



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

FEBRUARY 2, 2015

Civic Center

Special Session and Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. SPECIAL SESSION - 6:00 P.M.

A. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, called the Special Session of the City Council of the City of Bellaire, Texas, to order at 6:05 p.m. on Monday, February 2, 2015.

Mayor Nauert indicated that a quorum was present consisting of all members of City Council with the exception of Councilman Andrew S. Friedberg as set forth in the table below. Councilman Friedberg asked the Mayor to express his sincere apologies for having to miss the meeting.

Attendee Name	Title	Status
Dr. 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	Absent
Paul A. Hofmann	City Manager	Present
Tracy L. Dutton	City Clerk	Present

B. Presentation:

Presentation by City Engineer James Andrews, P.E., regarding an update on the City's streets and drainage infrastructure.

Dr. Philip L. Nauert, Mayor, introduced James B. Andrews, P.E, City Engineer, for an update on the City's streets and drainage infrastructure.

James B. Andrews, P.E., City Engineer, took a few minutes to address Bellaire's past, present, and future state of the infrastructure.

He began by advising that over the years, many Capital Improvement Plans ("Plans") had been developed to replace, rehabilitate, and rebuild the City of Bellaire's infrastructure, which was originally constructed in the 1940s and 1950s during the post-World War II building boom. The various Plans focused on different infrastructure components depending on the City's most critical needs at the time (such as water, wastewater, streets, and/or drainage systems). Funding sources for the Plans varied from pay-as-you-go or cash on hand to the issuance of bonds to low interest loans and even grants.

In the mid-1980s, the Environmental Protection Agency ("EPA") placed Bellaire under an enforcement order to repair its wastewater collection system. Bellaire utilized bonds, issued certificates of obligation, and received a low interest loan from the State of Texas to improve the collection system.

City Engineer Andrews advised further that during the same time period, Bellaire undertook a fairly aggressive water distribution replacement program, which concentrated on upsizing existing two-inch distribution lines to larger mains capable of supporting fire hydrants and delivering enough water to new homes and sprinkler systems. Under these Plans, approximately 80% of the sanitary sewer system and 50% of the water distribution system were replaced throughout the City.

With respect to street improvements, City Council adopted a Street Improvement Policy in November of 1982 to address the selection of streets for improvement and established a mechanism for citizens to initiate street improvements by petition. The City slowly began performing maintenance and rehabilitation on some of the worst residential streets on a pay-as-you-go or cash basis and concurrently solicited assistance from the Metropolitan Transit Authority of Harris County, Houston, Texas ("METRO"), and the Texas Department of Transportation ("TXDOT") (TXDOT Principal Arterial Street System--PASS) to completely reconstruct major roads, such as Bellaire Boulevard and Bissonnet Street.

During 2000, a committee made up of Council Members, staff, engineers, and financial advisors put together a citywide program that could be accomplished in an eight-year period and provide some street improvements to virtually every street in the City. After many meetings, the Bellaire Millennium Renewal Program was born and on November 7, 2000, voters cast their ballot to issue a little over \$23 million in general obligation bonds for water system, sanitary sewer system, and drainage improvements and to issue just under \$22 million for street improvements.

In June of 2001, the City had just started the first reconstruction project under the Bellaire Millennium Renewal Program when Tropical Storm Allison hit the area. Floods caused by Tropical Storm Allison captured the attention of officials throughout the area and prompted a comprehensive remapping of Harris County's floodplains.

After Tropical Storm Allison, the consensus in Bellaire was to continue the current Bellaire Millennium Renewal Program and to propose another bond program that would focus on drainage as its top priority. The new bond program, Rebuild Bellaire, was presented to the voters in two propositions--one for facilities and \$41 million in general obligation bonds for a term of 30 years for street, sidewalk, and drainage facility improvements.

City Engineer Andrews provided an overview of the street and drainage selection process. It was noted that there were 70 miles of streets and 45 miles of sidewalks in the City of Bellaire that needed to be maintained from major thoroughfares to residential cul-de-sac streets. Although significant progress had been made over the years, there was still work to be done.

The cost to bring the remaining City streets up to an acceptable level of service in a reasonable amount of time was noted to be approximately \$16 million. It was reasonable to propose that the streets be repaired over an eight-year period at cost of \$2 million per year.

If new paving and drainage systems were considered throughout Bellaire, the entire network of City streets could be valued at just over \$300 million. This amount was based on today's cost to reconstruct new streets and install new drainage systems (60% of the value was attributable to roadways and 40% of the value was attributable to the drainage system).

