



# CITY OF BELLAIRE TEXAS

## MAYOR AND COUNCIL

FEBRUARY 3, 2014

Council Chamber

Town Meeting

7:00 PM

7008 S. RICE AVENUE  
BELLAIRE, TX 77401

### REGULAR SESSION (TOWN MEETING) - 7:00 P.M.

#### A. Call to Order - Dr. Philip L. Nauert, Mayor

Dr. Philip L. Nauert, Mayor, called the City Council of the City of Bellaire, Texas, to order at 7:01 p.m. on Monday, February 3, 2014.

#### B. Announcement of a Quorum - Dr. Philip L. Nauert, Mayor

Attendee Name	Title	Status	Arrived
Philip L. Nauert	Mayor	Present	
Amanda B. Nathan	Mayor Pro Tem	Present	
Roman F. Reed	Councilman	Present	
James P. Avioli Sr.	Councilman	Present	
Gus E. Pappas	Councilman	Present	
Pat B. McLaughlan	Councilman	Present	
Andrew S. Friedberg	Councilman	Present	
Bernard M. Satterwhite	City Manager	Present	
Alan P. Petrov	City Attorney	Present	
Tracy Dutton	City Clerk	Present	

#### C. Inspirational Reading and/or Invocation - James P. Avioli, Sr., Councilman - Position No. 2

Councilman James P. Avioli, Sr., provided the inspirational reading for the evening.

#### D. Pledges to the Flags - James P. Avioli, Sr., Councilman - Position No. 2

Councilman James P. Avioli, Sr., led the City Council and audience in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

##### 1. U.S. Pledge of Allegiance

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with Liberty and Justice for all.

##### 2. Pledge to the Texas Flag

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

**E. Personal/Audience Comments****Terry Leavitt Chavez:**

Ms. Leavitt-Chavez addressed City Council regarding the need for sidewalks on Cedar Street between Second and Third Streets. She indicated that sidewalks were needed for safety reasons as adults and children had to walk or ride bicycles in the street.

**F. New Business****1. Boards and Commissions Governed by State Law****a. Board of Adjustment**

Board of Adjustment Annual Report for the 2013 calendar year to be presented by Chair Nick Bacile. Current Board Members include: Chair Nick Bacile, Vice Chair Deborah A. Sharp, Carmen Bechter, Tom Ligh, Patricia (Patty) McGinty, Amar Raval, and Dr. Aashish Shah.

Chair Nick Bacile presented the Annual Report for the Board of Adjustment of the City of Bellaire, Texas ("Board"), to members of City Council. A special expression of thanks was given to the Board's Council Liaison, Councilman Andrew S. Friedberg, and the Staff Liaisons, Director of Community Development John McDonald, Development Services Manager Shawn Cox, and Administrative Secretary Ashley Parcus.

Chair Bacile indicated that the Board was responsible for considering applications for variances or special exceptions to the Zoning Code (Chapter 24, Planning and Zoning, Code of Ordinances of the City of Bellaire, Texas) and held monthly meetings for that purpose. Four meetings were held during 2013, with the Board considering three applications/dockets for special exceptions (two) and a variance.

(Requested by Tracy L. Dutton, City Clerk)

**b. Building and Standards Commission**

Building and Standards Commission Annual Report for the 2013 calendar year to be presented by Chair Kristin Schuster. Current Commissioners include: Chair Kristin Schuster, Vice Chair Laura Thurmond, Michael C. Baker, Paul Katz, Burt Martin, Laolu Yemitan. Danny A. Spencer was appointed to serve the unexpired term of John Rigby on January 27, 2014.

Chair Kristin Schuster presented the Annual Report for the Building and Standards Commission of the City of Bellaire, Texas ("Commission") to members of City Council. A special expression of thanks was given to the Commission's Council Liaison, Councilman Pat B. McLaughlan, and Staff Liaisons, Building Official Lee Cabello and Administrative Secretary Ashley Parcus.

Chair Schuster indicated that the Commission, in addition to serving its statutorily mandated purpose, continued to serve in an advisory role to City

Council and to provide public education on issues pertaining to the City's Building Code (Chapter 9, Buildings, of the Code of Ordinances of the City of Bellaire,

Texas) and other related matters. Ten Regular Sessions and five Workshop Sessions were held during 2013.

