The Grand Texana)



**OCT. 23 CYPRESS LUTHERAN OKTOBERFEST**  
EPIPHANY LUTHERAN CHURCH

This Oktoberfest event will feature German music and food, axe throwing, a stein-holding contest, a beer garden and carnival games. 2-7 p.m. Free (admission). Epiphany Lutheran Church, 14423 West Road, Houston. [www.cypressoktoberfest.org](http://www.cypressoktoberfest.org) (Courtesy Epiphany Lutheran Church)

**OCTOBER**

**01 THROUGH 31 SEE LIGHTS ON DISPLAY IN TOWNE LAKE**

The Boardwalk at Towne Lake has partnered with Houston Methodist to recognize Breast Cancer Awareness Month with pink lights on display all month. Houston Methodist has installed an activation walk along the waterfront with information to help educate visitors and raise awareness for the cause. 6 p.m. Free. Boardwalk at Towne Lake, 9945 Barker Cypress Road, Cypress. 713-690-0000. [www.boardwalktl.com](http://www.boardwalktl.com)

**01 THROUGH 31 SEE 'MONTY PYTHON'S SPAMALOT'**

Stageworks Theatre will perform "Monty Python's Spamalot," a play that retells the legend of King Arthur and his Knights of the Round Table. The show is intended for viewers age 13 and older. 7:30 p.m. (Fri.-Sat.), 3 p.m. (Sun.). \$23-\$34. Stageworks Theatre, 10760 Grant Road, Houston. 281-587-6100. [www.stageworkshouston.org](http://www.stageworkshouston.org)

**06 GOLF FOR SHIELD BEARER**

Shield Bearer will host a golf tournament to raise money for individuals and families in need. Individuals or groups of four can register online. 11:30 a.m.-9 p.m. \$125 (individual), \$500 (group of four). Gleanloch Pines Golf Club, 19393 Champion Forest Drive, Spring. 832-604-3256. [www.shieldbearer.org](http://www.shieldbearer.org)

**09 STOP BY A HEALTH EXPO**

Cy-Fair ISD's annual Health Expo in partnership with the Cy-Fair Houston Chamber of Commerce will offer health screenings, flu shots, children's activities and vendor booths. 9 a.m.-1 p.m. Free. Berry Center, 8877 Barker Cypress Road, Cypress. [www.berrycenter.net](http://www.berrycenter.net)

**16 PARTICIPATE IN A BRIDGELAND FUN RUN**

The Bridgeland Community Fun Run and Walk for Heroes will include a 5K walk and 10K run around Josey Lake as well as a children's 1K run around Bridgeland Lake. Vendors, entertainment and activities for children will also be on-site. The children's walk is open to strollers and wagons. Registration can

be completed online. 8 a.m. \$15-\$20 (children), \$35 (adults). Lakeland Village Festival Park, 16902 Bridgeland Landing Drive, Cypress. [www.bridgeland.com](http://www.bridgeland.com)

**16 THROUGH 17 CHECK OUT THE POP SWAP'**

Traders Village will host a "Pop Swap" and vintage fashion sale. Funko Pop collectors will have an opportunity to meet other collectors, trade their pops with each other and take advantage of unique sales. 9 a.m.-6 p.m. Free (admission), \$5 (parking). Traders Village, 7979 N. Eldridge Parkway, Houston. 281-890-5500. [www.tradersvillage.com/houston](http://www.tradersvillage.com/houston)

**22 THROUGH 23 VISIT THE JUDY DIERKER HOLIDAY MARKET**

The Foundry Church will host its 20th annual Judy Dierker Holiday Market. More than 80 vendors will have jewelry, boutique home decor and handcrafted items for purchase. A coffee and treat shop will be available as well. All proceeds from the event will benefit local missions. 9 a.m.-4 p.m. Free. The Foundry Church, 8350 Jones Road, Houston.

713-937-9388. [www.foundrychurch.org](http://www.foundrychurch.org)

**23 SALUTE LOCAL HEROES WITH THE CY-FAIR EDUCATIONAL FOUNDATION**

The annual Cy-Fair Educational Foundation event honors members of the armed forces and first responders while raising money for local scholarships. Mark W. Tillman, President George W. Bush's pilot and commander of Air Force One, will be the guest speaker. 7-9:30 p.m. \$125. Omni Houston Hotel Westside, 13210 I-10, Houston. 281-370-0144. [www.thecfef.org](http://www.thecfef.org)

**28 GOLF WITH THE CHAMBER OF COMMERCE**

The Cy-Fair Houston Chamber of Commerce will host a golf tournament with a portion of the proceeds benefiting the Adam J. Skinner Scholarship of the Cy-Fair Educational Foundation. 11 a.m. \$150-\$1,000. BlackHorse Golf Club, 12205 Fry Road, Cypress. 281-373-1390. [www.cyfairchamber.com](http://www.cyfairchamber.com)

Find more or submit Cy-Fair events at [communityimpact.com/event-calendar](http://communityimpact.com/event-calendar). Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

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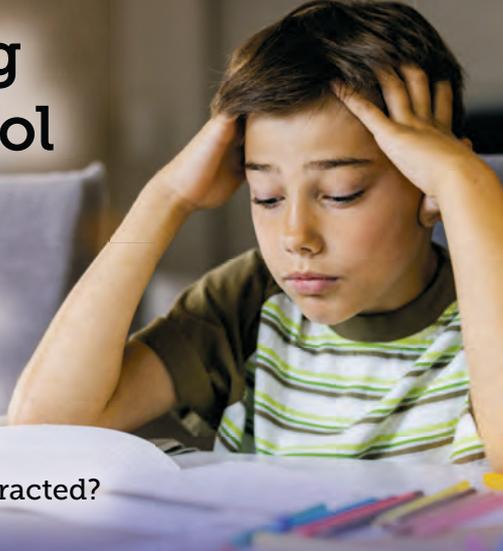
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**John Ogletree** Position 5

I am running because of my strong passion for public schools and how they shape the lives of children for success. Though I have served 5 terms, I believe I can continue to make a noticeable difference in our district. I am fully committed to "Opportunity for All" because I believe all children can learn and should be given the opportunity regardless of race, gender, ethnicity, disability, religion, language, sexual orientation, family background or socio-economic status.



**Don Ryan** Position 6

I have been a part of a team that has guided our district through some difficult times and unprecedented growth. We've dealt with hurricanes, floods, ice storms, and a pandemic while remaining one of the top tier public school districts in the nation. I want to continue to be a part of a team that expects excellence in education and provides an opportunity for every student to be successful in their future endeavors.



**Bob Covey** Position 7

We have accomplished much during my board tenure. Programs like JA Inspire to help 8th graders understand career paths, summer camps to bridge learning gaps, New Arrival Centers to transition non-English speaking students to regular classrooms, and the College Academy offering college courses so both a high school diploma and an associate degree can be earned create "Opportunity for All." I want to continue to be an advocate for students and the programs that create their success.

# CFISD BOARD OF TRUSTEE ELECTION

NOVEMBER 2 ♦ EARLY VOTING OCTOBER 18 - OCTOBER 29

[www.cfisdprovenleaders.com](http://www.cfisdprovenleaders.com)

Political ad paid for by the Citizens for CFISD Proven Leaders.

# Trail connectivity progresses near Cypress Creek

Two upcoming projects will improve trail connectivity in Cy-Fair as part of the Cypress Creek Greenway Project, a trail system that will eventually extend more than 40 miles from west of Hwy. 290 to the point where Cypress Creek joins Spring Creek.

A project broke ground in September at the Kickerillo-Mischer Preserve, and a nearby municipal utility district is working to fill a gap between two stretches of trails.

Jim Robertson, chair of the Cypress Creek Greenway Project, said the group provides a vision for the greenway and coordinates with local MUDs and county parks departments. Officials have been using a master plan completed in 2015 as a guide for the trail systems in the Cypress Creek and Hwy. 249 area, he said.

“At that time, we recognized that there were a lot of disconnected parks and trails being developed in the area, and the idea was to put together a vision as to how those could be connected,” he said. “Piece by piece, those connections are coming together.”

Ultimately once these two projects are completed, neighborhoods east of the Kickerillo-Mischer Preserve will have access to trails that extend northwest to Telge Road. The next phase of the Faulkey Gully trail construction will fill in the gaps between the existing trails there and the Harris County Municipal Utility District No. 5 trails that are currently

## CREATING CONNECTIVITY

Upcoming trail projects will improve connectivity for cyclists and pedestrians in the Cy-Fair area.

SOURCES: FAULKEY GULLY MUD, IDS ENGINEERING GROUP/COMMUNITY IMPACT NEWSPAPER

### KEY

- Existing trail
- - - Proposed trail
- ..... Future trail



under construction.

These trails will connect hundreds of acres of parks along the greenway, including Cypress Park, Russ Poppe Family Park, 100 Acre Wood Preserve and Kickerillo-Mischer Preserve, Robertson said.

Robertson said his team has been in contact with Precinct 3 Commissioner Tom Ramsey’s office as they create a park and trail master plan. He said eventually, the Cypress Creek trail system could also connect the master-planned communities in that area, such as Bridgeland, Cypress Creek Lakes, BlackHorse Ranch and Coles Crossing.

### Kickerillo-Mischer Preserve

Two concrete pedestrian under-crossings will be added on the north and south side of Cypress Creek and Hwy. 249, according to Dennis Johnston, Harris County Precinct 4 parks director. The north trail will connect the preserve to the SpringHill Suites hotel on the west side of Hwy. 249,

and the south trail will link the pond behind the YMCA east to the park next to Willie’s Grill & Ice House.

Construction on the \$1.2 million project is expected to be completed by the first quarter of 2022, Johnston said. Subsequent phases of construction will include extending the trail over to the bridge next to the Kickerillo-Mischer Preserve office on the south side and eventually west to Faulkey Gully on the north side of Cypress Creek.

“Tens of thousands of residents will eventually benefit in this area by having connectivity to parks, trails, offices, schools, businesses, shopping and restaurants,” Johnston said.

### Faulkey Gully trails

Mark Szyman, director of the Faulkey Gully MUD in Cypress, said he is working to complete a trail project started about 30 years ago.

The first two phases of the Faulkey Gully Hike and Bike Trail span 1.9 miles from Lakewood Forest Drive to

Guernsey Road and were completed in the mid-90s under the Faulkey Gully Greenway Association, a nonprofit formed among four MUDs—Faulkey Gully, Malcomson Road, Harris County MUD 18 and Lakewood Forest.

Szyman said he hopes construction will resume in early 2022. Malcomson Road MUD has agreed to contribute to the estimated \$1.3 million cost of construction materials, but he said Lakewood Forest MUD and Harris County MUD 18 have chosen not to participate in the third phase.

Rather than raising the property tax rate to cover costs, Faulkey Gully MUD is asking residents to pay a voluntary \$5 monthly fee starting in January.

Harris County would be responsible for building and maintaining the new 2 miles of trails, Szyman said.

“Other than providing a safe place for people to walk, ride their bikes or run, it’s going to connect in a lot of communities, No. 1, and No. 2, it’ll help raise property values,” Szyman said.



**\*\* CFISD SCHOOL BOARD ELECTION \*\***

# **HENRY BLASINGAME SCANLON**

**LEADERSHIP ISN'T A POSITION  
LEADERSHIP IS AN ACTION**

**Scott Henry**  
*Position 6*



*Father of three, 20+ years business leadership, HOA & MUD board director, software & emerging technology background, tech ministry at 2nd Baptist Church.*

*"Put Students First"*

**Dr. Natalie Blasingame**  
*Position 5*



*Mother, Dr. in Educational Leadership, 29 years education experience PK-12th, retired Principal & Assistant Superintendent, Langham Creek Booster Club, Student Ministry at Calvary Church.*

*"Voice, Choice, & Values"*

**Lucas Scanlon**  
*Position 7*



*Father, Masters Graduate of Rice University, Bachelors in Music Education, Adjunct Professor - Rice University NW, K-12 Lifetime Teaching Certified, Member of Hope City Church.*

*"Provide Safety, Foster Creativity"*

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#HenryBlasingameScanlon

#LeadershipIsAnAction

#StudentsNeedRealLeaders



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**Early Voting: Oct 18<sup>th</sup> – 29<sup>th</sup>**

**Election Day: Nov 2<sup>nd</sup>**

Political Ad Paid for by Scott Henry, Dr. Natalie Blasingame, and Lucas Scanlon.

