

CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

FEBRUARY 29, 2016

Council Chamber	Special Session	6:00 PM
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7008 S. RICE AVENUE
BELLAIRE, TX 77401



Mayor

Andrew S. Friedberg

Mayor Pro Tem

Roman F. Reed

Council Member

Gus E. Pappas

Council Member

Michael Fife

Council Member

Trisha S. Pollard

Council Member

Pat B. McLaughlan

Council Member

David R. Montague

Mission Statement:

The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.

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

A. Call to Order and Announcement of a Quorum - Andrew S. Friedberg, Mayor.

B. Inspirational Reading and/or Invocation - Roman F. Reed, Mayor Pro Tem.

C. Pledges of Allegiance - Roman F. Reed, Mayor Pro Tem.

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.

D. Personal/Audience Comments.

In order to address the City Council, please complete a sign-up sheet (located at the entrance to the Council Chamber), and submit it to City Clerk Tracy L. Dutton prior to the time for personal/audience comments. Each speaker shall have a time limit of up to five (5) minutes, with no extension, and with notice after four (4) minutes that one (1) minute is left. In the event of pressing business before the City Council or matters requiring its immediate attention or action, the City Council may, prior to the opening of audience comments, set a different maximum time limit for each speaker by a vote of four (4) members of the City Council.

The purpose of this item is to allow the residents of Bellaire and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy and legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (713) 662-8222 during business hours.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the City Council from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future City Council Session.]

E. New Business:

1. Consent Agenda:

Items set out in the consent agenda are considered routine and are recommended for approval by the passage of a single motion, without discussion or debate, that the consent agenda be adopted. Upon request of any member of City Council, items shall be removed from the consent agenda and considered separately.

Minutes of the City Council of the City of Bellaire, Texas:

Consideration of and possible action on the approval of the minutes of the Regular Sessions of the City Council of the City of Bellaire, Texas, held on Monday, February 1, 2016, and on Monday, February 15, 2016.

Mayor and Council - Regular Session - Feb 1, 2016 6:00 PM

Mayor and Council - Regular Session - Feb 15, 2016 6:00 PM

2. Item for Individual Consideration:

Consideration of and possible action on the creation and appointment of a new Ad Hoc Municipal Facilities Committee for the Municipal Facilities Project.

F. Community Interest Items from the Mayor and City Council.

It is the intent of this item to provide members of the City Council the opportunity to make a report about items of community interest, which may include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognition of City officials, employees, or other citizens or entities; reminders of upcoming events sponsored by the City or another entity that is scheduled to be attended by a City official or City employee; and announcements involving an imminent threat to the public health and safety of people in Bellaire that has arisen after the posting of the agenda.

No action may be taken on a reported item of community interest, and no possible action discussed except a proposal to place the subject on the agenda for a subsequent meeting.

See Texas Government Code, Chapter 551, Open Meetings Act.

G. Adjourn.

II. CLOSED MEETING

A. Call to Order and Announcement of a Quorum - Andrew S. Friedberg, Mayor.

B. Retire into Closed Meeting:

Retire into closed meeting in the Council Conference Room pursuant to the Texas Government Code, Chapter 551, Open Meetings Act, Section 551.071, Consultation with Attorney; Closed Meeting, regarding pending and/or contemplated litigation and matters within the attorney-client privilege;

Continue pursuant to the Texas Government Code, Chapter 551, Open Meetings Act, Section 551.072, Deliberation Regarding Real Property; Closed Meeting, for the purpose of discussing the acquisition of property for municipal facilities; and

Continue pursuant to the Texas Government Code, Chapter 551, Open Meetings Act, Section 551.076, Deliberation Regarding Security Devices or Security Audits; Closed Meeting, for the purpose of discussing specific occasions for the implementation of security personnel and/or security devices.

C. Reconvene in Open Meeting:

Reconvene in open meeting in the Council Chamber and take action, if any, on items discussed in the closed meeting.

D. Adjourn.



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

FEBRUARY 1, 2016

Civic Center

Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

REGULAR SESSION

A. Call to Order and Announcement of a Quorum - Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, called the Regular Session of the City Council of the City of Bellaire, Texas, to order at 6:02 p.m. on Monday, February 1, 2016. The Regular Session was held in the Civic Center, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401, and consisted of three (3) meetings: (1) Town Hall Meeting on the Municipal Facilities Project; (2) Annual State of the City Meeting; and (3) Regular Meeting.

Mayor Friedberg announced that a quorum of the members of City Council was present as delineated in the table below.

Name	Title	Status
Andrew S. Friedberg	Mayor	Present
Roman F. Reed	Mayor Pro Tem	Present
Trisha S. Pollard	Council Member	Present
Gus E. Pappas	Council Member	Absent (Arrived at 6:41 PM)
Pat B. McLaughlan	Council Member	Absent
Michael Fife	Council Member	Present
David R. Montague	Council Member	Present

Other officials that were present included Paul A. Hofmann, City Manager; Alan P. Petrov, City Attorney; and Tracy L. Dutton, City Clerk.

B. Inspirational Reading and/or Invocation - David R. Montague, Council Member.

David R. Montague, Council Member, provided the inspirational reading for the evening.

C. Pledges of Allegiance - David R. Montague, Council Member.

David R. Montague, Council Member, led the members of City Council and audience in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

I. TOWN HALL MEETING (MUNICIPAL FACILITIES PROJECT)

A. Introduction - Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, welcomed citizens and interested persons to the Town

Hall Meeting. He advised that the meeting this evening and future town hall meetings represented City Council's effort to more often and proactively reach out to citizens and stakeholders for input on the big decisions.

Mayor Friedberg advised further that on September 15, 2015, City Council adopted a new site plan for the Municipal Facilities as recommended by the Ad Hoc Municipal Facilities Committee and in response to public input. Then, on November 2, 2015, City Council retained Horizon+Christensen as its construction manager to work with the City's architect, PGAL.