Numerous recommendations were made by the Commission to City Council during 2013. Of note were those related to the demolition and salvage of residential structures and the deconstruction rather than demolition of the City-owned structure at 5119 Jessamine Street. The Commission also educated the public regarding the Building Code, Whole House Recycling, LEED Certification, and the National Flood Insurance Program's Community Rating System as such system pertained to flood insurance rate discounts for Bellaire's residents.

(Requested by Tracy L. Dutton, City Clerk)

## **c. Planning and Zoning Commission**

Planning and Zoning Commission Annual Report for the 2013 calendar year to be presented by Chair Winfred C. Frazier. Current Commissioners include: Chair Winfred Frazier, Vice Chair Bill Thorogood, E. Wayne Alderman, Paul C. Simmons, S. Lynne Skinner, Marc Steinberg, and Dirk Stiggins.

Chair Winfred C. Frazier presented the Annual Report for the Planning and Zoning Commission of the City of Bellaire, Texas ("Commission"), to members of City Council. A special expression of thanks was given to former Commissioner Lori Aylett who served on the Commission during 2013, as well as to the Commission's Council Liaison, former Councilman Corbett Daniel Parker, Staff Liaisons, Director of Community Development John McDonald and Administrative Secretary Ashley Parcus, and Assistant City Attorney Elliot Barner. Planning Consultant Gary Mitchell of Kendig Keast Collaborative was recognized for his instrumental work with the Commission on the development of proposed amendments to the City's Zoning Code.

Chair Frazier indicated that the Commission served as an advisory body to City Council regarding zoning and subdivision regulations. The Commission was also responsible for the review and approval/rejection of plats and for making recommendations to City Council regarding plans for physical development of the City. The Commission conducted their business through 11 Regular Sessions, one Special Session, and three Workshop Sessions. Actions taken by the Commission during the year were outlined by Chair Frazier, which included reviewing and acting on the following: three replats, a specific use permit request, and proposed amendments to the City's zoning regulations, including the creation of two new commercial mixed-use districts for the downtown area and Bissonnet corridor.

(Requested by Tracy L. Dutton, City Clerk)

## **2. Boards Governed by City Charter, Ordinance, or Resolution**

### **a. Cultural Arts Board**

Cultural Arts Board Annual Report for the 2013 calendar year to be presented by Chair Terry Leavitt-Chavez. Current Board Members include: Chair Terry Leavitt-Chavez, Vice Chair Stephanie Goldfield, Ije Akunyili, Christopher Butler, Jacquelyn Quick, and Gretchen Sparks.

Chair Terry Leavitt-Chavez presented the Annual Report for the Cultural Arts Board of the City of Bellaire, Texas ("Board") to members of City Council. A

special expression of thanks was given to the Board's Council Liaison, Councilman Roman F. Reed, and Staff Liaison, Assistant City Manager Diane K. White.

Chair Leavitt-Chavez indicated that the Board continued their focus in 2013 to enhancing the quality of life in Bellaire through visual and performing arts. Among the efforts the Board focused on in 2013 were a spin art project for the City's Fourth of July celebration, an eARTH and Photo contest for Bellaire Recycles Fest, and magic color scratch-off ornaments for Holiday in the Park. Other art-related efforts included a recommendation to City Council for wayfinding signage, entry markers, and fire station art, and input to the Parks and Recreation Department regarding cultural events that could be held on the City's Great Lawn and in the Pavilion.

(Requested by Tracy L. Dutton, City Clerk)

#### **b. Environmental and Sustainability Board**

Environmental and Sustainability Board (ESB) Annual Report for the 2013 calendar year to be presented by Chair William (Bill) Stone. Current Board Members include: Chair William (Bill) Stone, Vice Chair Seth A. Miller, Gayle Davies, Dorene Delaloye-Schroder, Mike Korotinsky, and Jason Wintz. Board Member Kirstin Feazel served on the ESB until December of 2013.

Vice Chair Seth A. Miller presented the Annual Report for the Environmental and Sustainability Board ("Board") to members of City Council. A special expression of thanks was given to the Board's Council Liaison, Councilman James P. Avioli, Sr., and Staff Liaisons, Director of Public Works Joe Keene and Information Coordinator Todd A. Gross.