# Harris County ESD 9 approves \$78 million budget for FY 2021-22

BY EMILY JAROSZEWSKI

Harris County Emergency Services District No. 9, which manages the Cy-Fair Fire Department, unanimously approved a \$78.1 million budget for fiscal year 2021-22 at an Aug. 26 meeting. This is an increase from the \$56.9 million budget from fiscal year 2020-21 and includes expenses such as emergency medical services costs, human resources and facility maintenance.

The district expects to receive \$74.1 million in revenue in FY 2021-22 with about \$27.1 million coming from local property taxes and \$40.7 million coming from sales taxes. Other funding sources include interest on investments, insurance proceeds, the Southeast Texas Regional Advisory Council and various donations.

The FY 2021-22 capital expenditures budget came out to about \$28.4 million and will fund chief and staff vehicles, medic vehicles and station modifications. This funding will support the rebuilding and relocations of Station 1 as well as work on stations 6, 10 and 14.

Station 1 was previously located

at 9202 Rodney Ray Blvd., Houston, and will be moved to 8520 Country View Drive, Houston. Construction is estimated to be complete by the second quarter of 2022. Station 6 will be relocated to 12344 W. Little York Road, Houston, from 6404 N. Eldridge Parkway, Houston.

Costs and timelines for stations 10 and 14 are still undetermined, but Cy-Fair Fire Department officials said the department will spend \$2 million to acquire land for the future Station 14. ESD 9 officials previously told *Community Impact Newspaper* that long-term plans involved bringing the total number of stations up to 22.

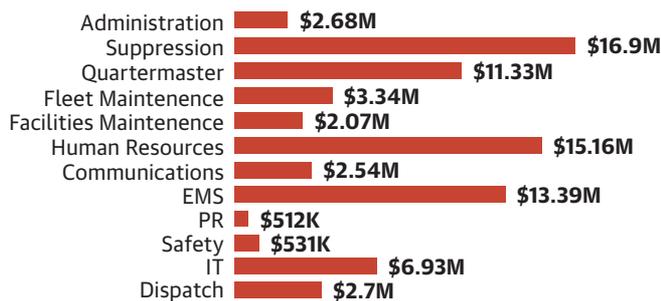
Commissioners also approved a FY 2021-22 property tax rate of \$0.057628 per \$100 valuation at the Sept. 23 meeting. District Counselor Ira Coveler said this is the highest rate the board could adopt without requiring voter approval, but it is still a decrease from the FY 2020-21 rate of \$0.059492 per \$100 valuation.

Due to a rise in the district's tax base, the lower tax rate is expected to bring in \$1.9 million more in revenue over the previous year.

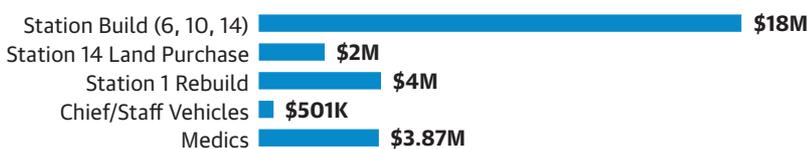
## COVERING COSTS

A \$78.1 million general fund budget was approved for fiscal year 2021-22. This will fund day-to-day operations. Additionally, a \$28.4 million capital expenditures budget will fund department vehicles and station modifications.

### GENERAL FUND BUDGET (Total: \$78.1M)

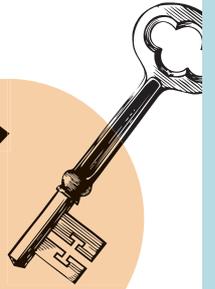


### CAPITAL EXPENDITURES BUDGET (Total: \$28.4M)



SOURCE: HARRIS COUNTY ESD NO. 9/COMMUNITY IMPACT NEWSPAPER

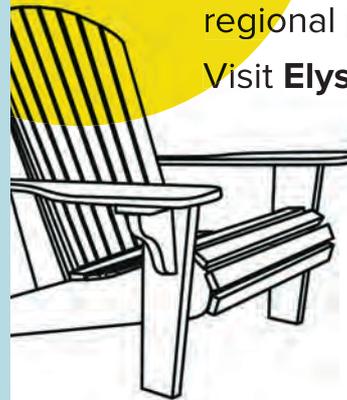
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# Cy-Fair ISD board lowers local property tax rate for FY 2021-22

BY DANICA LLOYD

The Cy-Fair ISD board of trustees unanimously approved a property tax rate of \$1.3392 per \$100 valuation for fiscal year 2021-22 at its Sept. 13 meeting—a decrease from \$1.3555 per \$100 valuation in fiscal year 2020-21.

House Bill 3, passed in 2019, requires school districts to lower their tax rates when they see a 2.5% or higher increase in property values year over year. CFISD’s tax rate compression is based on a 6% increase in property values, CFISD Chief Financial Officer Karen Smith said.

The no-new-revenue tax rate, or the rate that would produce the same amount of revenue as the previous year, would have been \$1.3156. Because the final rate was higher than the no-new-revenue rate, HB 3 requires the board to adopt its tax rate using language that states it is increasing the rate.

In addition to this required phrase, CFISD’s board last year added language to the motion and

resolution clarifying the tax rate itself was decreasing year over year. That same language was included in this year’s resolution.

“I would not vote to approve this without that addition to the resolution because I find it offensive that the state requires us to make a statement that we are increasing our tax rate when we are in effect decreasing it,” trustee Julie Hinaman said.

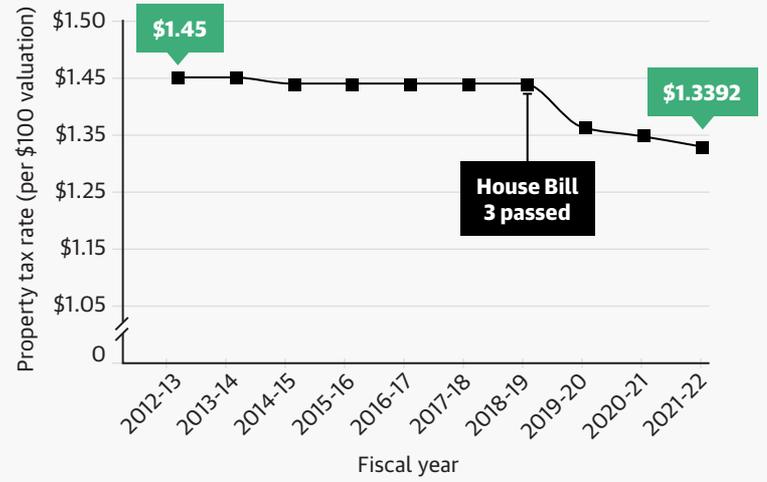
Hinaman went on to explain how the state “penalizes” the district for offering property tax relief to local residents through an optional 20% homestead exemption, which saves the average homeowner about \$685 annually, according to the district.

Smith confirmed the district loses out on about \$118 million in revenue through local property tax exemptions and an additional \$17 million in state aid because the state does not account for the homestead exemption when calculating its share of funding for public schools.

The board approved a \$1.09 billion

## PROPERTY TAX RATES OVER TIME

The district’s property tax rates have not increased in the past 10 years.



SOURCE: CY-FAIR ISD/COMMUNITY IMPACT NEWSPAPER

budget for FY 2021-22 in June, which included an \$88.5 million deficit. At the time, officials projected 41.5% of their revenue would come from the state while 56.5% would come from local property taxes.

Despite challenges, Superintendent

Mark Henry expressed confidence in the state of the district’s finances.

“Even through a worldwide pandemic where we had a lot of extra expenses, Cy-Fair ISD was able to function with a balanced budget,” Henry said.



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## CITY & COUNTY

# Harris County commissioners expected to lower property tax rate

BY EMILY LINCKE

**HARRIS COUNTY** On average, Harris County homeowners may see lower tax rates in the next year, but it will come at the cost of \$17 million in funding for the county's hospital district, according to Harris County Administrator David Berry.

At a Sept. 21 public hearing, Harris County Commissioners Court voted unanimously to propose a \$0.58135 overall total county tax rate for the upcoming fiscal year, down from the county's overall fiscal year 2020-21 rate of \$0.5992.

However, the proposed total tax rate for the Harris County Hospital District, or Harris Health System, is \$0.16221. This rate would provide less funding for the hospital district in the upcoming fiscal year than commissioners budgeted for earlier this year, Berry said.

"You're deep in hell to be poor in terms of health care, in Harris County," Precinct 1 Commissioner Rodney Ellis said. "Although I know, for homeowners, they will appreciate the [tax reduction] ... those people who rent, which unfortunately is far too many here, won't get this."

While Precinct 4 Commissioner Jack Cagle and Precinct 3 Commissioner Tom Ramsey voted against the previously proposed tax rates at a Sept. 14 meeting, the commissioners accepted the new proposal as a compromise.

"If you are a homeowner, with a \$100,000 home, and last year you paid \$599.20, with this proposal ... you'll pay \$581.35," Cagle said. "In other words, your bill will not go up. ... You will pay less in your taxes, on average. Some homes will be a little bit different because of where they were in the [appraisal district zone], and some homes will be a little bit less."

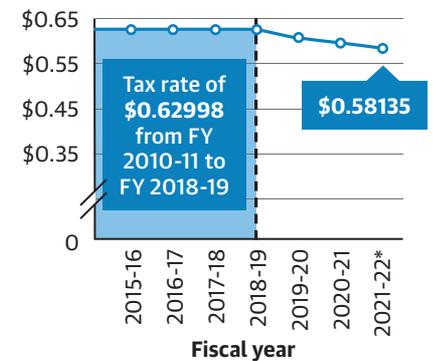
Cutting the tax rates could impede the care the Harris Health System provides for 300,000 county residents annually, Harris Health System President Dr. Esmaeil Porsa said. The system includes two full-service hospitals, 18 community health centers and five school-based clinics.

"While [Harris Health System's hospitals] comprise only 6.6% of all

## DECLINING RATES

Harris County's overall property tax rate has decreased every year since fiscal year 2018-19.

Property tax rate (per \$100 valuation)



\*PROPOSED

SOURCE: HARRIS COUNTY/  
COMMUNITY IMPACT NEWSPAPER

**I'M ASKING FOR  
YOUR SUPPORT FOR  
AN APPROPRIATE  
TAX RATE FOR THE  
HOSPITAL DISTRICT,  
SO THAT WE CAN  
CONTINUE TO MEET OUR  
ONGOING OBLIGATIONS  
TO THE RESIDENTS  
OF HARRIS COUNTY.**

DR. ESMAEIL PORSA,  
HARRIS HEALTH SYSTEM PRESIDENT

hospital beds in Harris County, we provide over 16% of all Harris County's Medicaid admissions and more than 21% of all uninsured admissions in Harris County," Porsa said. "I'm asking for your support for an appropriate tax rate for the hospital district, so that we can continue to meet our ongoing obligations to the residents of Harris County."

As of press time Sept. 24, another public hearing for locals to discuss the proposed tax rates was scheduled for Sept. 28, the same day as the commissioners' regularly scheduled meeting. A date had not been set for when commissioners will vote to adopt a set of tax rates, but they must do so before Oct. 15, Harris County Judge Lina Hidalgo said.

## Preliminary redistricting discussions kick off

BY DANICA LLOYD

**HARRIS COUNTY** As Harris County's population has grown 15.6% in the past 10 years, according to the 2020 census, county commissioners convened Aug. 31 to review the redistricting process. Redistricting is the process of redrawing the boundaries for representation in states and local jurisdictions and is required after every decennial census.

The recently released 2020 U.S. census data revealed not only had Harris County's population grown to 4.7 million, but that the population distribution among the county's four commissioner precincts had shifted in the last decade.

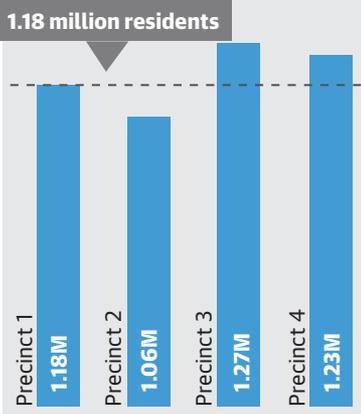
When the maps were last redrawn in 2011, each precinct had just over 1 million residents; the county's overall population was about 4.1 million as of the 2010 census.