In closing, City Engineer Andrews recommended consideration of a street maintenance program (\$2 million per year) and a "New Bellaire" street and drainage reconstruction program (\$6 million per year). The "New Bellaire" street and drainage program combined with the maintenance program previously described would cost \$8 million per year.

At the conclusion of City Engineer Andrews' update, the floor was opened for questions by members of City Council.

City Manager Paul A. Hofmann continued the presentation and noted that the City of Bellaire had made significant progress; however, it was now time for the City to be thinking about how much burden was before us and how much needed to be handled on a yearly basis.

It was noted that if the City's objective was to get every street in the City's inventory up to an acceptable level of service over the next eight years, the City would need to invest \$2 million each year. Funding for that maintenance program would be derived from annual METRO funds of approximately \$1 million and an additional \$1 million to be derived from a property tax revenue increase of 8%. City Manager Hofmann provided a slide depicting the impact to the fiscal forecast from FY2014 through FY2019 assuming the referenced maintenance program was undertaken.

Debt Service assumptions were presented next by City Manager Hofmann for the purpose of depicting the impact to the Debt Service tax rate as a result of issuing bonds in the amount of \$6 million per year for street and drainage reconstruction beginning in August of 2016, with a low impact to the Debt Service tax rate. It was noted that the City had been selling general obligation bonds of \$5-7 million per year with minimal impact to the Debt Service tax rate.

With respect to the City's future bond schedule, it was noted that there was one more bond sale for the Rebuild Bellaire Program (Phase 5B), which could be issued in August of 2015. The last phase of the Rebuild Bellaire Program was expected to be completed in October of 2016. One option would be to consider calling a bond election for November of 2015 (this would provide a cost savings in that the City of Bellaire already had an election scheduled in November). Another option would be to consider calling a bond election in May of 2016, which would need to be budgeted.

Following questions of City Manager Hofmann by members of City Council, the Special Session was concluded.

(Requested by Brant Gary, Public Works)

C. Adjourn.

Motion:

Councilman Roman F. Reed moved to adjourn the Special Session of the City

**Council of the City of Bellaire, Texas, at 7:05 p.m. on Monday, February 2, 2015.
The motion was seconded by Councilman Pat B. McLaughlan.**

RESULT:	UNANIMOUS
MOVER:	Roman F. Reed, Councilman
SECONDER:	Pat B. McLaughlan, Councilman
AYES:	Nauert, Nathan, Reed, Avioli Sr., Pappas, McLaughlan
ABSENT:	Friedberg

II. REGULAR SESSION (STATE OF THE CITY ADDRESS) - 7:00 P.M.

A. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, welcomed everyone to the State of the City Address and made special introductions of the following visiting dignitaries: Director General Louis Huang of the Republic of China (Taiwan), Deputy Director General John Chi of the Republic of China (Taiwan), Deputy Director Patrick Ho of the Republic of China (Taiwan), Consul General Ferhat Alkan of the Republic of Turkey, and Mayor Bob Fry of the City of West University Place.

Mayor Nauert called the Regular Session (State of the City Address) to order at 7:13 p.m. on Monday, February 2, 2015. He announced that a quorum of all members of City Council were present with the exception of Councilman Andrew S. Friedberg. Mayor Nauert offered sincere apologies on behalf of Councilman Friedberg who was unable to attend this evening.

Name	Title	Status	Arrive
Nauert	Mayor	Present	
B. Nathan	Mayor Pro Tem	Present	
. Reed	Councilman	Present	
Avioli Sr.	Councilman	Present	
pappas	Councilman	Present	
McLaughlan	Councilman	Present	
S. Friedberg	Councilman	Absent	
hofmann	City Manager	Present	
Dutton	City Clerk	Present	

B. Inspirational Reading and/or Invocation - Pat B. McLaughlan, Councilman.

Pat B. McLaughlan, Councilman, provided the inspirational reading for the evening.

C. Pledges to the Flags - Pat B. McLaughlan, Councilman.

Pat B. McLaughlan, Councilman, led the audience and members of City Council in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

D. Personal/Audience Comments.

Lynn McBee:

Ms. McBee addressed City Council and stated that the one ingredient that kept Bellaire so unique was the recognition that Bellaire was an oasis in the middle of the City of Houston, County of Harris, State of Texas. While residents could recognize and

understand change, that did not mean that change needed to be imposed upon them.

She pointed out that what the City needed was quite different from those things the citizens wanted. In her opinion, the citizens wanted parks, programs, buildings, art, and various intangibles. She suggested that the City and the citizens needed to talk together and sort out the needs and wants.

Ms. McBee noted that City officials held public hearings and tried hard to get the public to physically attend those hearings and provide comment, but the public rarely did so and certainly not in great numbers. The one tool the City had forgotten to use was how to create an outreach that intelligently solicited an opinion and understanding--a professional survey.