The design was refined and cost estimates compiled for citizens to consider this evening. Mayor Friedberg indicated that representatives from PGAL and Horizon+Christensen would present the refined preliminary design plans and cost estimates following a summary of the Town Hall Meeting procedures by Paul A. Hofmann, City Manager.

B. Summary of Procedure - Paul A. Hofmann, City Manager.

Paul A. Hofmann, City Manager, summarized the Town Hall Meeting procedures for the evening. It was noted that the Rules of Procedure recently adopted by the City Council provided for a fifteen (15) minute presentation. However, in light of the amount of information that PGAL and Horizon+Christensen needed to present this evening, City Manager Hofmann asked for City Council consideration to allow for a twenty (20) minute presentation.

C. Presentation:

Presentation of preliminary design plans and cost estimates for the City of Bellaire Municipal Facilities Project by Jeff Gerber, AIA, LEED AP, Chief Executive Officer of Pierce Goodwin Alexander and Linville (PGAL), and Mark Christensen, Construction Manager, Horizon+Christensen.

Andrew S. Friedberg, Mayor, asked members of City Council if there was any objection to the twenty (20) minute timeline requested by Paul A. Hofmann, City Manager. After noting no objection, Mayor Friedberg turned the floor over to Jeff Gerber, AIA, LEED AP, Chief Executive Officer of PGAL, and Mark Christensen, Construction Manager, Horizon+Christensen.

Jeff Gerber, AIA, LEED AP, Chief Executive Officer of PGAL, provided an overview of work that had been done by his firm to date on the City's proposed municipal facilities. His presentation included site plans, interior blocking plans, various building elevations, and three design/construction schedule scenarios.

Mark Christensen, Horizon+Christensen, provided an overview of his company's role to date as the City's construction manager. His presentation included a matrix from a cost and schedule prospective for the three design/construction scenarios provided by Mr. Gerber.

D. Public Comment.

Richard Franke:

Mr. Franke expressed concerns related to longevity, durability, and maintenance of the proposed facilities and encouraged Council to place an item on a bond election for the acquisition of additional land for the facilities.

Keith Bowers:

Mr. Bowers suggested that Council consider constructing the proposed municipal facilities in two phases and encouraged Council to start the first project with available funding. He indicated that he was not in favor of replacing the City Hall/Civic Center, but was in favor of spending \$1 million to get the building in Class A condition.

Susan Downs:

Ms. Downs expressed concerns related to the proposed site for the Police/Municipal Court building and the amount of glass shown on several elevations of the building. She urged Council to consider similar materials and style as the Fire Station.

Lynn McBee:

Ms. McBee expressed disappointment that there were no paper handouts of the presentation materials for residents to review. She urged Council to consider a November 2016 election, if needed, and noted her disagreement with suggestions to copy the Fire Station. She also recommended using space under the proposed buildings for parking.

John Monday:

Mr. Monday complimented Mr. Gerber and indicated his preference for the second scenario (construction in two phases) as he believed it was more acceptable and tolerable for the residents. He also encouraged engaging the residents and boards in the process.

E. Adjourn.

Andrew S. Friedberg, Mayor, announced that the Town Hall Meeting was adjourned on Monday, February 1, 2016, at 6:41 p.m.

II. ANNUAL STATE OF THE CITY MEETING**A. Call to Order and Announcement of a Quorum - Andrew S. Friedberg, Mayor.**

Andrew S. Friedberg, Mayor, called the Annual State of the City Meeting of the City Council of the City of Bellaire, Texas, to order at 6:41 p.m. on Monday, February 1, 2016. The Annual State of the City Meeting was held in the Civic Center, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401

Mayor Friedberg announced that a quorum of the members of City Council was present as delineated in the table below.

Name	Title	Status
Andrew S. Friedberg	Mayor	Present
Roman F. Reed	Mayor Pro Tem	Present
Trisha S. Pollard	Council Member	Present
Gus E. Pappas	Council Member	Present
Pat B. McLaughlan	Council Member	Absent
Michael Fife	Council Member	Present
David R. Montague	Council Member	Present

Other officials that were present included Paul A. Hofmann, City Manager; Alan P. Petrov, City Attorney; and Tracy L. Dutton, City Clerk.

B. Annual Board and Commission Reports:

1. Boards and Commissions Governed by State Law

- a. Annual report of the Board of Adjustment of the City of Bellaire, Texas, presented by Tom Ligh, Board Chair.

Tom Ligh, Chair, presented the 2015 Annual Report for the Board of Adjustment (the "Board"). The report included an overview of the meetings held by the Board and a brief description of variances and special exceptions considered during the year.

- b. Annual report of the Building and Standards Commission of the City of Bellaire, Texas, presented by Laura Thurmond, Commission Chair.

Laura Thurmond, Chair, presented the 2015 Annual Report of the Building and Standards Commission (the "Commission"). The report included an overview of the meetings held by the Commission and a brief description of administrative actions reviewed and code amendment recommendations considered during the year.

- c. Annual report of the Planning and Zoning Commission of the City of Bellaire, Texas, presented by Winfred Frazier, Commission Chair.

Winfred Frazier, Chair, presented the 2015 Annual Report for the Planning and Zoning Commission (the "Commission"). The report included an overview of the meetings held by the Commission and a brief description of land use regulation matters and code amendments considered during the year.

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

- a. Annual report of the Cultural Arts Board of the City of Bellaire, Texas, presented by Terry Leavitt-Chavez, Board Chair.

Terry Leavitt-Chavez, Chair, presented the 2015 Annual Report for the Cultural Arts Board (the "Board"). The report included an overview of the meetings held by the Board and a brief description of ongoing efforts by the Board to beautify Bellaire.

- b. Annual report of the Environmental and Sustainability Board of the City of Bellaire, Texas, presented by Jason Wintz, Board Chair.