Matt Angle, the county's mapping consultant, said based on the 2020 census, each precinct should have 1.18 million residents. The U.S. Constitution prohibits a deviation of more than 10% from that target.

### Redrawing boundaries

Based on the 2020 census, each Harris County precinct should have 1.18 million residents.

#### Harris County commissioner precinct 2020 population



SOURCES: HARRIS COUNTY ATTORNEY'S OFFICE, U.S. CENSUS BUREAU, MATT ANGLE/COMMUNITY IMPACT NEWSPAPER

### NUMBER TO KNOW

**\$30M** Harris County opened the application process for a new \$30 million relief program Sept. 20. Eligible small businesses affected by the COVID-19 pandemic can apply for grants ranging from \$5,000-\$25,000. The program is subsidized by the American Rescue Plan Act Local Fiscal Recovery Funds. Applications close Oct. 4 at 5:30 p.m.

### OTHER HIGHLIGHTS

**JERSEY VILLAGE** At the Sept. 20 City Council meeting, Jersey Village Mayor Bobby Warren presented a proclamation inviting residents to participate in the 38th annual National Night Out on Oct. 5. The national event is designed to promote positive relationships between neighbors and local law enforcement officers and ultimately reduce crime, drugs and violence, Warren said. Learn more at [www.natw.org](http://www.natw.org)

**HARRIS COUNTY** A nearly \$11 million contract with Elevate Strategies, a firm that was scheduled to conduct community outreach encouraging county residents to get vaccinated against COVID-19, was terminated with unanimous approval at the Sept. 14 Harris County Commissioners Court meeting. The contract would have entailed a full year of targeted community vaccine outreach, engaging county residents via calls, texts, social media, face-to-face canvassing and direct mail, focusing on the neighborhoods hit hardest by COVID-19. The contract was approved earlier this year and started in late July, but Precinct 3 Commissioner Tom Ramsey shared concerns that he said had come up since, including that certain details of the process were not communicated to him. Harris County Judge Lina Hidalgo said no part of this contract approval process differed from the court's standard protocol.

**HARRIS COUNTY** As of Sept. 21, 75% of Harris County's age 12-and-older population had received at least one dose of the COVID-19 vaccine, and 63.6% were fully vaccinated. Comparatively, 71% of the state's 12-and-older population had received at least one dose, and 60.5% were fully vaccinated.

### MEETINGS WE COVER

**Jersey Village City Council**  
Will meet at 7 p.m. Oct. 18 at Jersey Village City Hall, 16327 Lakeview Drive, Jersey Village. 713-466-2100. [www.jerseyvillagetx.com](http://www.jerseyvillagetx.com)

**Harris County Commissioners Court**  
Will meet at 10 a.m. Oct. 12 at 1001 Preston St., Ste. 934, Houston. 713-274-1111. [www.harriscountytexas.gov](http://www.harriscountytexas.gov)

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Presenter at multiple sessions at Texas Association of School Administrators/Texas Association of School Boards and National School Board Association Conventions.



Texas State University Graduate. BS in Music Education. Officer in Alumni Associations. Lecturer to College of Education students. Distinguished Alumni Award Honoree 2021.



Director of Gulf Coast Association of School Boards. Founder and President of Go Public Gulf Coast. Promoter of public schools.

## CFISD BOARD OF TRUSTEE ELECTION

NOVEMBER 2 ♦ EARLY VOTING OCTOBER 18 - OCTOBER 29

Political ad paid for by Bob R. Covey.

# EXPLAINING SCHOOL FINANCES

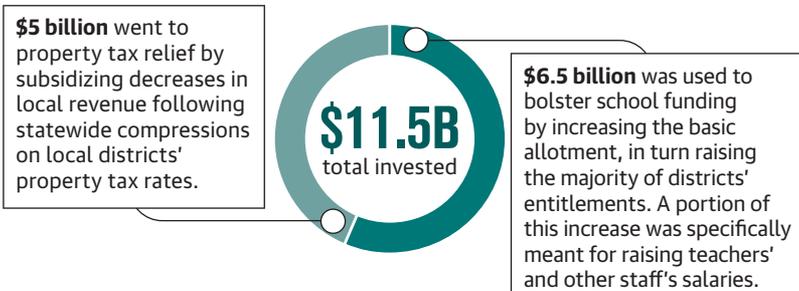
In Texas' 86th Legislature in 2019, lawmakers approved House Bill 3, a comprehensive school finance reform that went into effect Sept. 1, 2019. Among HB 3's changes was a compression on property tax rates: If property values rise statewide or locally, districts must reduce their tax rate to help ease the burden on local property owners.

COMPILED BY SAVANNAH KUCHAR

SOURCES: RAISE YOUR HAND TEXAS, EVERY TEXAN, TEXAS EDUCATION AGENCY, LEGISLATIVE BUDGET BOARD/COMMUNITY IMPACT NEWSPAPER

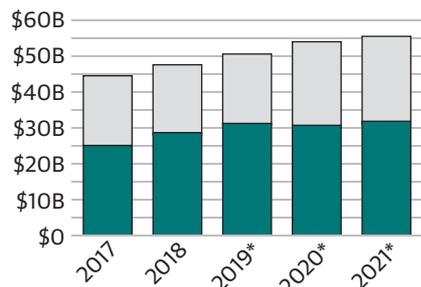
## COMPONENTS OF HOUSE BILL 3

In its first two years, HB 3 invested \$11.5 billion into public school finance reform.



## STATE VS. LOCAL SHARE

Texas' public school system is funded largely by state aid and local property tax revenue. Prior to HB 3, the local share grew as property values increased statewide, but with the legislation, the state now takes on a larger portion year over year.



\*2019 IS ESTIMATED, WHILE 2020 AND 2021 IS PROJECTED.

## COVID-19'S EFFECT ON SCHOOL FUNDING

Most districts were held harmless by the state for any enrollment changes during the pandemic, so funding entitlements were not negatively affected by attendance changes. Federal funding gave three rounds of aid to address pandemic-related disruptions. The packages amounted to **\$19.2 billion**, of which:

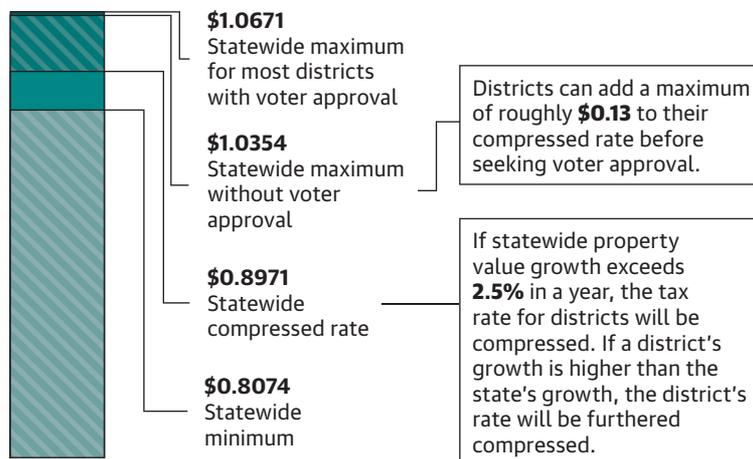
- \$1.9B** will be reserved by the state for statewide programs.
- \$2B** was used by the state for the hold harmless program.
- \$15B** will be distributed back out to districts.

## STATEWIDE PROPERTY TAX CALCULATIONS

Local property taxes are composed of an interest and sinking tax rate, or I&S, and a maintenance and operations rate, or M&O.

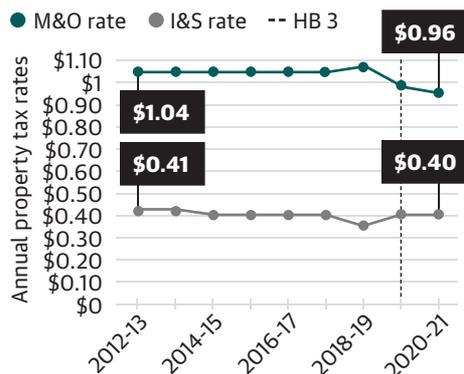


### M&O property tax rates (per \$100 valuation), fiscal year 2021-22



## CY-FAIR ISD PROPERTY TAX RATES

Prior to HB 3, property tax rates for Cy-Fair ISD changed little year over year; the district's M&O tax rate stayed at \$1.04 per \$100 valuation from 2008-09 through 2017-18. During this time, local revenue grew from increasing property values. Under HB 3, growth could compress M&O rates with the goal of easing taxpayers' burden.



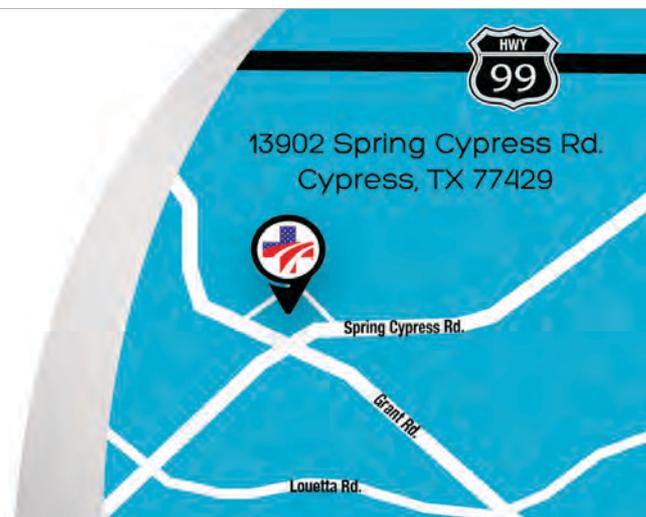
**"IT'S REALLY NOT PROPERTY TAX RELIEF; IT'S TAX RATE COMPRESSION. [THE STATE] JUST KEEPS BUYING DOWN THAT TAX RATE, AND THE TAXPAYER ENDS UP PAYING ON AVERAGE ABOUT THE SAME IN TAXES THAT THEY HAVE BEEN."**

BOB POPINSKI, DIRECTOR OF POLICY AT RAISE YOUR HAND TEXAS



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### OSLO CONCILIATION BOARD

Extract from complaint currently being dealt with by Oslo Conciliation Board – Dept. 3 Case No. **F2021-004920**

Complainant: **Lowell Finans As, PB 6354 Etterstad, 0604 Oslo**

Defendant: **Maryam Mosahab, 11574 Withers way arck, Houston, TTX 77065 USA**

The Complainant has filed a complaint against the Defendant with Oslo Conciliation Board with a demand for payment of **NOK 42.536,00** with the addition of interest at the legal rate and legal costs.

The Defendant is ordered to reply to the Conciliation Board in writing by **26.10.2021** stating whether or not

the Defendant acknowledges and accepts the Complainant's claim. If a reply has not been delivered prior to the expiry of the stated time limit, judgment by default can be pronounced on the basis of the Complainant's representation of the facts of the case.

As the Defendant has no known address, service will be executed with authority in the Courts Act Section 181. The complaint and order to reply will be deemed to have been legally served when it has been posted at the legal venue for four weeks.

The documents pertaining to the case can be collected from the Conciliation Board's offices at Pilestredet 19, 0033 Oslo, Norway. The documents can be sent to a new address supplied by the Defendant if the Defendant so requests.

### SUNDANCE Memory Care Communities

#### A Montessori Approach to Care

Montessori learning techniques have been proven to work brilliantly for people living with Alzheimer's and other forms of dementia. The philosophy calls for a person-centered, educational approach, which includes empowering independence and hands-on activities.

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(281)-746-3852

[www.sundancememorycare.com](http://www.sundancememorycare.com)



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MEMBER FDIC

# VOTER GUIDE

## GUIDE

COMPILED BY DANICA LLOYD

### DATES TO KNOW

**Oct. 18** First day of early voting

**Oct. 22** Last day to apply for ballot by mail (received, not postmarked)

**Oct. 29** Last day of early voting

**Nov. 2** Election Day

**Nov. 2** Last day to receive ballot by mail (or Nov. 3 if carrier envelope is postmarked by 7 p.m. Nov. 2 at location of election)

### WHERE TO VOTE

Harris County residents can vote at any voting center in the county during early voting and on Election Day. Visit [www.harrisvotes.com](http://www.harrisvotes.com) for a full list of polling locations.