The City of West University Place came to a great understanding this year of the misperception of what the public might want or think. It was paying that price today for having launched a plan that the public neither knew about or agreed to. Bellaire, too, ran into this problem approximately 30 years ago in 1976 when the then City Council decided that growth was the wonder of the decade and that density should be embraced. The residents that lived in Bellaire instituted and achieved almost a total recall of their governing body.

Ms. McBee encouraged City Council to get into a sophisticated, modern conversation with the community's residents. She encouraged them to act rather than to preach, and to talk before planning.

Rachel Crochet:

Ms. Crochet addressed City Council and thanked them and the Mayor for all of the hard work and time each put into their role as a member of the governing body. She also expressed the gratitude of the residents of Holly Street for City Council's approval of funding to improve their esplanade.

E. Reports and Presentations:

1. Boards and Commissions Governed by State Law:

a. Board of Adjustment:

Presentation by Chair Deborah Sharp of the 2014 Annual Report of the Board of Adjustment of the City of Bellaire, Texas.

Deborah Sharp, Chair, Board of Adjustment:

Chair Sharp indicated that the Board of Adjustment of the City of Bellaire, Texas ("Board"), was a statutory board responsible for considering applications for variances and special exceptions to the City's Zoning Code (Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas). She indicated that the Board had met seven times during 2014 (January, March, April, July, twice in August, and September).

The Board considered one variance request that failed due to the lack of a second to the motion. Two variance requests were withdrawn from consideration by the applicant. Five special exception requests were also considered by the Board, four of which were approved and one failed. All decisions during 2014 were unanimous.

The themes for 2014 continued to be parking, signs, and setbacks of various kinds. The Board expressed its appreciation to members of City Staff and to its Council Liaison, Andrew S. Friedberg, for their dedication and support during 2014.

{Members serving on the Board from January 2014 to June 2014 included: Nick Bacile, Carmen Bechter, Tom Ligh, Patricia McGinty, Amar Raval, Dr. Aashish Shah, and Deborah Sharp; members serving on the Board from July 2014 to December 2014 included: Debbie Karakowsky, Tom Ligh, Patricia McGinty, Seth Miller, Amar Raval, Deborah Sharp, and Sean Wheeler (appointed August 2014)}
(Requested by John McDonald, Development Services)

b. Building and Standards Commission:

Presentation by Chair Laura Thurmond of the 2014 Annual Report of the Building and Standards Commission of the City of Bellaire, Texas.

Laura Thurmond, Chair, Building and Standards Commission:

Chair Thurmond offered expressions of thanks to the Mayor and City Council for their hard work, as well as Council Liaison Pat B. McLaughlan and Building Official Lee Cabello.

She continued and noted that the Building and Standards Commission of the City of Bellaire, Texas ("Commission"), held nine Regular Sessions and six Workshop Sessions during 2014. Two new members joined the Commission in July of 2014 after two other members rolled off due to term limitations. The Commission did not hold any public hearings during 2014, but did hear one variance request. The variance was granted unanimously.

With respect to ordinances, the Commission pursued changes to the City's Building Code (Chapter 9, Buildings, of the Code of Ordinances of the City of Bellaire, Texas), regarding crawlspaces and ventilation and proper vapor barrier requirements in those crawlspaces. The Commission spent nine months preparing their recommendation to City Council, and were pleased to receive City Council's approval and adoption of the changes in October of 2014.

The Commission participated in educating the public regarding issues pertaining to the City's Building Code. Feedback was periodically received by the Commission from builders in the community. The feedback was reviewed and changes were often brought forward to City Council from that feedback.

Additionally, the Commission continued to update and monitor sustainability web pages which provided a range of information regarding energy efficiency and environmental impacts.

In closing, Chair Thurmond advised that the Commission continued to maintain ongoing discussions regarding future recommendations with respect to the Biggert-Waters Flood Insurance Rate Reform Act of 2012.

{Members serving on the Commission from January 2014 to June 2014 included: Michael Baker, Paul Katz, Burt Martin, Kristin Schuster, Danny Spencer, Laura

Thurmond, and Laolu Yemitan; members serving on the Commission from July 2014 to December 2014 included: Michael Baker, Charles Formica, Lee Hampton, Paul Katz, Burt Martin, Danny Spencer, and Laura Thurmond}
(Requested by John McDonald, Development Services)

c. Planning and Zoning Commission:

Presentation by Chair Winfred Frazier of the 2014 Annual Report of the Planning and Zoning Commission of the City of Bellaire, Texas.