Jason Wintz, Chair, presented the 2015 Annual Report for the Environmental and Sustainability Board (the "Board"). The report included an overview of work performed by the Board during the year regarding recycling and other environmental concerns.

- c. Annual report of the L.I.F.E. Advisory Board of the City of Bellaire, Texas, presented by Jeri Garner, Board Chair.

Jeri Garner, Chair, presented the 2015 Annual Report for the L.I.F.E. Advisory Board (the "Board"). The report included an overview of guidance

the Board had offered to staff with respect to programming, such as trips, games, and special activities for seniors.

- d. Annual report of the Parks and Recreation Advisory Board of the City of Bellaire, Texas, presented by Neil Verma, Board Chair.

Neil Verma, Chair, presented the 2015 Annual Report for the Parks and Recreation Advisory Board (the "Board"). The report included an overview of the work performed by the Board during the year and a brief description of recommendations made related to parks, trails, and recreational facilities, as well as the development of a Parks Master Plan.

C. Annual State of the City Address:

State of the City Address, presented by Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, presented the annual State of the City address. The theme of his address, in reviewing the current state of the City, was how the City achieves and maintains that state. Specifically, Mayor Friedberg provided an overview of how the Council works, how the City looks, how the City builds, how the City prioritizes safety, and how the City keeps moving forward. Within each of those categories he highlighted goals, improvements, and accomplishments achieved during the year. Mayor Friedberg emphasized that the state of the City is strong, that it is doing well across the board in the present and near-term and diligently planning for the long-term. He concluded by urging residents to stay engaged and consider volunteering for City boards.

D. Adjourn.

Andrew S. Friedberg, Mayor, announced that the Annual State of the City Meeting of the City Council of the City of Bellaire, Texas, was adjourned at 7:46 p.m. on Monday, February 1, 2016.

III. REGULAR MEETING

A. Call to Order and Announcement of a Quorum - Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, called the Regular Meeting of the City Council of the City of Bellaire, Texas, to order at 7:47 p.m. on Monday, February 1, 2016. The Regular Meeting was held in the Civic Center, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401.

Mayor Friedberg announced that a quorum of the members of City Council was present as delineated in the table below.

Name	Title	Status
Andrew S. Friedberg	Mayor	Present
Roman F. Reed	Mayor Pro Tem	Present
Trisha S. Pollard	Council Member	Present
Gus E. Pappas	Council Member	Present
Pat B. McLaughlan	Council Member	Absent
Michael Fife	Council Member	Present
David R. Montague	Council Member	Present

Other officials that were present included Paul A. Hofmann, City Manager; Alan P. Petrov, City Attorney; and Tracy L. Dutton, City Clerk.

B. Personal/Audience Comments.

Susan Downs:

Ms. Downs updated City Council on pickleball activities underway at the Bellaire Recreation Center and urged Council to waive the \$10 fee charged to nonresidents for the use of the facility.

Jill Almaguer:

Ms. Almaguer expressed concerns regarding the lack of crosswalks at Jessamine Field and the Police/Municipal Court building, as well as the impact that construction of the new municipal facilities might have on residents and city staff (i.e., too many projects at one time). She encouraged Council to consider a signature building for the Municipal Court.

Lynn McBee:

Ms. McBee commented on the lack of printed material for residents to review on municipal facilities and urged Council to appoint a committee right away to continue working on the municipal facilities project.

C. New Business:

Discussion regarding community input received on Municipal Facilities Project, and possible action to direct City Staff concerning ongoing project planning - Submitted by Michelle Jordan, Project Manager.

Andrew S. Friedberg, Mayor, introduced the agenda item before Council. He noted that the prior Council in October of 2015 left open the possibility of moving forward with a bond election on the next uniform election, which was May of this year. In order to accomplish that, Council would have to call that election on February 15, 2016. Due to a number of things that had to happen to prepare for that election, city staff needed to know whether Council was calling a May election or not.

Mayor Friedberg opened the floor for discussion among members of Council. Following discussion, a motion was offered by Roman F. Reed, Mayor Pro Tem.

Motion:

To direct staff to prepare for a bond election in November of 2016.

RESULT:	UNANIMOUS [6 TO 0]
MOVER:	Roman F. Reed, Mayor Pro Tem
SECONDER:	Gus E. Pappas, Council Member
AYES:	Friedberg, Reed, Pollard, Pappas, Fife, Montague
NAYS:	None
ABSENT:	McLaughlan

D. Community Interest Items from the Mayor and City Council.

Community interest items from the Mayor and City Council included expressions of thanks to all the presenters of board and commission reports and to city staff for their work on the open house held earlier in the evening; commendations to the Bellaire Police Department for their work on a winter community meeting and to the Mayor for his state of the city address; and reminders to attend the Daddy-Daughter Dance to be held in February and the next meeting of Council on February 15, 2016, beginning at 6:00 p.m.

E. Adjourn.

Andrew S. Friedberg, Mayor, announced that the Regular Meeting was adjourned at 8:30 p.m. on Monday, February 1, 2016.



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

FEBRUARY 15, 2016

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

REGULAR SESSION - 6:00 P.M.

I. REGULAR MEETING

A. Call to Order and Announcement of a Quorum - Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, called the Regular Meeting of the City Council of the City of Bellaire, Texas, to order at 6:00 p.m. on Monday, February 15, 2016. The Regular Meeting was held in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401.

Mayor Friedberg announced that a quorum of the members of the City Council was present as set forth in the table below.

Attendee Name	Title	Status	Arrived
Andrew S. Friedberg	Mayor	Present	
Roman F. Reed	Mayor Pro Tem	Present	6:01 PM
Trisha S. Pollard	Council Member	Present	
Gus E. Pappas	Council Member	Present	
Pat B. McLaughlan	Council Member	Present	6:07 PM
Michael Fife	Council Member	Present	
David R. Montague	Council Member	Present	

B. Inspirational Reading and/or Invocation - Trisha S. Pollard, Council Member.

Trisha S. Pollard, Council Member, provided the inspirational reading for the evening.