## SAMPLE BALLOT

\*Incumbent

### CY-FAIR ISD

#### Board of trustees, Position 5

Courtney Spradley  
Natalie Blasingame  
Grace Horner  
John Ogletree\*  
Todd LeCompte  
Xavier Leal

#### Board of trustees, Position 6

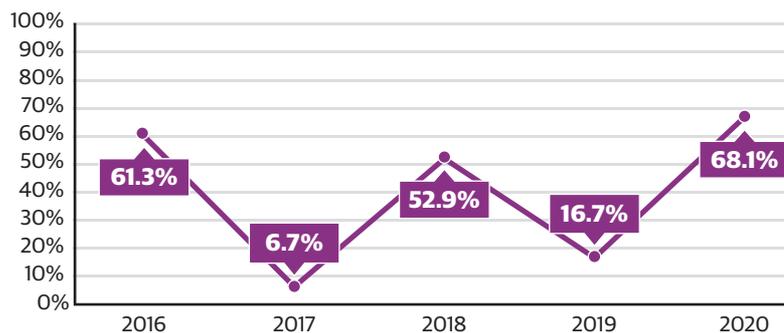
Ryan C. Irving, Jr.  
Don Ryan\*  
Chris Harrison  
Scott Henry

#### Board of trustees, Position 7

Michael V. Perez  
Craig A. Jacobs  
Bob R. Covey\*  
Lucas Scanlon

## VOTER TURNOUT

Harris County voter turnout for elections over time



SOURCE: HARRIS COUNTY ELECTIONS/COMMUNITY IMPACT NEWSPAPER

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JASON SWIGGART, CAMPUS PASTOR

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HOUSTONSFIRST.ORG

★ Incumbent

## Cy-Fair ISD board of trustees, Position 5

### COURTNEY SPRADLEY

**Occupation:** business development



**Relevant experience:** master's degree in educational administration; 15 years of teaching in public education

info@spradleyforcyfair.com  
www.spradleyforcyfair.com

### NATALIE BLASINGAME

**Occupation:** retired educator/entrepreneur



**Relevant experience:** mother of a current CFISD student; 29-year educator serving as a teacher and principal

natalieforcyfairschools@gmail.com  
www.natalieblasingame.com

### GRACE HORNER

**Occupation:** clinical pastoral therapist



**Relevant experience:** business management, health care administration, small-business owner, mother of six

graceforcisd@gmail.com  
www.graceforcisd.com

### JOHN OGLETREE

**Occupation:** pastor of First Metropolitan Church



**Relevant experience:** five terms on the board, Leadership TASB graduate, master trustee

johnogletree\_58@yahoo.com  
www.cfsdprovenleaders.com

### TODD LECOMPTE

**Occupation:** business owner, investor



**Relevant experience:** helped build successful companies starting from scratch

todd@tnt  
homeservices.com

### XAVIER LEAL

**Candidate did not submit responses by press time**



#### Why are you running for the Cy-Fair ISD board of trustees?

I feel passionate that parents should be at the forefront in the decision-making process. The board is responsible for decisions that affect all children. Parents should have an opportunity to feel heard and their values represented during these major decisions. As a former educator [and] the wife of an educator [who has] a child in CFISD, I feel I can offer a unique perspective.

I am running to serve you on the CFISD school board to increase voice, choice and values. I will seek input from parents and the community to make sure your voices are heard. One size does not fit all. I will fight for choice in educational options in our school system. As a woman of faith and values, I will fight to protect religious freedom and be a watchdog against dangerous ideologies that divide us.

The current state of our schools in relation to the national political climate have seeped into the safety and education of our children. This adversely affects individuals and families, which, in turn, affects communities. As the mother of six, two with special needs, I have a need to protect my family. As a family counselor, I have an obligation to advocate for children, teachers and families.

I am running for re-election for Position 5 because of my strong passion and commitment to public schools and how they shape the lives of children for success. I love this community, I love CFISD, and I love serving the students and employees of this great district. Serving CFISD is ministry on a broader scale to me beyond my family and church.

To be a voice for children and the parents of those children that attend CFISD grades K-12 currently and in the near future. I am willing to serve and have the desire to assist with challenges that I recognize exist today and the foreseeable future within CFISD.

Candidate did not submit responses by press time

#### What does CFISD's motto "Opportunity for All" mean to you?

Public schools cannot turn students away based on academic performance, income level or disability. We must ensure that every student has the same opportunity for a quality education, regardless of their personal or financial considerations. Education is the cornerstone of improvement for each child and determines their ability to become a productive member of society.

"Opportunity for All" means each student receives an individually rigorous and personally meaningful education, aligned with their strengths and goals, that prepares them for college, career and life. I will support the mission by setting appropriate district goals and holding the administration accountable for reaching these goals.

My interpretation is one of equality, not equity, as the basis for children's success. The tenets within ideological programming, such as those which include implicit bias, detract from positive and engaging learning experiences. I will support the mission to nurture an atmosphere of equality through refocused academic goals based on the individual needs of each student.

This motto "Opportunity for All" truly resonates with me. I believe that every child can learn and be given an equal opportunity in CFISD. I am fully committed to providing classrooms where all children, regardless of race, gender, ethnicity, disability, religion, language, sexual orientation or socio-economic status, can thrive to the best of their ability.

"Opportunity for All," to me, is promoting an environment of inclusivity and respect for fellow students and staff. Students should understand if they are willing to put in the work and willing to make sacrifices, success can be achieved no matter their background. Our kids should be influenced to view challenges as opportunities to achieve greatness.

Candidate did not submit responses by press time

#### What are the most significant challenges facing the district?

CFISD is growing at a rapid pace and will continue to. As a district, we need to be good stewards of tax dollars through comprehensive strategic planning. We must also continue to work to ensure CFISD maintains high academic standards for all students. The focus needs to be on core curriculum while leaving political opinions out of the classroom.

The most significant challenge is making up for learning loss that occurred during the pandemic. This is addressed by empowering teachers with the time, flexibility and freedom to meet the needs of each child they serve. Another issue is that parents have lost trust in their school board to monitor and protect the hearts and minds of our children from indoctrination and division.

Our students have already missed out on so much due to the pandemic. Children who struggle most in academics, those with special needs, and those with family and financial hardships, often suffer the steepest decline in academic achievement. Let's [re-establish] the core tenets of education and [rebuild] trust and respect between parents and educators.

The most significant challenge we face at present is COVID-19 and its variants. At any moment, we could have teachers or students infected with it and the possibility of the virus spreading with more sickness and regrettably death could occur. This would hinder our effort of providing a safe work and learning environment. Safety must be our priority.

The biggest challenges are parents and staff not having an opportunity to give feedback. I would encourage the school board to give parents more than just two minutes to be heard. CFISD currently has members on staff that are afraid to give feedback out of fear of retribution. Inclusivity shouldn't be just limited to the student body, and feedback should be welcomed without fear.

Candidate did not submit responses by press time

Answers may have been edited for length, style and clarity. Read full Q&A's at [communityimpact.com](http://communityimpact.com).

★ Incumbent

COMPILED BY DANICA LLOYD

## Cy-Fair ISD board of trustees, Position 6

### RYAN C. IRVING JR.

**Occupation:** senior honor student at the University of Houston

**Relevant experience:** 2016 CFISD graduate, Community Leadership Committee member

ryanirvingforcfisd@gmail.com  
www.ryanirvingforcfisd.com



### DON RYAN

**Occupation:** owner of Cy-Fair Insurance Group

**Relevant experience:** Cy-Fair ISD graduate, 21 years of board experience

dryan@cyfairinsurance.com  
www.cfisdprovenleaders.com



### CHRIS HARRISON

**Occupation:** president at SAS Facility Management

**Relevant experience:** a great listener of the people

admin@harrisonforcfisd.com  
www.harrisonforcfisd.com



### SCOTT HENRY

**Occupation:** sales engineering manager

**Relevant experience:** over 20 years management experience, MUD director, eight years on HOA board

scott@scottforcyfair.com  
www.scottforcyfair.com



### Why are you running for the Cy-Fair ISD board of trustees?

I am running because of my passion and calling to public service. I am a direct product of the district's amazing teachers who played a large role in my current success, nurturing my mind and shaping my character. I have the skills and drive to serve the community that served me. My own life experience taught me that teachers are the backbone of public education.

I am running to serve the community in which I was raised and where my wife and I chose to raise our children. I have been a part of a team that has guided our district through some difficult times and unprecedented growth. I want to continue to be a part of a team that expects excellence in education and provides an opportunity for every student to be successful.

To ensure the district continues to exceed expectations in student achievement. My role as a board member will be to listen to the community of CFISD, monitor success and review effectiveness of the district. The district will continue to grow and will need the succeeding generation of trustees to steer that next phase of growth.

I am running for school board because I have a kiddo in school and care about her future and her experience in school. It is important for every board member to have some vested interest in order to make decisions on the direction for their children. I also believe I have better ideas. We should have term limits for board members, and no trustee should be on the board for 20 or more years.

### What does CFISD's motto "Opportunity for All" mean to you?

The district's motto means to me an opportunity for every student no matter your gender, religion, ethnicity, economic status and sexual orientation. CFISD cares about all its students and will do whatever [is] necessary for them to succeed. Our teachers, staff and administration have always gone above and beyond for our kids. I hope to soon build on progress that has already been made.

"Opportunity for All" means that we offer each of our students and employees the opportunities they need to be personally successful. It means that every student will have rigorous curriculum, first-class facilities, cutting-edge technology, and an abundance of extracurricular activities regardless of where they live in our district or what CFISD school they attend.

"Opportunity for All" means regardless of status, learning aptitude, influence, gender, race and many more, the district's emphasis is student achievement. We understand there will be obstacles, but our motivation is excellence above all.

The motto means every student is provided with the ability to achieve and perform to their full potential. We as a district should empower our teachers and staff to find innovative ways to reach out and help our students.

### What are the most significant challenges facing the school district?

Classroom sizes, school safety and TRS insurance are the most significant challenges. I would address these issues by working with my fellow board members and the administration on a successful plan for each one of these issues. I would also include teachers, staff and the public and gain feedback on what would be the best course of action.

The most recent significant challenge has been COVID-19. We addressed this issue by [implementing] protocols to protect our staff and students. Another challenge is catching kids up from virtual instruction. By offering free summer programs and ongoing tutorials, CFISD is committed to helping those students catch up and succeed.

COVID-19, future variants and its impact on the learning environment. My initiative is utilizing the technological resources more in classrooms today to prepare students for managing time and becoming proficient computer users. We must establish key performance indicators that ensure student readiness for virtual learning.

Our teachers need more freedom in the classroom so they can empower and connect with students to inspire academic excellence and be passionate about teaching again. The current curriculum has been a real challenge for teachers and needs a top-to-bottom review with more flexibility at the class level.

Answers may have been edited for length, style and clarity. Read full Q&A's at [communityimpact.com](http://communityimpact.com).

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★ Incumbent

COMPILED BY DANICA LLOYD

**Cy-Fair ISD board of trustees, Position 7**

**MICHAEL V. PEREZ**

**Occupation:** licensed insurance agent



**Relevant experience:** 11 years working in university and student housing setting

michael.perezfor2021@gmail.com

**CRAIG A. JACOBS**

Candidate did not submit responses by press time



**BOB R. COVEY**

**Occupation:** American Alloy Steel Inc. sales management



**Relevant experience:** 16-year CFISD trustee, Go Public Gulf Coast president and founder

coveybob@yahoo.com  
www.cfisdprovenleaders.com

**LUCAS SCANLON**

**Occupation:** director of business and transformation for Neudesic



**Relevant experience:** band director in Katy ISD, 15 years of management consulting

lucasforcfisd@gmail.com  
www.lucasscanlon.com

**Why are you running for the Cy-Fair ISD board of trustees?**

I never want to see another unchallenged school board election. Increased transparency from the board, the administration and faculty. Student/parent/faculty/staff empowerment. To also encourage more qualified community members to become involved. To also represent the community with an open mind without talking down to or dismissing their concerns.