Winfred Frazier, Chair, Planning and Zoning Commission:

Chair Frazier indicated that the Planning and Zoning Commission of the City of Bellaire, Texas ("Commission") was an advisory board to the City Council regarding zoning and subdivision regulations. The Commission was also responsible for the review and approval or rejection of plats and for making recommendations to the City Council regarding plans for the physical development of the City. The existence of the Commission was governed by state and local laws.

Actions taken by the Commission in its advisory role were in the form of recommendations to the City Council. Such actions included, but were not limited to, responding to requests from City Council, the Staff Liaison, or City Manager; reviewing the Comprehensive Plan and reporting on such review to the City Council; recommending amendments to the Code of Ordinances of the City of Bellaire, Texas ("City Code"), regarding land use regulations and future growth and regulation of the City; considering applications brought before the Commission for planned developments, specific uses, permitted uses, or other amendments to zoning regulations of the official zoning district map, as provided by the City Code; and annually reporting to the City Council the Commission's needs, accomplishments and recommendations.

Within the calendar year 2014, the Commission fulfilled its duties through the performance of the following tasks: conducted eleven (11) regularly scheduled meetings, which included nine public hearings. One of the public hearings included proposed changes and possible action on proposed amendments to Chapter 24; conducted two Workshop Sessions and two Training Sessions; reviewed and acted upon one replat; reviewed and acted upon two specific use amendments; prepared, reviewed and discussed three planned developments; reviewed one rezoning application for 4301 Bellaire Boulevard; reviewed and acted upon revisions to the City Code to reflect newly adopted zoning districts CMU and UV-D; amended church, school, and commercial/mixed-use parking requirements; and began the five-year review of Bellaire's Comprehensive Plan with the City's consultant from Kendig Keast Collaborative.

In closing, Chair Frazier thanked Commissioner Wayne Alderman who left the Commission in May of 2014. He also acknowledged the extensive work expended by all of the members of the Commission with Gary Mitchell of Kendig Keast Collaborative. The Commission expressed gratitude to the Mayor and City Council for supporting their efforts and thanked City Manager Paul A. Hofmann, Director of Development Services John McDonald, Administrative Assistant to the Director of Development Services Ashley Parcus, City Attorney Alan Petrov, and Council Liaison Roman F. Reed for their extensive and continued efforts to support the

Commission.

{Members serving on the Commission from January 2014 to June 2014 included: E. Wayne Alderman, Winfred Frazier, Paul Simmons, Lynne Skinner, Marc Steinberg, Dirk Stiggins, and Bill Thorogood; members serving on the Commission from July 2014 to December 2014 included: Christopher Butler, Winfred Frazier, Paul Simmons, Lynne Skinner, Marc Steinberg, Dirk Stiggins, and Bill Thorogood} (Requested by John McDonald, Development Services)

2. Boards and Commissions Governed by City Charter, Ordinance or Resolution:

a. Cultural Arts Board:

Presentation by Chair Terry Leavitt-Chavez of the 2014 Annual Report of the Cultural Arts Board of the City of Bellaire, Texas.

Terry Leavitt-Chavez, Chair, Cultural Arts Board:

Chair Leavitt-Chavez thanked the current board for all of their efforts over the past year, and offered a special thanks to Assistant City Manager Diane K. White, Staff Liaison, and Gus E. Pappas, Council Liaison, for their ongoing support.

During 2014, the Cultural Arts Board of the City of Bellaire, Texas ("Board"), adopted a new master plan to guide its activities for the 2015-2020 time period. The master plan was approved by City Council on November 3, 2014. The Board reviewed and adopted reporting procedures for the Board on November 12, 2014.

Ongoing 2014 project initiatives included an art program for Bellaire utility boxes, a METRO branding art program for bus shelters in partnership with METRO and inspired by the art in bus shelters in the Upper Kirby District, and marketing the City's donation policy to possible sponsors as it related to the Board's goal.

The Board teamed up with the West University Place Recycling Arts Committee to reach out for submissions from schools in the area for the Bellaire/West University Place Earth Art Contest held during the 2014 Recycles Fest event in Bellaire. In addition, the Board worked successfully with educators to bring art and recycling to the classroom. Specifically, the Board worked with a Condit Elementary School kindergarten class making fish out of recycled water bottles (this project was submitted to the Earth Art Contest).

The Board worked with L.I.G.H.T.S. of Bellaire (Leadership, Inspiration, Girls Helping to Serve) for an afternoon of recycled art, the result of which was submitted for the Earth Art Contest. Pershing and Pin Oak Middle School art teachers did class projects with their students, which resulted in the submission of over 50 art projects for the Earth Art Contest.