Vice Chair Miller outlined major accomplishments and educational opportunities during 2013. Accomplishments included continual education of citizens regarding curbside recycling, increased participation in regional workshops conducted by the Houston-Galveston Area Council related to recycling, support of the Building and Standards Commission's recommendation to recycle the City-owned structure at 5119 Jessamine Street, and participation in numerous events benefiting the City, including the Bellaire Spring Fling event held at The Nature Discovery Center, Fourth of July celebration, and Pumpkin Patch. The Board also planned and implemented the Fifth Annual Bellaire Recycles Fest held on November 2, 2013.

(Requested by Tracy L. Dutton, City Clerk)

#### **c. L.I.F.E. Advisory Board**

LIFE Advisory Board Annual Report for the 2013 calendar year to be presented by Chair Iola Pickul. Current Board Members include: Chair Iola Pickul, Vice Chair Jeri Garner, Barbara Davis, Marjorie Ishee, Roberta Murray, Pauline Nolen, and Pat Westwood.

Chair Iola Pickul presented the Annual Report of the LIFE Advisory Board of the City of Bellaire, Texas ("Board"), to members of City Council. A special expression of thanks was given to Council Liaison, Dr. Philip L. Nauert (Mayor), and Staff Liaisons, Parks and Recreation Director Jane L. Dembski, Recreation Superintendent Cheryl Bright-West, and Senior Services Specialist Valerie Langdon.

Chair Pickul outlined the purpose of the LIFE (Living, Information, Fun, and Enrichment) Board, which was to provide learning opportunities, new experiences, and a chance to build new relationships for active adults 50 years of age and older. Additionally, the LIFE programming provided residents of Bellaire and surrounding communities with a leisure lifestyle through socialization, games, day trips, special activities, and events.

Chair Pickul cited examples of many of the activities that took place during 2013, as well as the number of participants that engaged in those activities.

The LIFE participants also served their community by collecting over 225 nonperishable food items for the Houston Food Bank during the 2013 holiday season.

(Requested by Tracy L. Dutton, City Clerk)

#### **d. Parks and Recreation Advisory Board**

Parks and Recreation Advisory Board Annual Report for the 2013 calendar year to be presented by Chair Jeff Addicks. Current Board Members include: Chair Jeff Addicks, Todd Blitzler, Jim Broadwell, Alissa Leightman, Gay Mayeux, Paula Mey, and Kim Padgett.

Chair Jeff Addicks presented the Annual Report for the Parks and Recreation Advisory Board of the City of Bellaire, Texas ("Board") to members of City Council. A special expression of thanks was given to Council Liaison, Mayor Pro Tem Amanda B. Nathan, and Staff Liaison, Director of Parks and Recreation Jane L. Dembski.

Chair Addicks indicated that the Board acted in an advisory capacity to City Council and the Parks and Recreation Department regarding policy matters pertaining to City parks and recreation. Chair Addicks noted that the Board considered and acted on a variety of issues in 2013, including the Great Lawn Project in Bellaire Town Square, a review of goals and objectives and creation of guiding principles for the development of the Parks and Recreation 10-Year Master Plan, conducted an annual assessment of all Bellaire parks, continued analyzing the Parks and Recreation Citizen Survey, and considered matters pertaining to bike/pathways, recreation fee structures, holiday decorations, parks capital improvements, use of alcohol in certain park facilities, and permitting pets in certain parks.

(Requested by Tracy L. Dutton, City Clerk)

### **3. State of the City Address**

Dr. Philip L. Nauert, Mayor, provided a recap of the the City's goals, accomplishments, and activities during the 2013 calendar year in his State of the City Address. He noted that Bellaire was an exceptional place to work and raise families, due, in great part, to the careful stewardship of the City's Boards and Commissions and its many volunteers.

It was noted that the City Council met as a body no less than 71 times during 2013 in Regular Sessions, Workshop Sessions, Special Sessions, and Public Hearings, which included attracting and selecting a new City Manager, interviewing prospective Board and Commission members, formulating the budget, evaluating the City Manager and City Clerk, and discussions with legal

counsel. In addition, members of City Council attended meetings of the Boards and Commissions and City-wide events such as Holiday in the Park and the Fourth of July celebration.