Candidate did not submit responses by press time

Have been able to consistently reduce taxes, protect the optional homestead exemption, authorize employee pay raises for nine-plus years and yet offer an exceptional educational experience that provides CTE courses and certificates, solid college-bound education and military service. I want to continue to advocate for this district, the students, faculty, administration and support staff.

I'm running for my daughter and other children who deserve an education focused on excellence in academics, athletics and the arts—not politics. I'm running to restore the trust of parents and accountability of the school board to their stakeholders—students, parents, taxpayers and staff. I've never witnessed such an evasive school board culture be successful over time.

**What does CFISD's motto "Opportunity for All" mean to you?**

If we can work toward continued and improved educational opportunities for all, we can improve our community, surrounding communities and those where our graduates move. I would support the overall mission/vision by using them as a measure by which we judge our success and set our goals. It is important to ask if our goals stay inline with our mission, vision and core values.

Candidate did not submit responses by press time

In my past 16 years as a trustee, we have become a more diverse district. I wholeheartedly support the shared curriculum that we have throughout our district. "Opportunity for All" simply means offering the opportunity for an excellent education, no matter the ZIP code. "Opportunity for All" celebrates our diversity, giving each student the opportunity to be a "global leader."

It means our students should have an opportunity to learn and take responsibility for maximizing that opportunity. I will support policies that focus on targeted programs to elevate students given their interests while building and creating problem-solving skills. We should have the opportunity to see the value from our taxes shown in our children's education quality.

**What are the most significant challenges facing the school district?**

A lot of [parents' recent] concerns seem to come from the need for more transparency and willingness to listen to concerns. I am willing to listen. A recent [concern] has been that the principles of critical race theory are finding their way into the schools' curriculum. If given the opportunity, I will be a voice against the principles espoused by CRT.

Candidate did not submit responses by press time

Finances and financial support from state and federal government will always be challenging. [That is addressed] by having open communication with our legislators. [Another challenge] is misinformation about public school education [and correcting] the false statements being shared. Open transparency and better understanding is paramount.

As a management consultant and past professional teacher, the work culture of our schools needs improvement. Students are ignoring teachers knowing the teacher has little ability to enforce participation. I will work with administration to form a plan to restore classroom discipline and support our teachers.

Answers may have been edited for length, style and clarity. Read full Q&A's at [communityimpact.com](http://communityimpact.com).



**Kevin Nail**  
D.D.S., F.A.G.D., F.I.C.O.I.  
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2021

# STATEWIDE PROPOSITIONS

LOOKING AT TEXAS LEGISLATION ON THE BALLOT

COMPILED BY JISHNU NAIR

Voters will find eight propositions to amend the state constitution on the Nov. 2 ballot. *Community Impact Newspaper* spoke with Brandon Rottinghaus, the University of Houston's political science chair, to break down each proposition.

SOURCE: BRANDON ROTTINGHAUS, UNIVERSITY OF HOUSTON/COMMUNITY IMPACT NEWSPAPER

## PROPOSITION 1 RODEO RAFFLES

HOUSE JOINT RESOLUTION 143

FILED WITH SECRETARY OF STATE ON MAY 25

### What is it asking?

This proposition allows voters to decide whether charities for teams sanctioned by the Professional Rodeo Cowboys Association or Women's Professional Rodeo Association can hold charitable raffles. According to Rottinghaus, these raffles need to be approved through a constitutional amendment to avoid falling foul of Texas' gambling laws.

## PROPOSITION 3 RELIGIOUS SERVICES

SENATE JOINT RESOLUTION 27

FILED WITH SECRETARY OF STATE ON MAY 19

### What is it asking?

This proposition will decide if state or local governments can limit religious services. Rottinghaus said this measure likely stems from COVID-19 mitigation efforts in 2020, when in-person religious services were limited in parts of Texas, such as Harris and Fort Bend counties.

## PROPOSITION 5 JUDICIAL CONDUCT LIMITATION

HOUSE JOINT RESOLUTION 165

PASSED SENATE ON MAY 22

### What is it asking?

Voters can decide whether the Texas Commission on Judicial Conduct, which is responsible for disciplining sitting judges, can extend its powers to candidates for the office of a judge in Texas, allowing the commission to conduct investigations, accept complaints and disqualify candidates not in office.

## PROPOSITION 7 HOMESTEAD TAX LIMITATION FOR SURVIVING SPOUSES OF PEOPLE WITH DISABILITIES

HOUSE JOINT RESOLUTION 125

FILED WITH SECRETARY OF STATE ON MAY 18

### What is it asking?

This will determine whether surviving spouses of disabled people can receive limitations on the amount of property taxes they pay on their homesteads, provided they were age 55 or older when their partner died.

## PROPOSITION 2 COUNTY INFRASTRUCTURE BONDS FOR BLIGHTED AREAS

HOUSE JOINT RESOLUTION 99

FILED WITH SECRETARY OF STATE ON JUNE 1

### What is it asking?

Proposition 2 will determine whether counties can authorize bonds or notes to finance development in blighted or underserved areas. Rottinghaus described the amendment as a "shortcut" for county funding and said it could help urban counties going through a population boom.

## PROPOSITION 4 JUDICIAL ELIGIBILITY LIMITATION

SENATE JOINT RESOLUTION 47

PASSED HOUSE ON MAY 18

### What is it asking?

This proposition would update requirements to serve on the Texas Supreme Court, the Texas Court of Criminal Appeals, the Texas Appeals Court or as a district judge. It would require 10 years of service as a practicing lawyer or a combined 10 years of service in legal practice and as a judge of a state or county court.

## PROPOSITION 6 ESSENTIAL CAREGIVERS

SENATE JOINT RESOLUTION 19

FILED WITH SECRETARY OF STATE ON JUNE 1

### What is it asking?

Proposition 6 asks voters to decide whether residents of facilities such as nursing homes have the right to determine an essential caregiver who can visit without restrictions. Rottinghaus said this proposition also stemmed from COVID-19 mitigation measures affecting some care facilities.

## PROPOSITION 8 HOMESTEAD TAX LIMITATION FOR SURVIVING SPOUSES OF ARMED SERVICE MEMBERS

SENATE JOINT RESOLUTION 27

FILED WITH SECRETARY OF STATE ON MAY 25

### What is it asking?

Proposition 8 allows voters to decide whether surviving spouses of armed service members will be exempted from all or part of property taxes on homesteads, provided they were age 55 or older when their partner died.



Adam Lampe, CEO & Co-Founder

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- Determine if you are financially secure enough to retire early

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# IT'S NOT JUST FOR YOU SCHEDULE YOUR MAMMOGRAM

## GETTING YOUR ANNUAL MAMMOGRAM IS STILL IMPORTANT

Putting off routine health screenings may put you at risk. One in eight women will develop breast cancer in her lifetime, but when caught early, it can be easier to treat. At Memorial Hermann, we make it convenient for you to get back on track with your annual mammogram. With online scheduling, 3-D mammography at all locations and Safe Wait™ enhanced safety measures, we are here for you so you can be there for those who matter most.

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# DON'T DELAY: YOUR MAMMOGRAM IS TOO IMPORTANT TO PUT OFF



When was your last screening mammogram? Has it been more than a year? Mammograms are easy to put off, especially during the pandemic, but sticking to an annual schedule is one of the most important things you can do for your health.

The physicians affiliated with Memorial Hermann Health System combine expertise with leading-edge technology to provide mammograms safely and conveniently in Cypress. If you have delayed your mammogram because of the pandemic, it's time to schedule your appointment. Your health is our top concern, and with our enhanced cleaning and safety precautions you can feel comfortable getting the care you need with peace of mind.

## Who needs a mammogram?

The American College of Radiology recommends that women at average risk for breast cancer begin annual screening mammograms at age 40. Based on your individual health and family history, your healthcare provider may recommend a different schedule.

In addition to an annual screening mammogram, you may also need to be examined if you are experiencing certain breast symptoms. "Women should do self-breast exams every month," said Nan Garrett, MD, breast radiologist affiliated with Memorial Hermann Cypress Hospital. "It doesn't have to be perfect. You should examine and feel your breasts for any new changes like

lumps, nipple discharge or skin that pulls or puckers."

## What is a 3-D mammogram?

A 3-D mammogram, also called breast tomosynthesis, is an advanced imaging exam that combines several different breast images to create a three-dimensional view of the breast. This technology is available at all Memorial Hermann locations. "We know that 3-D mammograms provide us with more images of the breast so we can see into the various layers of breast tissue, which is especially helpful for women with dense breasts," said Dr. Garrett.

## Don't put it off.

Breast cancer is the most common type of cancer among women in the United States. Early detection can save lives, and having an annual screening mammogram can help identify problems sooner, when treatments are most successful. "We've learned the importance of finding cancer earlier, which can lead to better treatment outcomes," said Dr. Garrett. "That's why annual screenings are key."

Even though we are still in the midst of the pandemic, the risk of infection while having a mammogram is very low. The National Cancer Institute estimates that delayed diagnoses due to the pandemic could result in 10,000 additional deaths from breast and colorectal cancers in the next 10 years. "Now that we understand more about COVID-19, women are coming in to be

screened and that is encouraging to see. With Memorial Hermann's enhanced safety measures, screening is safe to do and the benefits of getting screened and finding cancer sooner far outweigh any risks," said Dr. Garrett.



Nan Garrett, MD  
Breast Radiologist

## Mammograms and the COVID-19 Vaccine

Women are advised to wait 4 to 6 weeks after their final dose of the COVID-19 vaccine before having a screening mammogram. Some women experience temporary swelling in the lymph nodes in their armpits after receiving the vaccine. This could cause a "false positive" mammogram result. However, if you are having any breast symptoms, including finding a lump, you should not put off a mammogram and should contact your provider immediately.

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PHOTOS BY EMILY JAROSZEWSKI/COMMUNITY IMPACT NEWSPAPER

# Senate Avenue Brewing Co.

*Jersey Village couple runs nanobrewery for local families*

BY EMILY JAROSZEWSKI

**L**ongtime Jersey Village residents Andrew and Michelle Mitcham said they have always valued serving their community.

Soon after graduating from Jersey Village High School, Andrew served as a medic with the 4005 U.S. Army Hospital from 2002-10. He later pursued a career in information technology while Michelle, his wife, built her own career in pediatric therapy.

Andrew began serving on the Jersey Village City Council in 2015 and was elected as the city's mayor in 2019. Although Andrew did not seek re-election after his two-year mayoral term, the Mitchams continue to have a presence in local government: Michelle was elected to the same City Council in May.

When they realized there was a demand for a local brewery in town, the couple set out to meet the demand and opened Senate Avenue Brewing Co. in October 2020. The Mitchams said they wanted a brewery that was close to them and catered to families.

"We would drive all the way to Towne Lake if it was just a place for our kids to play," Michelle said.

They envisioned a multipurpose space where children could play, couples could have date nights and even those who do not drink beer could hang out. Andrew said it became apparent craft beer was a very underserved market in Jersey Village as nanobreweries

became increasingly popular in the region.

Senate Avenue Brewing Co. will hold a one-year anniversary celebration Oct. 2, featuring a chili cook-off and cornhole tournament. A new Oktoberfest beer, the Imperial Bavarian Jäger, will also be introduced. The beer is named after Andrew's great-great-grandfather, Charles Heisch, who was a soldier, also known as a Jäger, in the Bavarian army in the 1800s.

In addition to a variety of craft beers, the brewery also serves ciders, seltzers, wine and nonalcoholic beverages. The nanobrewery also has its own kitchen, serving a selection of appetizers, pizzas, sliders and salads. Menu items such as The Senator IPA and The Mayor's Angus Burger recognize public servants across the political spectrum.

The business holds regular events, such as trivia on Wednesdays and live music on Thursdays. The venue can also host celebrations such as graduations, bridal showers and baby showers.

The Mitchams' plans include distributing their beers to local restaurants and bars and potentially expanding the business.

"You get a lot of people through the door; you get to talk to amazing people; you get to have fun," Andrew said. "I want to take a step back for a minute and enjoy it—and enjoy my kids, enjoy my wife and enjoy my friends and make really good beer."



Andrew and Michelle Mitcham opened Senate Avenue Brewing Co. in 2020.