With respect to public programs, the Board provided Frozen coloring pages for the Frozen Sing-Along held in the Park, a project of the Patrons for Bellaire Parks and the Bellaire Parks, Recreation and Facilities Department. The Board also participated in the City's Fourth of July Celebration by providing spin art and the City's Holiday in the Park

Celebration by providing scratch off ornaments.

{Members serving on the Board from January 2014 to June 2014 included: Ije Akunyili, Christopher Butler, Stephanie Goldfield, Terry Leavitt-Chavez, Jacquelyn Quick, and Gretchen Sparks; members serving on the Board from July 2014 to December 2014 included: Ije Akunyili (served July 2014), Stephanie Goldfield, Jennifer Hawes, Terry Leavitt-Chavez, Jill Patir (August 2014 - December 2014), Jacquelyn Quick, Lisa Risoli, and Andrew Williamson (August 2014 - December 2014)}

(Requested by Diane K White, City Manager's Office)

b. Environmental and Sustainability Board:

Presentation by Chair William (Bill) Stone of the 2014 Annual Report of the Environmental and Sustainability Board of the City of Bellaire, Texas.

Bill Stone, Chair, Environmental and Sustainability Board:

Chair Stone indicated that the written report provided to City Council in their agenda packet was a combined report of the Environmental and Sustainability Board of the City of Bellaire, Texas' ("Board"), work in 2014, as well as the report on the 2014 Bellaire Recycles Fest. In the past, the report of the Recycles Fest had been presented separately from the Board's Annual Report.

The Board spent the first one-half of 2014 concentrating on the overall focus for 2014. Following the installation of new board members in July, the focus turned to planning and implementing the Recycles Fest event. If the event were to be held in 2015, it would not be a combined event with the City of West University Place, as Chair Stone was informed that West University Place would hold an event on their own in 2015. He indicated that the combined event was successful.

Chair Stone thanked City Council for their support of the Board and recycling efforts in Bellaire, as well as the annual Recycles Fest event, which was started in 2009. He also thanked City Council for supporting whole house recycling. Expressions of thanks were given to Director of Public Works Brant Gary, Public Works Information Coordinator Todd Gross, and Council Liaison James P. Avioli, Sr., for their tremendous ongoing support.

In closing, Chair Stone thanked City Council in advance for supporting energy efficiency in the design and construction of the City's new municipal facilities.

{Members serving on the Board from January 2014 to June 2014 included: Gayle Davies, Dorene Delaloye-Schroeder, Mike Korotinsky, Seth A. Miller, Bill Stone, and Jason Wintz; members serving on the Board from July 2014 to December 2014 included: Pam Geyer, Mike Korotinsky, Jane McNeel, Johanna Moran, Jonathan Palmer (August to December 2014), Bill Stone, and Jason Wintz}

(Requested by Brant Gary, Public Works)

c. LIFE Advisory Board:

Presentation by Chair Iola Pickul of the 2014 Annual Report of the LIFE Advisory Board of the City of Bellaire, Texas.

Iola Pickul, Chair, L.I.F.E. Advisory Board:

Chair Pickul indicated that the L.I.F.E. Advisory Board of the City of Bellaire, Texas ("Board"), had been very busy, very active, and very happy during 2014. She advised that through the Parks, Recreation and Facilities Department, the City of Bellaire provided the "BLIFE" program for active adults ages 50 and up.

BLIFE represented Living, Information, Fun and Enrichment. BLIFE took advantage of free bus transportation services offered by the Harris County Transportation Department. Generally, BLIFE was able to secure one to two buses per month to transport seniors to different activities and venues around the City and State.

Provided for under City ordinance and appointed by the Mayor and City Council, the Board met monthly to provide guidance to staff in determining program objectives. In addition, Board members provided assistance to staff during programs, trips, activities, and all of the events.

Chair Pickul took a moment to recognize and thank her Board Members, Council Liaison and Mayor, Dr. Philip L. Nauert, and Staff Liaisons Victora Arevalo (Recreation Supervisor) and Cheryl Bright-West (Assistant Director of Parks, Recreation and Facilities).

A list of the tours conducted under the BLIFE program in 2014, as well as a list of various programming activities and holiday celebrations were provided by Chair Pickul. In summary, Chair Pickul advised that 266 activities were held during 2014 with 3,639 participants.

{Members serving on the Board from January 2014 to June 2014 included: Barbara Davis, Jerisue Garner, Marjorie Ishee, Roberta Murray, Pauline Nolen, Iola Pickul, and Pat Westwood; members serving on the Board from July 2014 to December 2014 included: Barbara Davis, Jerisue Garner, Marjorie Ishee, Roberta Murray, Iola Pickul, Marla Turner, and Patricia Westwood}
(Requested by Cheryl Bright-West, Parks, Recreation and Facilities)

d. Parks and Recreation Advisory Board:

Presentation by Vice Chair Paula Mey of the 2014 Annual Report of the Parks and Recreation Advisory Board of the City of Bellaire, Texas.