C. Pledges of Allegiance - Trisha S. Pollard, Council Member.

Trisha S. Pollard, Council Member, led the members of City Council and the audience in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

D. Recognition of Proclamations:

Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming Wednesday, March 2, 2016, as "Texas Independence Day" in the City of Bellaire, Texas, and encouraging all its residents to remember those brave men who declared Texas an independent republic and to read and learn more about the wonderful history of our great State - Requested by Randy Pollard, Historian General of The Sons of the Republic of Texas.

Andrew S. Friedberg, Mayor, moved from the dais to the podium and read, in its entirety, a proclamation he had issued proclaiming Wednesday, March 2, 2016, as "Texas Independence Day" in the City of Bellaire, Texas.

At the conclusion of the reading, Mayor Friedberg presented the proclamation to Randy Pollard, Historian General of The Sons of the Republic of Texas.

E. Personal/Audience Comments.

Robert Riquelmy:

Mr. Riquelmy tested City Council to determine if anyone remembered Travis Allen.

Cindy Siegel:

Ms. Siegel commended the City Manager and staff for the beautiful flower beds and banners seen throughout Bellaire and encouraged City Council to support the Patrons for Bellaire Park's request to suspend alcohol restrictions at Bellaire Town Square on April 30, 2016, for an annual fundraising event, Wine & Tapas, the proceeds of which would benefit Evergreen Park.

James P. Avioli, Sr.:

Mr. Avioli referenced a mileage retention plan he had proposed while serving on City Council for police and firefighters, noting that it had not been mentioned in the staff's report on salary and incentive enhancements. He encouraged City Council to consider the mileage retention plan during their review and to move forward with Phase One of the Municipal Facilities Project (construction of the Police and Municipal Court building) and to consider Phase Two (construction of the City Hall/Civic Center) at a later date.

Lynn McBee:

Ms. McBee referenced the reports included on the evening's agenda and noted that two of the five reports were not provided in the agenda packet. She urged City Council to rectify those omissions in the future and agreed with Mr. Avioli that there was clearly a desire to have a new Police/Municipal Court building and that currently authorized monies should be used for that building now.

F. Reports:

1. City Manager's Report regarding communication, field and personnel updates, calendar reminders, and notes of appreciation - Submitted by Paul A. Hofmann, City Manager.

Paul A. Hofmann, City Manager, presented the City Manager's Report dated February 15, 2016, to members of City Council. The report included methods used to communicate with residents (website notifications, press releases, and community meetings), field and personnel updates (announcements of new hires, training opportunities, and recognition of employees), calendar reminders (upcoming meetings of Council), and notes of appreciation.

At the conclusion of the City Manager's Report, **Andrew S. Friedberg, Mayor**, opened the floor for questions from members of City Council. Following questions, Mayor Friedberg continued to agenda item F. 2.

2. Monthly Financial Report for the Period Ending January 31, 2016 - Submitted by Diane K. White, Assistant City Manager.

Diane K. White, Assistant City Manager, presented the City of Bellaire Monthly Financial Report for the period ended January 31, 2016, to members of City Council. The report included an overview of the City's financial position for the four months ended January 31, 2016. Revenues and expenditures were noted to be on target.

Andrew S. Friedberg, Mayor, opened the floor for questions from members of City Council. Following questions, Mayor Friedberg continued to agenda item F. 3.

3. Quarterly Report from the Evelyn's Park Conservancy Board - Submitted by Patricia King-Ritter, President, and Lou Waters, Vice President, Evelyn's Park Conservancy Board.

Patricia King-Ritter, President, and **Lou Waters, Vice President,** Evelyn's Park Conservancy Board (the "Board"), presented the Board's quarterly report to members of City Council.

President Ritter provided an overview of the Board's core values, recent and upcoming activities, and accomplishments. Reference was made to the Board's work with a public relations firm to build a brand for Evelyn's Park and to the Board's search for an Executive Director.

Vice President Waters provided a financial update for the Evelyn's Park Conservancy. He indicated that the Board anticipated a surplus for the next three years as a result of revenues from the cafe and events to be held in the Event Center at Evelyn's Park.

Andrew S. Friedberg, Mayor, opened the floor for questions from members of City Council. Following questions, Mayor Friedberg continued to agenda item F. 4.

4. Report on salary and incentive enhancements, and consideration of and possible action to provide direction as appropriate - Submitted by Yolanda Williams, Director of Human Resources.

Yolanda Williams, Director of Human Resources, provided an overview of a report on salary and incentive enhancements prepared by a project team consisting of herself, Fire Chief Darryl Anderson, Chief of Police Byron Holloway, and Director of Public Works Brant Gary.

Team recommendations regarding employee recruitment and retention were provided, along with a proposal for implementation over the short-term (FY 2016), mid-term (FY 2017), and long-term (beyond FY 2017).

The team's short-term recommendation, if implemented, would improve incentive pay city-wide, with an immediate focus on public safety departments (fire, police, and public works). Although the recommendation would result in a recurring base budget impact, the exposure for FY 2016 was limited to \$50,000. Director Williams indicated that the \$50,000 cost was projected to be available from savings in health benefit costs.

Andrew S. Friedberg, Mayor, opened the floor for questions from members of the City Council, and possible action to provide direction to staff. Following questions, Council Member David Montague offered a motion for consideration.

Motion:

To direct the City Manager to do the following based on the information presented: (1) to amend the Employee Handbook subject to changes in incentive pay; (2) to implement short-term objectives in the current budget year (FY 2016); and (3) to develop the FY 2017 budget to provide the option for 75th percentile of market for public safety positions.

Discussion ensued among members of City Council regarding the motion on the floor. Following discussion, Andrew S. Friedberg, Mayor, called for a vote on the motion.

