



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

JULY 11, 2016

Council Chamber

Regular Session

7:00 PM

**7008 S. RICE AVENUE
BELLAIRE, TX 77401**

REGULAR SESSION - 7:00 P.M.

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 7:00 p.m. on Monday, July 11, 2016. The Regular Session 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.

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
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; Alan P. Petrov, City Attorney; and Tracy L. Dutton, City Clerk.

*Council Member Michael Fife arrived at 7:08 p.m. and participated in the Town Hall and Regular Meetings.

B. Inspirational Reading and/or Invocation - Andrew S. Friedberg, Mayor.

Mayor Friedberg provided the inspirational reading for the evening.

C. Pledges of Allegiance - Andrew S. Friedberg, Mayor.

Mayor Friedberg led the members of the City Council and the audience in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

I. TOWN HALL MEETING (WATER AND SEWER RATES)

A. Introduction - Andrew S. Friedberg, Mayor.

Mayor Friedberg, by way of introduction, noted that one of the goals of the City Council was to reach as many residents as possible to provide the detail necessary to make a well-informed decision as a community regarding the City's water and sewer

rates.

Residents were informed that there would be additional opportunities for public input and that City Council would deliberate what to do about water rates later in the evening and beyond as the City continued developing and refining its budget for fiscal year 2017.

Mayor Friedberg reported that the City had not saved any monies for its critical infrastructure needs, a problem many years in the making. Reference was made to failing water lines all over town and the City's need for a utility rate structure sufficient to pay for the replacement of water lines and related capital improvements.

Assurance was given that the proposal to raise water and sewer rates was driven by urgently needed utility improvements to be paid for by utility bills, and that the means for achieving the needed capital were open to debate. Citizens were encouraged to provide input, ideas, and guidance as to the best path forward for the City.

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

Paul A. Hofmann, City Manager, summarized the Town Hall Meeting procedure.

C. Presentation:

Presentation regarding proposed water and sewer rates.

City Manager Hofmann advised that much of the evening's presentation was a follow-up to a presentation made to City Council during a Regular Meeting held on April 25, 2016.

Shawn Cox, Administrative Services Manager ("ASM"), was the first presenter of the evening. ASM Cox reported that the last utility rate study and rate increase for the City occurred in 2006. He reported further that fiscal year 2017 was the first year that the City would show a negative fund balance in its Enterprise Fund ("EF"). In order to meet the estimated budget requirements for the EF, a projected 25% increase in revenues was needed.

In order to address the City's needs, the Public Works and Finance Departments worked with Superior Water Management to review existing utility rates and on the development of a proposed rate structure and model.

The recommended rate structure was comprised of base rates (fixed rates related to meter size) and volumetric rates (related to water usage). Since 71% of the City's current meter inventory consisted of 5/8" meters, ASM Cox presented an average monthly residential bill comparing current rates to proposed rates. Comparisons of current and proposed rates for other billing scenarios were also shown.

ASM Cox reported that with the proposed new rate structure, the EF fiscal forecast would be in the "black" in 2017 and 2018.

Brant Gary, Director of Public Works, continued with the presentation, noting that one of the initial goals and objectives of the rate study was to more closely align revenues with expenses.

Director Gary summarized possible impacts to the rate study, as well as assumptions that could be modified or tweaked, if necessary. He concluded by noting that any proposed rate changes were anticipated to begin in October of

2016.

D. Public Comment.

Mayor Friedberg recognized speakers who had completed the sign-up sheet prior to the commencement of the town hall meeting. He reminded speakers that they would have a time limit of up to three (3) minutes, with no extension, and with notice after two (2) minutes that one (1) minute was left.

Richard Franke:

Mr. Franke addressed City Council regarding the City's proposed water and sewer rates. He indicated that he could not support a water rate increase until a comprehensive infrastructure and capital outlay analysis could be performed.

James P. Avioli, Jr.:

Mr. Avioli addressed City Council regarding the City's proposed water and sewer rates. He agreed that the City was not funding the current water and sewer program and reserve fund with water bills. He also agreed that the City's water rates should not have remained flat since 2006. He urged City Council to consider correcting the mistake in phases over several years as opposed to all in one year.

Michael Stapenhorse:

Mr. Stapenhorse addressed City Council regarding the City's proposed water and sewer rates. He expressed concern with suggestions that current issues from past inaction be fixed all at one time on the backs of the citizens. It was Mr. Stapenhorse's understanding that the proposed rate structure represented a 4X increase in the base rate and a 40% increase on average in an individual's monthly bill. In his opinion, City Council needed to make up for that. He suggested that the City look at how it was spending its money (i.e., Evelyn's Park, Evergreen Pool, and the Nature Discovery Center) and change its priorities.