Mayor Nauert outlined many good things that occurred in the City during 2013 such as: employees' receipt of a 2% raise across the board and the addition of two paid holidays to their benefits package; receipt of LEED certification for the Bellaire Fire Station; engagement of the firm Pierce Goodwin Alexander and Linville (PGAL) to perform a thorough facilities evaluation; construction of a new water well and plugging old wells in the Central and Evergreen Water Plants; purchase of property to the west of the Bellaire City Library thereby providing a foundation for the future; addressed future needed improvements to various City facilities including Evelyn's Park and The Nature Discovery Center through bond funding; development of a master plan for Evelyn's Park; and efforts regarding economic development and beautification were started, and those efforts would continue to be addressed for the future.

Elections were held during 2013 for facilities improvements and for the City Council. Those elections resulted in a new member to the City Council table, Gus E. Pappas, and funding for improvements to the City facilities, Evelyn's Park, and The Nature Discovery Center.

The year 2013 was also a year of proclamations, including recognition of Frederick T. Bowyer Day, National Library Week, Police Week, Older Americans Month, Emergency Medical Services Week, and Constitution Week, among others.

Mayor Nauert noted that the State of the City could be defined, measured, and evaluated using a financial matrix, property values, activity within the business community, and crime statistics, to name a few. Mayor Nauert cited articles he had read indicating that Bellaire was the 13<sup>th</sup> wealthiest city in the country and ranked as the best community in the nation to "trick or treat" in. Such rankings spoke to the safety of the community and Bellaire's emphasis on children, celebrations, and culture.

A ten-year history of the City's property tax rate reflected a downward trend in the tax rate. The City had maintained a \$0.3999 tax rate per \$100 valuation and continued to deliver more services at a higher level to more citizens. A ten-year history of the City's appraised and taxable property values reflected a healthy upward trend.

Revenue sources for the City were outlined by Mayor Nauert, and he noted that revenues had increased in 2013 by 8.3%. The largest component of the City's revenue sources was noted to be property tax revenues. Other revenues included water and wastewater treatment sales, solid waste, sales tax, franchise fees, and permits and licenses. Operational costs and expenditures for 2013 were reviewed as well, with expenditures trending upward slightly; however, the City had not substantially increased spending over the last seven years.

With respect to the City's ongoing street and drainage improvement projects, Mayor Nauert advised that the City had issued \$6,000,000 in bonds for such improvements during 2013.

With respect to staffing and turnover, 19 new staff members were hired in 2013, and the City's turnover rate was currently 10.42%. Two retirements of key officials were noted for 2014, the City Manager and Finance Manager.

Residential and commercial construction continued to trend upward reflecting a general confidence in the regional economy. The average new home construction value in Bellaire was cited as \$586,622 compared to \$588,785 for 2012. The average residential appraised value also trended upward to \$619,552, an increase of \$41,000 from last year.

The City's bond rating remained an enviable AAA, and the City received the Texas Comptroller Award for Transparency during 2013. Mayor Nauert also provided an overview of accomplishments by department.

Mayor Nauert concluded by indicating that the City was not happy maintaining the status quo as evidenced by the commitment of its volunteers and staff to make Bellaire a premier community in which to work and play. Citizens indicated strong support for the community through the recent success of the City's bond election program. The State of the City of Bellaire was very strong and in a never-ceasing process of improvement. Mayor Nauert pledged to continue efforts to keep Bellaire a premier, safe community--one that attracts and retains the best employees in Texas.

#### **G. Items for Future Agendas; Community Interest Items from the Mayor and City Council**

Community interest items from the Mayor and City Council included an expression of thanks to the City's volunteers for their service and contributions as members of the City's boards and commissions; an expression of thanks to the City employees for their contributions; reminder regarding the next two City Council meetings on February 10 and 17, 2014; and a special expression of thanks to retiring City Manager Bernard M. Satterwhite, Jr., for his 13+ years of service to Bellaire. A standing ovation was given to City Manager Satterwhite by all present at the Town Meeting.

#### **H. Adjournment**

A motion was made by Councilman Roman F. Reed and seconded by Councilman Pat B. McLaughlan to adjourn the Regular Session (Town Meeting) of the City Council of the City of Bellaire, Texas, at 8:25 p.m. on Monday, February 3, 2014. The motion carried unanimously on a vote of 7-0.

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Tracy L. Dutton, TRMC  
City Clerk

Approved:

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Dr. Philip L. Nauert  
Mayor

Date: February 17, 2014