## MOST POPULAR BREWS

Senate Avenue Brewing Co. celebrates politicians' work toward "a more perfect union" with unique names for many of its menu items. See the brewery's three most popular beers below.

**1 THE SENATOR IPA:** A traditional, bright IPA with citra and mosaic hops (\$4-\$6 draft)

**2 SPEAKER SAM RAYBURN PECAN PORTER:** A dark beer infused with East Texas pecans that is great for colder weather (\$5-\$7 draft)

**3 SMOKE SHOW ROASTED JALAPENO BLONDE:** A beer made from blistered jalapeno peppers for a smokier flavor (\$4-\$6 draft)

## Senate Avenue Brewing Co.

16000 Dillard Drive, Ste. F, Jersey Village

832-295-3188

[www.senateave.com](http://www.senateave.com)

Hours: Mon.-Thu. 11 a.m.-9 p.m., Fri. 11 a.m.-10 p.m., Sat. noon-10 p.m., Sun. noon-8 p.m.



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# TOP 3 BAO OPTIONS

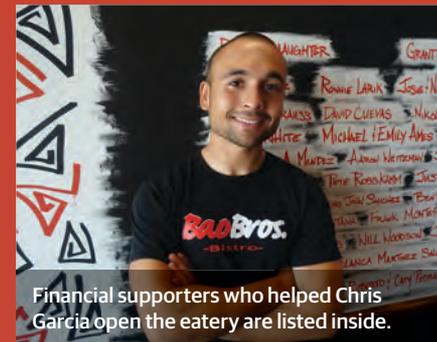
**The Texan** includes smoked Texas prime brisket on a bed of Asian slaw topped with house barbecue sauce and pickled onions.

**Jackie Chan** has shredded jackfruit with house barbecue sauce on pickled cucumbers topped with toasted sesame seeds.

**Sweet Heat** features crispy panko chicken tossed in a signature sweet heat sauce is laid on a bed of spring mix and sprinkled with toasted sesame seeds.



PHOTOS BY EMILY JAROSZEWSKI/COMMUNITY IMPACT NEWSPAPER



Financial supporters who helped Chris Garcia open the eatery are listed inside.



Loaded fries come with a protein of choice, sriracha and a sweet heat sauce. (\$7.95)



Bao Bros. Bistro serves fruit and milk teas and slushes with toppings. (\$3.95-\$5)

## Bao Bros. Bistro

*Cy-Fair native highlights Asian fusion flavors at local eatery*

Chris Garcia is no stranger to Asian cuisine and cultures, despite his Puerto Rican heritage. He has traveled to Hong Kong, Beijing, Thailand and India to expose himself to new authentic flavors.

“It’s a part of me. ... I love to travel,” he said. “I love the different cultures in the world and to see experiences there.”

Even though he has traveled and lived in multiple places, the Langham Creek High School and Lone Star College-CyFair alumnus said he is a “product of Cy-Fair.”

Garcia opened Bao Bros. Bistro last fall because he saw a lack of diversity in restaurant options in Cy-Fair. The eatery serves Asian fusion dishes such as bao—steamed buns stuffed with various ingredients—salads and teas. Dishes are inspired by Garcia’s executive chef’s Cambodian and Chinese roots.

Garcia said operating a restaurant has been challenging because food prices have gone up, and he has experienced a lot of shortages during the pandemic. Despite

these challenges, he said servant leadership is important to him, and he tries to give back in any way he can.

In addition to running the restaurant, Garcia is an active member of the Army National Guard.

Bao Bros. Bistro has partnered with Metta’s Local Eats, a local foodie group that raises funds for Cy-Fair Helping Hands, which is a faith-based nonprofit. Proceeds support the organization’s efforts to fight hunger and homelessness in the region, he said.

“This is my life’s goal boiled down into one sentence: It’s to empower others to achieve their full potential,” Garcia said.

Garcia said new menu items will be added in the future, and he could potentially expand the business. In the meantime, he said he wants to continue working with Cy-Fair Helping Hands and other organizations to support the community.

“I want to make sure we give in areas where it’s needed, and then we can make an impact,” he said.

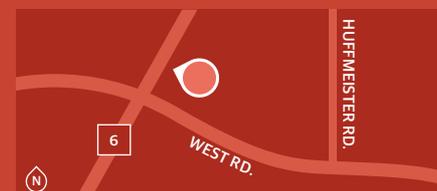
### Bao Bros. Bistro

8574 Hwy. 6 N., Houston

832-674-8343

www.baobrosbistro.com

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# Boys and Girls Country

50-year-old nonprofit offers children in crisis housing, hope

Children experiencing behavioral issues, neglect, abuse or whose parents struggle to provide basic needs can find a loving, nurturing home at Boys and Girls Country in Hockley, CEO Vincent Duran said.

“Most of them were coming from an unstable home environment; they were running with the wrong crowd; they were not succeeding in school; and many times, their family is living below the poverty level,” Duran said. “On the streets in Houston, they’re surviving—but here at Boys and Girls Country, they’re thriving.”

The faith-based nonprofit was founded in 1971 and has since served more than 1,600 children. Duran said many of those once at-risk children go on to become leaders among their peers who work in the corporate world or in the oil and gas industry. Others go on to become teachers or entrepreneurs. Some even return to work for Boys and Girls Country, he said.

The property has 11 cottages designed for eight students each and “teaching parents,” married couples and single adults who live on-site full-time and try to make life as normal as possible for the children. Teaching parents prepare meals; attend the children’s sporting events; take them to medical appointments; help with homework; and teach them life skills such as cooking, driving and cleaning laundry, Duran said.

Malcolm Guerra serves as the organization’s director of the college and career program as well as the Boys Community director, but he started out as a teaching parent and alongside his wife helped raise 27 girls over a 10-year period. He recalls reading Bible stories to the younger children every night before bedtime. One night, the oldest student in the house, a 17-year-old, told him she had never had anyone read her a bedtime story as a child.

“So at 17, I read her her first bedtime story. It’s those little moments that I think, ‘God, what a privilege I have to be able to be in this role, to be here for these kids,’” Guerra said. “I think most of our teaching parents feel the same way. They have those little breakthroughs with the kids, and I like to tell people there are little miracles that happen here every day.”



Local nonprofit Boys and Girls Country has helped meet the physical, social, emotional and educational needs of children in crisis for five decades. The children’s home is located in Hockley. (Photos courtesy Boys and Girls Country)

Those breakthroughs may include seeing a student make their first good grade in school, learn to play an instrument, overcome fears or simply feel safe.

Students living at Boys and Girls Country attend Waller ISD, but because many are behind their peers academically when they arrive, Duran said they also have a full-time director of education who helps close that gap. A dedicated director of campus ministry and counseling staff are also available to meet spiritual and emotional needs.

Boys and Girls Country also has a college and career program that continues to support students once they graduate high school and helps them become self-sustaining adults.

“If our kids stay here, we help them to find scholarships; we help them to get their financial aid set up, and then if they come up short, we have donors who help make sure they graduate from college debt free,” Guerra said.

Duran said he hopes to build a new college and career campus to provide housing and other resources to support those students. Officials are

also in the process of rebuilding all cottages on the property, which provide each child with their own bedroom, bathroom and closet, Guerra said. Four aging structures have already been replaced, and the fifth rebuild is slated for next year.

Because Boys and Girls Country is privately funded, leadership relies on the generosity of local businesses, churches and individuals to operate and support children whose families are in crisis. Community members can also volunteer their time to work with the students and contribute to campus projects.

“We want the community to know that we are a resource for them, so if there is a family that’s struggling ... because there are some stressors in their home life, we’re here to help them,” Duran said.

**“WE WANT THE COMMUNITY TO KNOW THAT WE ARE A RESOURCE FOR THEM, SO IF THERE IS A FAMILY THAT’S STRUGGLING ... BECAUSE THERE ARE SOME STRESSORS IN THEIR HOME LIFE, WE’RE HERE TO HELP THEM.”**

VINCENT DURAN, CEO OF BOYS AND GIRLS COUNTRY



## 50 YEARS OF SERVICE

Boys and Girls Country has served hundreds of children since launching 50 years ago.

1971

Tom “Tommy” Robinson founds a nonprofit Christian home for boys called Boys Country. The campus includes three mobile buildings, a metal building and its first dormitory under construction.

1980

Construction begins on a nearby 40-acre Girls Country campus.

1993

Boys Country and Girls Country are combined. Each cottage is set up to accommodate eight children. Houseparents and relief staff start a comprehensive training program focusing on the children’s changing needs.

2021

Boys and Girls Country celebrates its 50th anniversary and becomes a nationally accredited children’s home through the Council on Accreditation.

SOURCE: BOYS AND GIRLS COUNTRY/ COMMUNITY IMPACT NEWSPAPER

### Boys and Girls Country

18806 Roberts Road, Hockley

281-351-4976

[www.boysandgirlscountry.org](http://www.boysandgirlscountry.org)

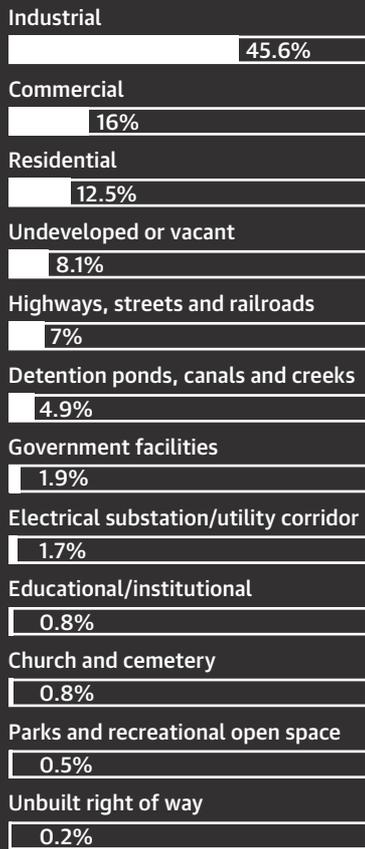


# The BIGGER picture

The Carverdale neighborhood was developed in the 1950s and marketed to Black families. Because of its proximity to Hwy. 290 and Beltway 8, it has since been inundated by commercial and industrial businesses.

## LAND USE WITHIN 1 MILE OF THE SITE

A land-use analysis included in Waste Management's permit amendment application found nearly half of the area within a mile of the landfill site is dedicated to industrial use. Just 12.5% is residential, according to the report.

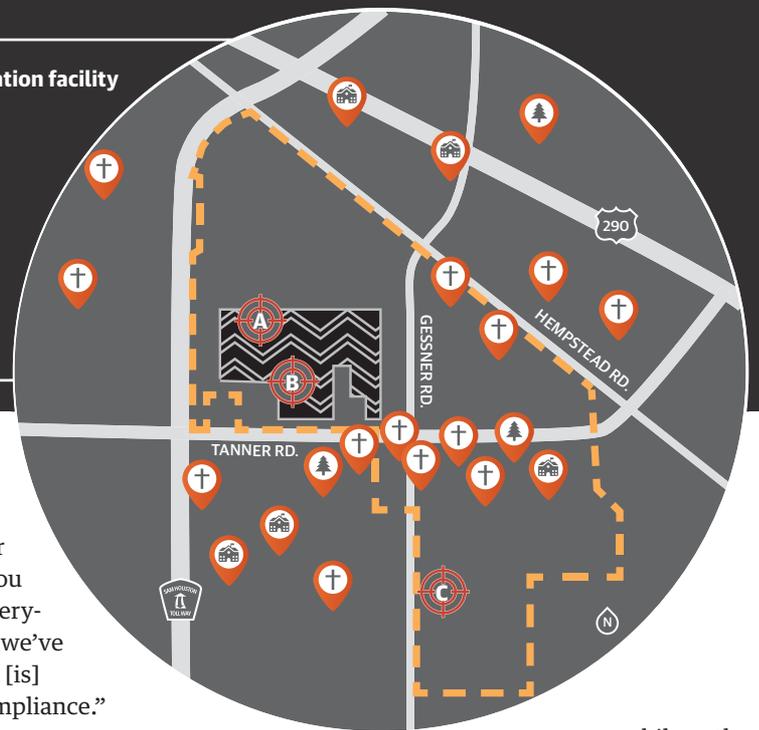
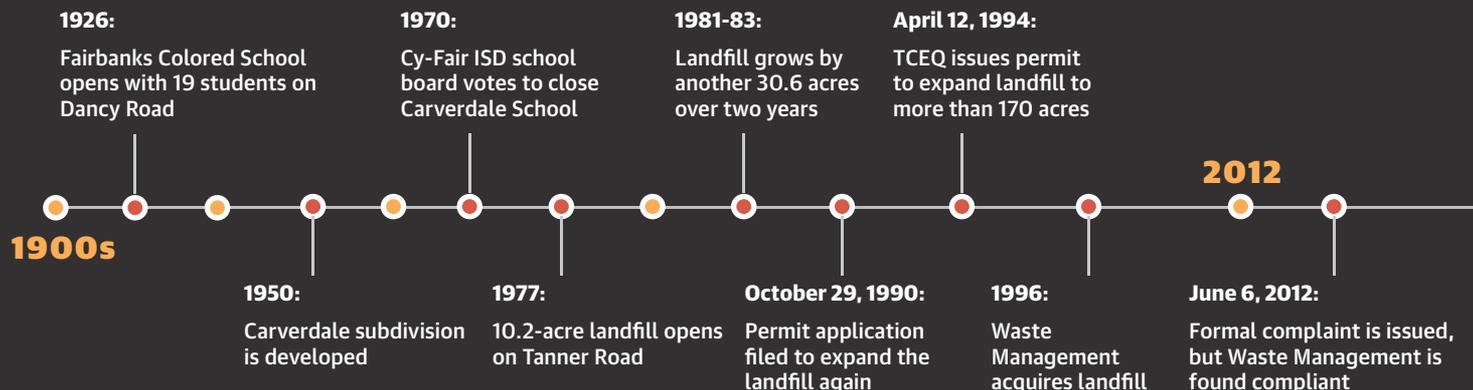