RESULT:	UNANIMOUS [7 TO 0]
MOVER:	David R. Montague, Council Member
SECONDER:	Trisha S. Pollard, Council Member
AYES:	Friedberg, Reed, Pollard, Pappas, McLaughlan, Fife, Montague
NAYS:	None

By general consent, **Mayor Friedberg** called for a ten-minute recess beginning at 8:22 p.m. The City Council reconvened at 8:32 p.m.

- Report on potential scenarios for funding and constructing the Municipal Facilities Project - Submitted by Michelle Jordan, Project Manager.

Paul A. Hofmann, City Manager, introduced the Municipal Facilities Project report on City Council's agenda. He advised that the report was a follow-up based on discussions held among City Council on February 1, 2016. As a result of a vote taken by City Council that evening, one of three construction scenarios was taken off of the table (i.e., calling a bond election in May of 2016). Council had also discussed whether the City Hall/Civic Center portion of the project might be deferred until a later time.

Michelle Jordan, Project Manager, reviewed known conditions related to the Municipal Facilities Project, and summarized scenarios remaining on the table (i.e., 2 (staff recommendation), 2B, and 3).

Scenario 2 would result in a November 2016 bond election with full occupancy in both buildings by September of 2018. Scenario 2B would result in the approval of a guaranteed maximum price later this year and full occupancy of the Police/Municipal Court building in May of 2018. This scenario would not include a new bond election or a new City Hall/Civic Center. Scenario 3 would proceed with construction of one of the buildings. A bond election would be held in November of 2017, which would allow for construction of the second building. Full occupancy of both buildings would occur by July of 2019.

Karl Miller, Director of Parks, Recreation and Facilities, provided background information to assist City Council in making a decision(s) concerning the City Hall/Civic Center portion of the project. Background information consisted of three studies conducted between the years 2004 and 2012 (i.e., condition assessment by 3D/International in 2004; foundation investigation completed by Walter P. Moore in 2007; and facilities master plan

update by PGAL in 2012). An overview of the findings, costs, and recommendations included in the studies was provided by Director Miller.

Following questions from members of City Council, **Andrew S. Friedberg, Mayor**, continued to agenda item G. 1.

G. New Business:

1. Consent Agenda:

a. Approval of Minutes:

Consideration of and possible action on the approval of the minutes of the following session of the City Council of the City of Bellaire, Texas:

Mayor and Council - Regular Session - Jan 25, 2016 7:00 PM

- b. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, temporarily suspending the application of Chapter 3, Alcoholic Beverages, Article I, In General, Section 3-3, Use prohibited in public parks and other public places, and Chapter 27, Streets, Sidewalks and Public Places, Article V, Public Parks, Section 27-95, Curfew Imposed, Subsection (a), of the Code of Ordinances of the City of Bellaire, Texas, for the purpose of allowing the Patrons for Bellaire Parks to host a special fundraising event, known as the 2016 Wine & Tapas, in Bellaire Town Square, 7008 South Rice Avenue, Bellaire, Texas 77401, on Saturday, April 30, 2016 - Submitted by Cheryl Bright, Assistant Director of Parks, Recreation, and Facilities.

Andrew S. Friedberg, Mayor, introduced the Consent Agenda and advised members of City Council that two typographical errors had been found in the ordinance related to the Patrons' request for an alcohol suspension in Bellaire Town Square for a fundraising event. He stated that those errors had been corrected (references to 2016 as opposed to 2015).

Motion:

To adopt the consent agenda dated February 15, 2016.

RESULT:	UNANIMOUS [7 TO 0]
MOVER:	Roman F. Reed, Mayor Pro Tem
SECONDER:	Gus E. Pappas, Council Member
AYES:	Friedberg, Reed, Pollard, Pappas, McLaughlan, Fife, Montague
NAYS:	None

2. Item for Individual Consideration:

Consideration of and possible action relating to means and methods of securing citizen input for the Municipal Facilities Project - Submitted by Michelle Jordan, Project Manager.

Motion:

To direct staff to work with the architect to arrange for public input on building design elevations prior to April 1st.

{Moved by Andrew S. Friedberg, Mayor, and seconded by David R. Montague, Council Member}

Discussion ensued among members of City Council regarding the motion on the floor. At the conclusion of discussion, Andrew S. Friedberg, Mayor, called for a vote on the motion on the floor.

RESULT:	FAILED [2 TO 5]
MOVER:	Andrew S. Friedberg, Mayor
SECONDER:	David R. Montague, Council Member
AYES:	Friedberg, Reed
NAYS:	Pollard, Pappas, McLaughlan, Fife, Montague

Motion:

To authorize reconstitution of a committee for purposes of proceeding to provide input for Council and the public with regard to design elements necessary so the architect can begin necessary drawings within the time frame of no more than three (3) months from today, with a target of providing input and achieving public approval within that period of time with specific focus on providing input on design elements.

{Moved by Gus E. Pappas, Council Member, and seconded by Pat B. McLaughlan, Council Member}

Amendment to the Motion:

To amend the time period specified for committee such that it would commence after the committee is formed as opposed to today.

{Moved by Pat B. McLaughlan, Council Member}

Amendment failed due to the lack of a second.

Discussion among members of City Council continued on the motion on the floor, followed by a vote on the motion.

RESULT:	UNANIMOUS [7 TO 0]
MOVER:	Gus E. Pappas, Council Member
SECONDER:	Pat B. McLaughlan, Council Member
AYES:	Friedberg, Reed, Pollard, Pappas, McLaughlan, Fife, Montague
NAYS:	None

Motion:

To direct staff to contact the individuals who served on the former

Ad Hoc Municipal Facilities Committee to determine their interest and, if so, then they would be a part of the reconstituted committee and, furthermore, at a special meeting on February 29th, Council would formalize the composition of the committee.