Paula Mey, Vice Chair, Parks and Recreation Advisory Board:

Vice Chair Mey indicated that the Parks and Recreation Advisory Board ("Board") was comprised of a dedicated team of volunteers who offered a variety of experiences to the City drawn from their professions (i.e., Certified Public Accountant, Attorney, Architect, Business Consultant, Area Manager, and a Marketing Expert). Recognition was given to Council Liaison and Mayor Pro Tem Amanda B. Nathan for her invaluable advice and counsel in every meeting of the Board. Vice Chair Mey indicated further that the members of the Board served as volunteers at many of Bellaire's events, such as Holiday in the Park, Bellaire New Home Showcase, and the Fourth of July Celebration.

It was noted that the members of the Board acted in an advisory capacity to the Parks, Recreation and Facilities Department by providing

recommendations on issues and significant improvements pertaining to city parks and recreational facilities. Recommendations were based on routine on-site visits to each park, trail and facility and interviews of those who had a vested interest. Recommendations were also based on the Board members' own experiences of the parks and those of their friends and neighbors. A public meeting of the Board was held every month for residents to voice their concerns and provide invaluable input. Throughout the month, members of the Board reported issues noted by any one of them or brought to them regarding parks directly to Karl Miller, Director of Parks, Recreation and Facilities.

For over the past five years, the Board had limited funds to spend on parks. Therefore, their continued focus had been on repairs, maintenance, and discussions of ways to better standardize to save costs. The Board provided input regarding repairs and prioritized the repairs. This past year, the Board also covered matters pertaining to the bike/pathways and how they might connect to the overall City of Houston plan for bike trails. Holiday decorations and ordinances regarding pets being permitted in certain parks were also discussed.

Parks and Recreation Master Plan

Vice Chair Mey advised that since June 2013, the Parks, Recreation and Facilities Department ("Department") had been working on a ten-year master plan. The Board participated by taking an inventory of all the repairs needed at each park site and met with several individuals and organizations who had been maintaining some of the City's parks in a variety of ways in return for use by them. The City was extremely fortunate to have residents willing to be so generous to keep its parks functional. The Board also interviewed neighbors and residents actually using the parks. Since little funding had been provided for parks over the past five years, many of the repairs were becoming extremely costly. Based on the Board's findings, they had worked with the Department to develop a ten-year matrix to help them prioritize the individual parks and their repairs. The Board had also worked on recommending standards for every park so that the parks would have a consistent look and feel throughout the City. The Board believed that this would drastically improve the City's image and was a far more cost-effective way to address maintenance in the future.

Evergreen Park Improvements

This past summer, the water tanks were removed from the southeast portion of Evergreen Park. This opened a significant area with an opportunity to add more green space and an overall connection to all of the areas of that specific park. Several improvements were made to ready the park, including: irrigation, plants, grass, a new fence, and a gravel driveway to allow for easier maintenance.

Based on the opportunity of new space, an aging swimming pool, and an interest from the Patrons of Bellaire Parks to raise funds specifically for Evergreen Park, former Chair of the Board Jeff Addicks recommended the development of an Evergreen Park Master Plan. Clark Condon Associates, Landscape Architects, was hired and several meetings were held to discuss possible park amenities and design considerations.

Holly Street

In December 2014, the Board was presented a completed Trail Master Plan for Holly Street limited to the city blocks outside of the Highway 610 Loop. The Board's immediate recommendation to the Department was that the plan needed to be expanded to consider all of the hike and bike trails in the City and to also integrate it with the overall landscape design that would come along with the new municipal buildings. The Board had witnessed the results of the past "park by park" approach, which had led the City down an expensive path for repairs as well as delivered, in the Board's opinion, a severely low quality level of beautification. The Board also noted that a public phase of the design process should have been offered to all residents as a means of gathering input as practiced with the creation of Evelyn's Park and past City projects.