SOURCES: WASTE MANAGEMENT, CITY OF HOUSTON/COMMUNITY IMPACT NEWSPAPER

## OPERATIONS OVER TIME

The Hawthorn Park Landfill has been in the Carverdale community for decades.

SOURCES: WASTE MANAGEMENT, TEXAS COMMISSION ON ENVIRONMENTAL QUALITY/COMMUNITY IMPACT NEWSPAPER



CONTINUED FROM 1

with rats, all kinds of things. And the chemicals from the items ... it does get into the environment.”

The landfill accepts construction and demolition material, including concrete, brick, dirt, asphalt, wood, drywall and rock, which environmental experts said could present health hazards to those who live nearby. However, it is not permitted to accept household garbage or trash from commercial businesses.

State agencies encourage the expansion and redevelopment of existing waste sites as opposed to the creation of new facilities, officials said.

More than 250 public comments opposing the plan have been submitted as of late September. Residents expressed concerns about their health, property values, increased traffic and debris, potential water contamination and a lack of transparency from Waste Management.

But Doughty said Waste Management has followed the appropriate steps throughout the process, and she believes many of these concerns are not based on facts.

“There’s been a lot of misinformation, and that’s our biggest challenge is that [residents] make statements that are not true,” she said. “We are held to a very high standard by Harris County Pollution Control, the TCEQ, the [Environmental Protection Agency]. We have random inspections

all the time, and if you look at our records, you can tell everything that we’ve submitted [is] within compliance.”

## Site plans

The Hawthorn Park Landfill started as a 10-acre site in 1977. It expanded by another 30 acres in the early 1980s and grew again in the mid-’90s to 171.6 acres. Waste Management took ownership in 1996, and the landfill has operated at that size since.

Officials said the proposed expansion would be contained within the existing site boundary. Waste Management would terminate the leases of a concrete recycling company as well as a composting and mulching facility, which have operated on-site since 2006 and 2014, respectively.

“We know that you can’t pick up a landfill and move it across town. Because of the technology that you build into the site, you just can’t do that,” Doughty said. “This facility has the opportunity to use more of the space within the permitted boundary, and we’re trying to make the highest and best use of that space.”

The site accepted an average of 222,000 tons of waste annually between 2012-16, but Doughty said activity was limited over the last four

years while the engineering and analysis for the revised permit was ongoing.

Waste Management estimates the site will receive 150,000 tons and 200,000 tons, respectively, in the first two years of the expansion. That number would grow by 1.2% every subsequent year until capacity is met at about 340,000 tons, according to the permit application.

“[Hawthorn Park Landfill] meets or exceeds the standards for protection of human health and the environment required by law. The TCEQ is currently reviewing the proposed expansion to ensure it complies with all regulatory requirements,” Waste Management officials said.

## Community considerations

According to a land-use analysis, about 62% of the land within a mile of the site is for industrial and commercial uses while 12.5% is residential space. The radius includes 2,928 households, 331 commercial buildings and 552 industrial buildings.

Carverdale resident Iesheia Ayers-Wilson said increased truck traffic is

## NEIGHBORHOOD BY THE NUMBERS

Nearly 3,000 households, more than a dozen churches and several educational facilities and public parks are within a 1-mile radius of the site, located on Tanner Road near Gessner Road.

<b>2,928</b> households	<b>15</b> churches
<b>552</b> industrial buildings	<b>331</b> commercial buildings
<b>3</b> public parks	<b>5</b> education facilities

a concern. A widening of Tanner Road is included in the Houston-Galveston Area Council's 2045 Regional Transportation Plan, although no timeline has been established.

The Texas Department of Transportation reports about 17,000 vehicles travel the stretch of Tanner between Beltway 8 and Gessner Road daily, and Waste Management projects the landfill will contribute about 130 vehicles to that count. Property values in the historically Black neighborhood are also a concern, Ayers-Wilson said.

"What value is it bringing? You bring a landfill to a community, and our property values go down but your property value in your neighborhood is still going up," she said. "It's only in the Black and brown communities. Go put it in River Oaks, Memorial, Spring Branch, Kingwood ... and tell me how they like it."

According to the Houston Association of Realtors, the median appraised value of homes in Carverdale was \$90,035 in 2020. Directly northwest of there, Jersey Village's median appraised value was about \$240,000.

Anthony D'Souza, policy and research coordinator with the environmental justice nonprofit Air Alliance Houston, said low-income and minority communities tend to face higher risks of environmental hazards because residents lack the resources to adequately advocate against them.

"The health impacts are multiplied because it's not just one facility. ...

It's a variety of polluting facilities all emitting a variety of polluting substances all within very close proximity," he said. "So, you have things like asthma clusters [and] cancer clusters within these minority communities."

Many Carverdale residents were also affected by the propylene tank explosion at Watson Grinding & Manufacturing in January 2020, for instance. The incident damaged homes and other structures near the Hawthorn Park Landfill.

### Resident opposition

Calvin Smith, pastor at St. James Missionary Baptist Church, said the landfill and businesses operating on-site produce odor, chemicals and dust.

"It's not like I moved into this neighborhood knowing it's a dump. I've been out here all my life, so [Waste Management] wanting to open a dump next to me, that's not fair to me," Smith said at an Aug. 21 protest.

D'Souza said the dumping of construction and demolition materials can release particulate matter—tiny particles that can have harmful health effects. Exposure over time can contribute to respiratory issues, heart and lung diseases, and can affect lung development in children, he said.

Carverdale resident Pamela Roberson received a letter about the proposed expansion this spring but said many residents were not notified. Waste Management has met all required postings since submitting

the application in February, according to the TCEQ, and more than 200 landowners were notified via letters mailed in April. Residents had a town hall meeting with Waste Management soon after.

"We didn't like their response to us. It was like, 'What do y'all want us to do for y'all?' Like to say, 'Can we give y'all something to shut y'all up,' so to speak. And we weren't going for it," Roberson said.

Doughty said Waste Management has a long history in the Carverdale community and has contributed to park beautification efforts, donated school supplies, funded after-school programs and, most recently, hosted a document shredding event at which officials shared about the proposed landfill expansion.

"We know people do not like the landfills in their community, but what I would say is that if you want to have a partner, Waste Management is a good one," she said. "I would challenge any of the residents in the Carverdale area or even at one of my other landfills, if you talk to them about any other commercial businesses and what they do for the community—we try to get very involved and engaged, and we want to be transparent."

### Local support

D'Souza said residents looking to keep landfills out of their neighborhoods have few options—partially due to the lack of zoning laws in Houston—but garnering support from elected officials can help.

"The burden of knowing about these permits is largely placed on the residents, and oftentimes by the time residents realize, it's too late because the public participation window is really short," he said.

Houston City Council Member Amy Peck submitted a letter this summer to the TCEQ requesting additional air monitoring and boundary reductions. She also connected residents with

state Sen. John Whitmire, D-Houston, who said residents never wanted the landfill in the first place.

"The state of Texas' leadership, ... going back to every governor I can think of, prides themselves in less regulation than other states, so you kind of get what you ask for if you're not careful," he said.

Harris County Pollution Services expressed concern in a June 2 letter to the TCEQ, recommending the landfill's maximum elevation level not be raised by "the equivalent of a seven-story building" and more gas-monitoring devices be added. Harris County Precinct 4 Commissioner Jack Cagle said while the county does not have jurisdiction of the issue, he has ensured the county health department's involvement, and his office confirmed engineering regulations have been followed.

Erin Livingston, principal planner with the H-GAC, said her organization has no regulatory authority over landfills, but she reviews permit applications to determine if they align with their regional solid waste management plan. Findings are submitted to the TCEQ, but recommendations are not necessarily incorporated into the final decision.

Objectives in the plan include encouraging the expansion of existing sites over new facilities, among other goals. At an Aug. 17 meeting, the H-GAC's board of directors deemed the proposed expansion was consistent with this plan, and officials noted Waste Management's efforts to "minimize the impact to the surrounding residences in several ways."

"It's always hard. Nobody wants a landfill near them," Livingston said. "If we could not have landfills, that would be great, I guess, but that's not the case at this point in time."

 For more information, visit [communityimpact.com](http://communityimpact.com).

2021

February 23, 2021:

Waste Management files permit amendment application

April 7, 2021:

TCEQ issues notice of receipt of application and intent to obtain permit

April 2, 2021:

TCEQ completes its administrative review

May 13, 2021:

Confirmation of posting is received

## PARTICIPATING IN THE PROCESS

Community members can participate in the permitting process via public comments, public hearings and contested case hearings.

SOURCE: TEXAS COMMISSION ON ENVIRONMENTAL QUALITY/COMMUNITY IMPACT NEWSPAPER

### First notice

Once the administrative review is complete, the TCEQ sends the notice of receipt of application to government officials and adjacent landowners. At this point, community members can submit public comments and request public meetings or contested case hearings.

### Second notice

Once the technical review is complete and the TCEQ's executive director has made a preliminary decision, a notice will be mailed to stakeholders and anyone who submitted comments. At this point, the public comment period typically lasts 30 days.

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**SEPTEMBER 2021  
COMMERCIAL REAL ESTATE DATA**

Office vacancy rates in Cy-Fair are slightly higher as of late September than they were last fall, and rental rates continue to decline. The local retail market looks about the same as this time last year, and industrial construction is thriving with increased rental rates and a shrinking vacancy rate.