RESULT:	UNANIMOUS [7 TO 0]
MOVER:	Gus E. Pappas, Council Member
SECONDER:	Michael Fife, Council Member
AYES:	Friedberg, Reed, Pollard, Pappas, McLaughlan, Fife, Montague
NAYS:	None

H. Community Interest Items from the Mayor and City Council.

Community interest items from the Mayor and City Council included recognition of the City Manager and Chief of Police regarding the City's public safety program; recognition of volunteer efforts on behalf of the City by the Boy Scouts and Friends of the Bellaire Library; reminders to attend the Bellaire Little League Opening Ceremony on March 5th, to vote early, and to attend the next meeting of City Council to be held on Monday, February 29, 2016.

I. Adjourn.

Andrew S. Friedberg, Mayor, announced that the Regular Meeting of the City Council of the City of Bellaire, Texas, was adjourned at 10:26 p.m. on Monday, February 15, 2016.

II. CLOSED MEETING

A. Call to Order and Announcement of a Quorum - Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, called the Closed Meeting of the City Council of the City of Bellaire, Texas, to order at 10:26 p.m. on Monday, February 15, 2016. The closed meeting was held in the Council Chamber and Council Conference Room, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401.

Mayor Friedberg announced that a quorum of the members of the City Council was present as set forth in the table below.

Member	Title	Status
Andrew S. Friedberg	Mayor	Present
Roman F. Reed	Mayor Pro Tem	Present
Trisha S. Pollard	Council Member	Present
Gus E. Pappas	Council Member	Present
Pat B. McLaughlan	Council Member	Present
Michael Fife	Council Member	Present
David R. Montague	Council Member	Present

Other officials present were Paul A. Hofmann, City Manager, and Tracy L. Dutton, City Clerk. City Clerk Dutton did not retire into closed meeting.

B. Retire into Closed Meeting:

Retire into closed meeting in the Council Conference Room pursuant to the Texas

Government Code, Chapter 551, Open Meetings Act, Section 551.074, Personnel Matters, to deliberate the evaluation of the City Manager of the City of Bellaire, Texas.

Andrew S. Friedberg, Mayor, announced in the open portion of the meeting that the City Council of the City of Bellaire, Texas, was retiring into closed meeting at 10:26 p.m. on Monday, February 15, 2016, in the Council Conference Room, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401. Mayor Friedberg identified Section 551.074, Personnel Matters, as the section of the Open Meetings Act pursuant to which the closed meeting would be held.

C. Reconvene in Open Meeting:

Reconvene in open meeting in the Council Chamber and take action, if any, on items discussed in the closed meeting.

Andrew S. Friedberg, Mayor, announced that the City Council of the City of Bellaire, Texas, was reconvened in open meeting at 11:55 p.m. on Monday, February 15, 2016, in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401.

Mayor Friedberg advised* that members of City Council had met in a closed meeting to deliberate the evaluation of the City Manager and had done so. He took the opportunity, on behalf of the City Council, to express its continued confidence in City Manager Paul Hofmann. He related that Council is pleased with Paul's performance, and had also identified, constructively, areas for improvement.

The City Council looks forward to Paul's continued service, and to good things to come. City Council affirms that the City is heading in the right direction under Paul Hofmann's leadership.

Mayor Friedberg also noted, on behalf of City Council, that many years the City Manager's evaluation is accompanied by a pay increase. Last year, Paul received a significant pay increase. At that time, it was explained as a sort of "catch up" after his first year on the job. In light of that significant increase last year, Council was not giving him another this year. But, Council wanted to stress that no one should infer from the lack of a pay increase this year anything other than Council's continued support of Paul. Its decision was based solely on where Paul's compensation currently stands since last year's significant increase.

D. Adjourn.

Andrew S. Friedberg, Mayor, announced that the Closed Meeting of the City Council of the City of Bellaire, Texas, was adjourned at 11:56 p.m. on Monday, February 15, 2016.

*Because this portion of the meeting was not captured on the video recording, Mayor Friedberg's comments on behalf of the City Council are presented in greater detail than usual in these minutes.

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 02/29/16 06:00 PM
Department: City Manager's Office
Category: Appointment
Department Head: Paul A. Hofmann
DOC ID: 1820

SCHEDULED**ACTION ITEM (ID # 1820)**

Item Title:

Consideration of and possible action on the creation and appointment of a new Ad Hoc Municipal Facilities Committee for the Municipal Facilities Project.

Background/Summary:

The Municipal Facilities Project is currently in the design development phase. An Ad Hoc Municipal Facilities Committee supplied input into the project up until last fall. The work of that original committee influenced the overall site plan approved by City Council, and provided guidance regarding general design direction.

A particular task included in the charge of the previous committee, as described in Ordinance No. 14-058, but not completed by the previous committee, was to provide input regarding the style of architecture for each facility under design. The consultant did provide various elevation options, and received some helpful comment, but no consensus was achieved. The consultant also provided elevation options to City Council and the public at a February 1, 2016, Town Hall Meeting.

Previous Council Action Summary:

- Council appointment of original Ad Hoc Municipal Facilities Committee (Ordinance No. 14-058) (September 8, 2014)
- Council adoption of site plan, Alternate Site Plan A (September 15, 2015)
- Council selection of Construction Manager at Risk (November 2, 2015)
- Council direction to plan for November 2016 bond election (February 1, 2016)
- Council direction regarding reconstitution of an Ad Hoc Municipal Facilities Committee (February 15, 2016), summarized as follows:

1: Reconstitute a committee to:

- Provide input to Council and public,
- with regard to necessary design elements,
- within timeframe of no more than three months from February 15, 2016, and
- provide input and achieve public approval within that timeframe.

2: Regarding membership of the new committee:

- Contact members of former committee to determine their willingness

to be re-appointed to the reconstituted committee, and

- formalize composition of the reconstituted committee on February 29, 2016.

Fiscal Impact:

N/A

Recommendation:

Per Council's direction and the consensus from its discussion on February 15, 2016: Adopt the proposed ordinance formally reconstituting and charging a re-established Ad Hoc Municipal Facilities Committee.