Vice Chair Mey stated that thanks to Council Liaison and Mayor Pro Tem Amanda B. Nathan, that fast moving train was temporarily derailed and the Board was asked to recommend where all of the funds for the proposed Holly Street \$250,000 Phase I could be used. The Board, a committee structure created by the City, followed the traditional processes and procedures done by countless Boards before them to gather further data and cost estimates to make an educated recommendation. That required several revisits by several members of the Board to high priority parks, including Holly Street. The Board's final recommendation to the Department and City Council was to spend \$150,000 on Lafayette Park, a park in significant and possible dangerous disrepair, in the opinion of the Board, \$50,000 on safety fencing at several parks, and \$50,000 to begin the work on Holly Street. This would allow time to create an all-inclusive plan which would take into consideration the views from residents all across Bellaire. It was still the Board's recommendation that a master trail plan should be completed, presented, and approved by City Council. On January 26, 2015, the City Council approved the use of \$200,000 toward the Holly Street Project, without review or assessment of a detailed plan. No funds were approved for Lafayette Park. The City Council, however, did approve \$50,000 to be spent toward standardizing the City's safety fencing at Loftin, Russ Pitman, Joe Gaither, and Feld Parks.

While the past year proved to be challenging, the Board hoped to revise their approach to ensure that their time was used in the most efficient manner possible while optimizing the talent and experience of all of the individual Board members. The Board hoped in time to come that they would play a critical role in the improvements that would impact the entire City of Bellaire and all of its residents.

(Requested by Karl Miller, Parks, Recreation and Facilities)

3. State of the City Address:

Presentation of the 2014 State of the City Address by Dr. Philip L. Nauert, Mayor of the City of Bellaire, Texas, consisting of a recap of the City's goals, accomplishments, and activities during the year.

Dr. Philip L. Nauert, Mayor, pointed out that each of the reports heard this evening represented a board, commission, or committee that served many long, late, hard hours without compensation. Bellaire was truly a City run by

volunteers and Mayor Nauert thanked each member of the City's boards and commissions.

Mayor Nauert advised that each year for as long as he could remember there had been a "State of the City Address." He indicated that this address was important for those who had lived in Bellaire for many years, were new to Bellaire, or would just like to get to know Bellaire a little better.

Projects

Mayor Nauert began his address with an overview of City projects and projects by outside agencies that were either begun, completed, or ongoing during calendar year 2014 as follows: Evelyn's Park Phase One Project, The Nature Discovery Center Improvements, Bellaire Municipal Facilities Project, Central Water Well Project, US 59 South/IH 610 West Interchange Reconstruction Project, Rebuild Bellaire Program Phase 4 Project, Uptown Transit Center, Beautification Projects, and Meter Reading Program.

Bond-funded City projects included 1) Phase One of the Evelyn's Park Project (park located on five (5) acres of the former Teas Nursery Property donated to the City by a generous Bellaire family) that had begun with the authorization of \$5,000,000 in general obligation bonds. Mayor Nauert indicated that by the time Evelyn's Park was completed, at an estimated cost of \$16,000,000, it would be a regional destinational park; 2) Improvements to The Nature Discovery Center to be partially funded with the issuance of \$500,000 in general obligation bonds; and 3) \$11,000,000 in general obligation bonds were committed to demolishing the City Hall/Civic Center, and the Police and Municipal Court Building and constructing new municipal facilities for those functions.

Another project, the City's Central Water Well located in Bellaire Town Square, failed and had to be capped and a new water well dug. The project was completed in approximately one year at a cost of \$1,936,800.00. Largely FEMA (Federal Emergency Management Agency)-financed generating facilities had also been installed to run the City's water facilities and address other critical needs, such as the Police and Fire Departments and Wastewater Treatment Plant.

As to the above-referenced Municipal Facilities Project, the City Council had worked with a facilitator to come up with a plan as to how the new municipal facilities should be sited and interact with the spaces in and around Bellaire Town Square. The City had selected the firm of Pierce Goodwin Alexander and Linville (PGAL) as the Project Architect and created an Ad Hoc Municipal Facilities Committee to help the City in determining what the facilities would look like architecturally and from a design standpoint.

Also with respect to projects, the City had learned that the entire Interstate 59 South/IH-610 West interchange was going to be rebuilt by the Texas Department of Transportation ("TXDOT"). TXDOT planned to rebuild the access ramps first and then the main lanes after that. To create room for one access ramp, another ramp would have to be removed. The present design was not to the City's entire liking, but the City had open, clear, and honest dialogue with TXDOT, and TXDOT understood the City's concerns as to the design of the some of the ramps which might be constructed as high as 80 feet and could overlook some of the City's residential areas. In February, the

City Council engaged the law firm of Blackburn & Carter to represent the City's interests with respect to that construction.

The latest phase of the Rebuild Bellaire Program, Phase 4, consisted of the reconstruction of seven streets and was expected to take 15 months to complete at a cost of \$6,414,715.