**TOTAL SQUARE FEET OF SPACE**

Q3 2020 As of Sept. 22

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10.67M

10.56M

**INDUSTRIAL**

40.76M

40.09M

**RETAIL**

20.38M

19.92M



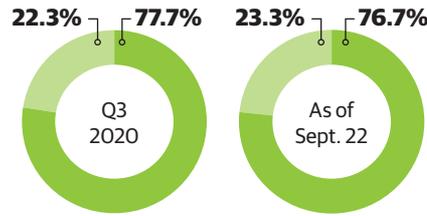
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**OFFICE**

**OCCUPANCY VS. VACANCY**

Occupancy rate Vacancy rate



**RENTAL RATES PER SQUARE FOOT**



**UNDER CONSTRUCTION**

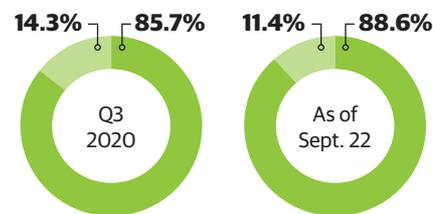
177,640 square feet

3 buildings

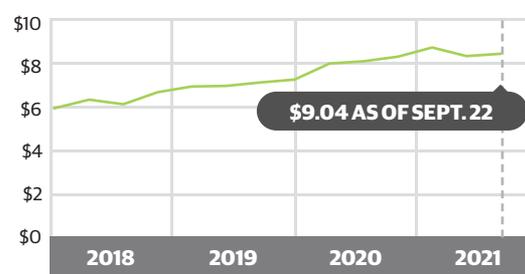
**INDUSTRIAL**

**OCCUPANCY VS. VACANCY**

Occupancy rate Vacancy rate



**RENTAL RATES PER SQUARE FOOT**



**UNDER CONSTRUCTION**

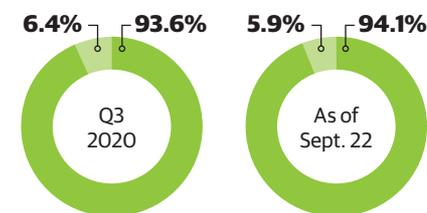
2,399,929 square feet

12 buildings

**RETAIL**

**OCCUPANCY VS. VACANCY**

Occupancy rate Vacancy rate



**RENTAL RATES PER SQUARE FOOT**



**UNDER CONSTRUCTION**

86,103 square feet

6 buildings



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IS WORTH A LOOK.**

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CaldwellCos.com

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Great hair is the best accessory

How do I get healthier and stronger hair?



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salonsatstonegate.com  
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Cypress, TX 77433  
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Snap or visit [COMMUNITYIMPACT.COM/PRINT-ARCHIVES/](http://COMMUNITYIMPACT.COM/PRINT-ARCHIVES/)

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**October 21st**

Open late 'til 8:30pm...  
Wine & Snacks!

**20% off**

Single Item with Coupon  
Excludes firm, sale and consignments  
Expires 11/15/2021

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JEWELRY - YARD ART - MUCH MORE**

Local Honey - Soy Candles - Texas Soaps  
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**WEIRD STUFF  
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*Vintage* gifts & **ANTIQUES**

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Open Daily • 10:00 AM to 5:30 PM  
3 Buildings | 30+ Dealers | 3000+ Sq.Ft.

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RUSH**

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GET 1  
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Food. Patio.**



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EXPERIENCE THE DIFFERENCE.

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**\$30 OFF YOUR FIRST MASSAGE OR FACIAL**  
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THERE ARE ONLY 85 SHOPPING DAYS LEFT UNTIL CHRISTMAS!!  
SO YOU BETTER SCURRY...

Now Offering Virtual Lessons

**B2R BACH TO ROCK**  
★ AMERICA'S MUSIC SCHOOL ★

**\$40 OFF YOUR FIRST MONTH**  
(NEW GUESTS ONLY, EXP 11/1/21)

LEARNING TO PLAY MUSIC SHOULD BE FUN!

- Private Music Lessons
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- And more!

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**FREE APPETIZER**

With purchase of an entree and beverage.  
Dine in only. Cannot be combined with any other offer.  
One coupon per visit. Max Value \$6.99  
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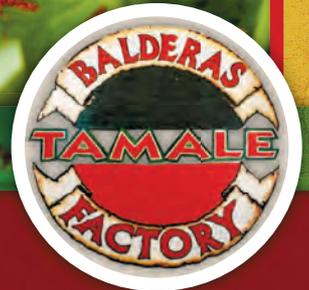
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**FREE**  
chips & queso

w/ \$20 purchase

Must present coupon. Expires 11/1/21



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LIFE IS SHORT  MAKE IT SWEET



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KETO FREE/GLUTEN FREE/DAIRY FREE/GRAIN FREE/PALEO AVAILABLE

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GOODNESS

DELIVERY AVAILABLE UP TO 10PM

**50% OFF**  
Box of 4 Cookies!

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GREAT PRACTICE AREAS



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AT JERSEY MEADOW EVERY MONDAY

**\$40** before noon    **\$30** afternoon  
**\$25** Sunset        **\$2** off range balls

10% off all pro shop merchandise

"Your club closed?"

**Ours is Open!**

(excludes holidays and outside events)

### DRIVING RANGE RATES

Small.....	\$6
Medium.....	\$9
Large.....	\$12
Small Card (12 baskets).....	\$60
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Large Card (12 baskets).....	\$120
Combo Card (6S   12M   12L).....	\$225

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**Don't Like Pro Football – Play Golf**

Every Sunday During the Football Season

2:00 pm - 5:30pm

**\$35.00**

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[www.jerseymeadow.com](http://www.jerseymeadow.com)



THANK YOU FOR YOUR SUPPORT!



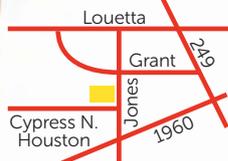
# Custard is better!



## 50% OFF

Buy any item\* and get the second item at 50% off

\*Any item except pints, quarts, pies and brownies and get the second item of equal or less value at 50% off. Discounted item must be purchased at time of regular priced item. One coupon per visit. Offer expires 11/15/21



**Sundaes \* Shakes \* Malts \* Concretes  
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**Creamier & Smoother than ice cream!**

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## Back Pain?

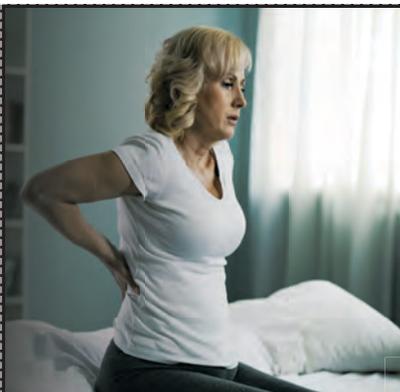
Are you dealing with back aches and pains that don't go away with ice, heat or stretching?

Having trouble keeping up with housework because your lower back hurts?

Has back pain stopped you from enjoying quality family time?

Are you looking for a long-term solution to your back pain?

[www.yourgoalspt.com/back-pain.html](http://www.yourgoalspt.com/back-pain.html)



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Waterproof flooring from  
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**WHERE YOUR DOG IS THE STAR**

NEW GROOMING CLIENTS RECEIVE **\$10 OFF YOUR FIRST GROOM**

**\$5 OFF ANY SERVICE**

With a minimum purchase of \$25.00. Cannot be combined with any other offers. Expires 11/1/21

**ONE FREE NIGHT BOARDING**

With minimum of 2 night stay. One pet. New clients only. Cannot be combined with any other offers. Expires 11/1/21

VOTED BEST PET RESORT FOR 2020 BY LIVING MAGAZINE

Curbside drop off and pick up available



LUXURY SUITES • DOGGIE DAY CARE • GROOMING • TRAINING

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OUR DINING ROOMS ARE OPEN! DINE IN TAKE OUT DRIVE THRU

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**FREE FROZEN CUSTARD SINGLE SCOOP CONE**

Good for one single scoop cone - no purchase necessary. Must present this coupon. One per guest, per visit. Some restrictions may apply. Only valid at our Houston area Freddy's locations. [FreddysUSA.com/locations](https://www.FreddysUSA.com/locations) Expires 11/30/21

REGISTER COUPON BUTTON: IMPACT



Drive-Thru • Online Ordering for Delivery & Take-Out • Dine-In



832-653-6853 | GALIANASTEXMEX.COM | 24110 NW FREEWAY SUITE 500, CYPRESS

**Delicious Craft Tex Mex & Mexican Street Food!**

**BUY ONE ENTREE, GET ONE FREE**

with the purchase of a Galiana's Lunch Menu Entree (up to \$12) and beverage.

LUNCH MENU IS AVAILABLE M-F 11AM-3PM. GOOD FOR DINE-IN ONLY, ONE PER CHECK. NOT VALID WITH OTHER OFFERS. EXPIRATION 11/30/21.

**ONE FREE SMALL QUESO**

with the purchase of a Dinner Menu Entree and beverage.

GOOD FOR DINE-IN ONLY, ONE PER CHECK, NOT VALID WITH OTHER OFFERS. EXPIRATION 11/30/21.

**15% OFF BRUNCH**

with the purchase of a Galiana's Brunch Menu Entree (up to \$12) and Beverage.

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ANY SIZE, ANY BUDGET.  
WE OFFER PICKUP,  
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WEDDINGS ~ SOCIAL ~ CORPORATE



Tender Medallions



Bacon Explosion

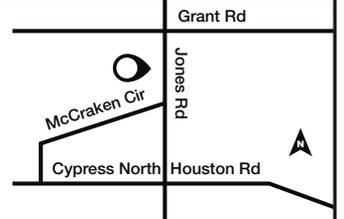
BackyardCaters.com

281.377.6127



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ICE HOUSE & GRILL

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POOL TABLES, DARTS & LIVE MUSIC WITH A GREAT ATMOSPHERE. FRIENDLY FACES & AWESOME BARTENDERS

Serving Brunch on  
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11-3

**FREE**  
FRIED BITES APPETIZER WITH  
PURCHASE OF AN ENTREE  
MUST PRESENT COUPON. ONE COUPON  
PER TABLE. EXPIRES 11/1/2021

**\$5 OFF**  
\$25 FOOD PURCHASE  
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**Serving Beer & wine**  
Bring your own liquor for  
mixed drinks  
Featuring a local brewery  
guest beer every month

WEDNESDAYS  
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WEEKDAY  
LUNCH SPECIALS

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**KIDS EAT FREE**  
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SATURDAY BREAKFAST  
8AM-12PM

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Expires 10/23/21 - The Backyard Grill - 9453 Jones Road, Houston, 77065

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# CELAYA'S

MEXICAN RESTAURANT & CANTINA

**\$5 OFF \$25**

DINE IN ONLY,  
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ONE OFFER PER CUSTOMER  
PER VISIT

**BREAKFAST  
BUFFET**

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(WITH FOOD PURCHASE)  
ONE OFFER PER CUSTOMER PER VISIT

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DOORDASH GRUBHUB

**HOURS**  
SUN - THU 11AM - 11PM  
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**HAPPY HOUR**  
MON - FRI 2PM - 6PM  
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**BIERGARTEN**  
COPPERFIELD

**FREE**

SIDE & NON-ALCOHOLIC  
DRINK W/ THE PURCHASE  
OF ANY ENTREE

EXP 11/1/21

**\$5 MONDAY MADNESS** Select \$5 Dogs, Sausages and Liters

**WHISKEY WEDNESDAY** Select \$4 Whiskeys

THE ABSOLUTE WÜRST  
**DOGS SAUSAGES BURGERS**

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Noon - 6 p.m.

**\$5.54**

FOR ANY 16 OZ  
FROZEN COCKTAIL

EXP 11/2/21

Providing drive-thru service for frosty craft cocktails

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bubble tea

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Dine in only.)

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**BUY 2 GET 1 FREE**

EQUAL OR LESSER  
VALUE NOT  
VALID ON FLIGHTS



EXPIRES 11/1/2021

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WITH ORDER  
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Now serving Veg &  
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VEG &  
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THALI W/ 3  
MAIN DISHES  
JUST \$9.99.  
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**FREE**  
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WITH ENTREE

EXP. 11/1/21

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www.a1choicetx.com

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BUFFET**

\$14.99 includes FREE  
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under eat FREE

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SMOKE FREE • KIDS 7+ WELCOME • TWO CONVENIENT LOCATIONS

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DAILY**

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THE MANLY SALON  
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**\$5 OFF** Pet Grooming Services  
Offer may not be combined with any other offers. One per family. Exp: 11/1/21

**20% OFF** any doggie daycare package  
Restrictions apply. One per family. Exp: 11/1/21

**\$50 OFF** the board & train program!  
Offer may not be combined with any other offers. One per family. Exp: 11/1/21



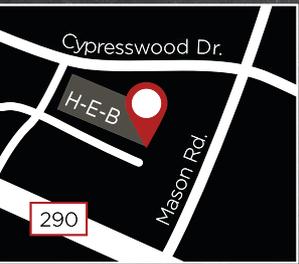
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Monday - Friday  
2pm - 6pm

**\$3.00**  
House Sake, House Wine, and Beer



The wait is almost over! We have been working hard to repair our kitchen and dining room. We are awaiting final permits and should be re-open and ready to serve you very soon!

We thank you for your continued prayers and can't wait to re-open as soon as possible!



-Juan Soto

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