ATTACHMENTS:

- Memo re Ad Hoc Committee Appointments 20160225 (PDF)
- Proposed Ordinance - Ad Hoc Municipal Facilities Committee - Appointment and Charge - 2016 (DOCX)
- Scenario 2 Revised 2-23-2016 - Assumes November 2016 Bond Election (PPTX)



To: City Council
From: Andrew S. Friedberg, Mayor
Date: February 25, 2016
Re: 2/29 Action Item: Ad Hoc Municipal Facilities Committee

As decided at our last Regular Session (2/15), we will have an action item on the Agenda for this Monday's Special Session (2/29) to adopt an ordinance creating and appointing a new (reconstituted) Ad Hoc Municipal Facilities Committee. There have been some questions in the interim among Councilmembers about exactly what we're doing on Monday night. **The purpose of this memo is to clear up any confusion, and to suggest that each of us come to the meeting prepared to appoint a committee member. Of course, please confirm in advance with that person that they're willing to serve.**

I went back and reviewed the video of our discussion on 2/15, and here's what I took away from it. First, it was agreed unanimously that former committee members would be contacted and, if willing to serve, reappointed automatically. There are three who've said yes: Dee Avioli, Todd Blitzer and Christopher Butler. Second, we discussed supplementing that group with new members. We left our options somewhat open for the selection of those new members, but the consensus was that we'd each talk to people in the meantime and be prepared to appoint them (after confirming their willingness to serve). Earlier in the meeting reference was made to the process used by the prior Council, in which each Councilmember simply appointed one committee member.

So, here's what to expect for Monday night. There will be a proposed ordinance in the packet (i) re-appointing Avioli, Blitzer and Butler, and (ii) providing for seven new members, one to be appointed by each Councilmember just as the prior Council had done (yes, that would result in 10 members). *However*, that's just a starting point. In the event not all seven of us has an appointee, or for any other reason, we can easily amend the proposed ordinance to take out the references to individual appointments and instead, simply appoint a group of fewer than seven new members. The proposed ordinance is being drafted the way it is based on our discussion on 2/15 and to follow the precedent of the prior ordinance, but again we're not limited to doing it that way.

Point is, please be asking around but please don't stress about it. If you don't have an appointee (or prefer not to) we'll not be committed to the proposed ordinance as drafted.

A.S.F.



ORDINANCE NO. 16-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, ESTABLISHING A NEW AD HOC MUNICIPAL FACILITIES COMMITTEE; APPOINTING TEN (10) MEMBERS TO SERVE IN AN ADVISORY CAPACITY ON SAID COMMITTEE; AND SETTING FORTH THE CHARGE OF THE COMMITTEE.

WHEREAS, on May 6, 2013, the City Council of the City of Bellaire, Texas, engaged the firm of Pierce Goodwin Alexander & Linville (PGAL) to provide professional services necessary for Municipal Building Concept Design Studies for the City of Bellaire, Texas, focusing on the City Hall, Civic Center, Police Station, and Municipal Court Buildings; and

WHEREAS, the voters of Bellaire approved a municipal facilities bond program in November of 2013, which will provide \$11,000,000.00 for the purpose of constructing or replacing certain municipal buildings and facilities, to wit: City Hall, Civic Center, Police Station, and Municipal Court Buildings; and

WHEREAS, on May 27, 2014, the City Council of the City of Bellaire, Texas, approved and adopted a recommendation from PGAL to adopt the "Campus of Buildings" municipal facility configuration option for the development of the City Hall, Civic Center, Municipal Court Building, and Police Station; and

WHEREAS, the City Council of the City of Bellaire, Texas, is authorized to create an ad hoc committee for specific advisory purposes where the existence of such committee is limited to a period of less than one (1) year; and

WHEREAS, the City Council of the City of Bellaire, Texas, established an ad hoc committee, the "Ad Hoc Municipal Facilities Committee," on September 8, 2014, to serve in an advisory capacity regarding the development of municipal facilities; and

WHEREAS, on September 22, 2014, the City Council of the City of Bellaire, Texas, engaged PGAL to provide architectural and engineering design services for the municipal facilities, hereinafter referred to as the "Municipal Facilities Project"; and

WHEREAS, on September 15, 2015, the Ad Hoc Municipal Facilities Committee recommended to City Council "Alternate Site Plan A" for the Municipal Facilities Project, which recommendation was approved unanimously by City Council; and

WHEREAS, the term of the original Ad Hoc Municipal Facilities Committee expired on September 30, 2015; and

WHEREAS, on February 1, 2016, City Council directed staff to prepare for a bond election to be held on Tuesday, November 8, 2016, for additional funding to construct the Municipal Facilities Project; and

WHEREAS, City Council desires to establish a new Ad Hoc Municipal Facilities Committee to serve in an advisory capacity with respect to architectural style and exterior finishes; and

WHEREAS, City Council desires to receive the Ad Hoc Municipal Facilities Committee's input and recommendations regarding architectural style and exterior finishes no later than May 15, 2016; and

WHEREAS, three (3) of the former members of the original Ad Hoc Municipal Facilities Committee have expressed an interest in serving on a new committee in an advisory capacity with respect to architectural style and exterior finishes; and

WHEREAS, City Council desires to appoint said former members to the newly established Ad Hoc Municipal Facilities Committee; and

WHEREAS, each member of City Council desires to appoint one (1) new member to the newly established Ad Hoc Municipal Facilities Committee; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE,
TEXAS, THAT:**

1. The recitals set forth above are true and correct.
2. A new Ad Hoc Municipal Facilities Committee is hereby established to serve in an advisory capacity regarding the style of architecture for each municipal facility, including exterior finishes.
3. The newly established Ad Hoc Municipal Facilities Committee, to be known as the "Ad Hoc Municipal Facilities Committee," shall be composed of the following ten (10) persons who are each hereby appointed by action of the City Council of the City of Bellaire, Texas, for a term commencing on February 29, 2016:
 - a. Dolores Avioli, former member of the original Ad Hoc Municipal Facilities Committee;
 - b. Todd L. Blitzer, former member of the original Ad Hoc Municipal Facilities Committee.