Other projects involving outside agencies included the Uptown Transit Center Project. The objective of the project was for individuals to be able to travel from 290 into The Galleria and Bellaire on special lanes designed principally for bus transit. The project was being led by John Breeding of the Uptown Houston Management District and included the Metropolitan Transit Authority of Harris County, Houston, Texas, the Texas Department of Transportation, and the City of Bellaire. Under evaluation by the City was how street and drainage improvements associated with the Uptown Transit Center might benefit Bellaire.

With respect to beautification, Mayor Nauert advised that the City had spent nearly \$100,000 throughout the City.

Policies

Policies addressed by Mayor Nauert included those developed for the City's two new zoning districts--Urban Village-Downtown (UV-D) and Commercial Mixed-Use (CMU), credit access businesses (loan restrictions on pay day loans and required registration), donations, specific use permits (new Condit Elementary School facility), parking standards and parking requirements, and water vapor control (in residential crawlspace construction).

People

Mayor Nauert next referred to "people." He noted that the City Council had made 41 appointments to City Boards and Commissions during the year, 32 of which were first-time appointees. As noted previously, the City Council created a seven-member Ad Hoc Municipal Facilities Committee to help the City understand what the rebuilt City campus would look like once the existing buildings were removed and new ones constructed.

Thirty new individuals were hired during 2014, including seven new Police Officers, six new Laborers, and three new Firefighter/Paramedics.

Annual events held during 2014 were mentioned as follows: 17th Annual Trolley Run, 27th Annual Fourth of July Celebration, 3rd Annual Pumpkin Hunt, 6th Annual Recycles Fest, and 27th Annual Holiday in the Park Celebration.

Mayor Nauert advised that City Manager Paul A. Hofmann believed strongly in cross-departmental project teams. These teams focused on accomplishing City Council's priorities and creating an efficient and effective working environment during 2014.

Reference was made to the City website and a newsletter, The Boulevard, published quarterly on that website and produced in-house by the City's Communications Team.

Along with people, Mayor Nauert stated that several transitions had occurred during 2014, such as the hiring of a new City Manager (Paul A. Hofmann) and a new Public Works Director (Brant Gary). The Parks and Recreation Department was joined with the Facilities Department and was now known as: Parks, Recreation and Facilities under the direction of Karl Miller.

The Bellaire Police, Fire, and Public Works Departments jointly hosted several public safety community meetings during 2014. During "National Night Out," held on Tuesday, October 7, 2014, representatives from the Police Fire, and Public Works Departments met with 37 citizen groups. Approximately 900 citizens participated in "National Night Out."

Trends

The City's bond rating was an enviable AAA as affirmed by Standard & Poor's (ratings agency), with Bellaire's economy considered to be "very strong."

Assessed property values in Bellaire at the end of 2014 were \$3.629 billion, and building development for the same period was \$72 million.

With respect to crime statistics, Part 1 crimes had been trending down since 2008, with a slight rise between 2013 and 2014. The majority of the City's fire activity occurred in the Emergency Medical Services division in 2014.

2015 Priorities

Mayor Nauert reviewed FY2015 Management Projects, which included Community Safety Outreach, Compensation Study/Employee Evaluation, Network/Data Management, Right-of-Way Maintenance, Finance Management, Safety/Risk Management, Revenue Team, Vehicle/Equipment Management, Urban Village (Transit-Oriented Development) Zoning District, and Comprehensive Plan.

Capital Improvement Program highlights were referenced as follows: Phase One of Evelyn's Park (\$5 million), The Nature Discovery Center Improvements (\$500,000), Evergreen Park Master Plan (\$25,000), Municipal Facilities Project design (\$921,000), South Rice Esplanade design (\$100,000), and Rebuild Bellaire Phase 5A (\$9.41 million).

In closing, Mayor Nauert advised that the State of the City was good (the best he had ever seen it and getting better because of the efforts from all volunteers).

(Requested by Tracy L. Dutton, City Clerk)

F. Items for Future Agendas; Community Interest Items from the Mayor and City Council.

Community interest items from the Mayor and City Council included expressions of thanks to visiting dignitaries, City Council, Mayor, City Staff, and Boards and Commissions; congratulations to the Mayor for his leadership and Board Chairs and Vice Chair for their excellent presentations; expressions of appreciation for all of the volunteer work undertaken by the boards and commissions and other residents in the City; and encouragement of boards and commissions to continue with their excellent work.

G. Adjournment.**Motion:**

To adjourn the Regular Session (State of the City Address) of the City Council of the City of Bellaire, Texas, at 8:40 p.m. on Monday, February 2, 2015.

RESULT:	UNANIMOUS
MOVER:	Pat B. McLaughlan
SECONDER:	Gus E. Pappas
AYES:	Nauert, Nathan, Reed, Avioli Sr., Pappas, McLaughlan
ABSENT:	Friedberg