- c. Christopher Butler, former member of the original Ad Hoc Municipal Facilities Committee;
- d. _____, selected by Andrew S. Friedberg, Mayor;
- e. _____, selected by Roman F. Reed, Mayor Pro Tem;
- f. _____, selected by Trisha S. Pollard, Council Member;
- g. _____, selected by Gus E. Pappas, Council Member;
- h. _____, selected by Pat B. McLaughlan, Council Member;
- i. _____, selected by Michael Fife, Council Member; and
- j. _____, selected by David R. Montague.

3. Councilman Gus E. Pappas is hereby appointed as Council Liaison to the Ad Hoc Municipal Facilities Committee.

4. The Ad Hoc Municipal Facilities Committee is hereby charged to provide input and recommendations to the City Council of the City of Bellaire, Texas, regarding the style of architecture, including exterior finishes, for the Police/Municipal Court building and the City Hall/Civic Center building, not later than May 15, 2016. The foregoing shall be said Committee's sole charge, but City Council may by future action add to the charge and may extend the Committee's term up to a total period of less than one (1) year.

5. The Ad Hoc Municipal Facilities Committee's meetings will be posted and held in accordance with the Texas Open Meetings Act.

6. This Ordinance shall be effective immediately upon its passage and adoption.

{Continued on next page}

PASSED, APPROVED, and ADOPTED this 29th day of February, 2016.

(SEAL)

ATTEST:

SIGNED:

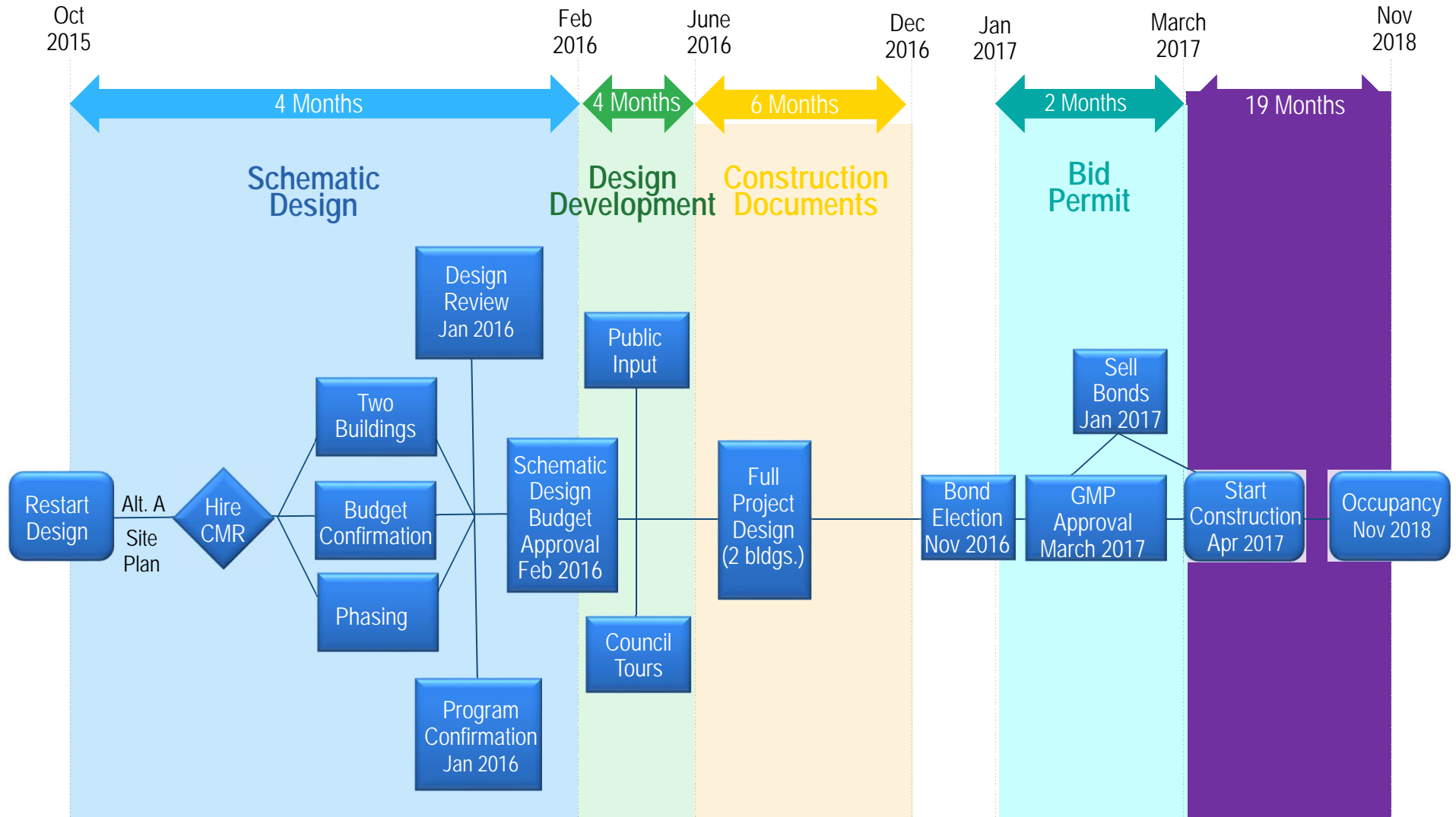
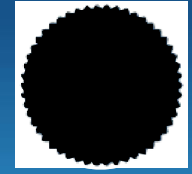
Tracy L. Dutton, TRMC
City Clerk

Andrew S. Friedberg
Mayor

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney

Bellaire Municipal Buildings: Scenario 2



Attachment: Scenario 2 Revised 2-23-2016 - Assumes November 2016 Bond Election (1820 :