James P. Avioli, Sr.:

Mr. Avioli complimented the Water Division of the Public Works Department for their professional manner and hard work on the many water leaks that the City had experienced lately.

He addressed City Council with a reference to the proposed rate structure for a 1" meter, noting that the rate would increase from \$11.20 to \$43.56--an increase of \$32.00 or 389%. Even though rates had not been adjusted for 22 years, the percentage increases were extremely high. He urged City Council to consider, at a minimum, a three-year ramp up as opposed to one year and encouraged City Council to use those extra revenues for the failing water system.

Carol Freeman:

Ms. Freeman addressed City Council regarding infrastructure needs. She referenced an infrastructure plan that the City Council had worked on in 2002 and inquired what had happened to that plan.

She urged City Council to work on increasing its sales tax revenue by encouraging businesses to come to Bellaire.

Jane McNeel:

Ms. McNeel addressed City Council regarding the City's proposed water and sewer rates. She agreed with previous speaker James P. Avioli, Sr., in that the proposed structure represented a 389% increase, which was enormous and would impact those on limited incomes.

She stated that if the City wanted to encourage water conservation, City Council should consider raising the water rates as opposed to the base rates. She inquired as to the amount of monies that had been spent on water and sewer lines to this point and why over \$4.2 million was transferred in 2014 out of the Enterprise Fund. In closing, Ms. McNeel urged City Council to examine where the money from the Enterprise Fund had gone.

Lynn McBee:

Ms. McBee addressed City Council regarding the water and sewer rates. She advised that she had not been able to figure out how much the City would be spending each year on improvements. She indicated that she was not opposed to the capital project to improve the City's water lines and asked if bonded indebtedness could be used in lieu of an increase in utility rates.

Jim Hotze:

Mr. Hotze addressed City Council and suggested that they could save money by not putting a sidewalk in his front yard that no one wanted (i.e., Valerie Street).

Sue Jean White:

Ms. White addressed City Council and raised several questions. She indicated that it seemed to her that commercial entities would bear less of a burden than residential entities in the proposed rate structure. She felt that the relationship between commercial and residential entities should be very similar, and echoed the comments made by Messrs. Avioli.

Written Comments:

Mayor Friedberg advised that two written comments had been received. One was from **Denise Arceneaux** who advised that she was living on a fixed income and did not understand why monies could not come from water consumption and proposed addressing the shortfall in that manner. If not, she urged City Council to consider exempting seniors from the rate increase and spending other monies more wisely.

The second comment was from **Margie and Robert Straight** who wrote that they agreed that the City should have gradually increased the water rates over time. The Straights suggested basing the water rate increase on the square footage of a house and whether or not the house had a swimming pool. The Straights also stated that they would like to see property taxes frozen for homeowners over the age of 65 so as to not be priced out of their homes.

Mayor Friedberg advised that complete copies of the written comments had been distributed to City Council for consideration and were included in the public record of the meeting.

E. Questions from the Mayor and City Council.

Mayor Friedberg opened the floor to any Council Member with questions.

Following questions, Mayor Friedberg concluded by thanking residents for their attendance and participation.

F. Adjourn.

Mayor Friedberg announced that the Town Hall Meeting of the City Council of the City of Bellaire, Texas, was adjourned at 8:57 p.m. on Monday, July 11, 2016.

He also announced that the Regular Meeting of the City Council would begin following a brief recess.

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

Mayor Friedberg called the Regular Meeting of the City Council of the City of Bellaire, Texas, to order at 9:06 p.m. on Monday, July 11, 2016. He announced that a quorum of the members of the City Council was present as set forth 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
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; Alan P. Petrov, City Attorney; and Tracy L. Dutton, City Clerk.

B. Personal/Audience Comments.

Mayor Friedberg advised that the time limit for public comments was five (5) minutes, with no extension, and with notice after four (4) minutes that there was one (1) minute left. Speakers were reminded that non-agendaed issues regarding operational or administrative matters were properly directed first to City Staff.

Richard Franke:

Mr. Franke addressed City Council regarding water lines and presented a picture of a corroded water line recently dug up in the 4300 block of Glenmont. He expressed concern that the City was spending millions of dollars to reconstruct Howard Lane, but was not replacing the water line. Mr. Franke also expressed dissatisfaction with the continued expenditure by the City of hundreds of thousands of dollars on what he deemed to be nonessential activities.

Mr. Franke referenced a phrase made by City Council that the "Comprehensive Plan would be enforced in a manner that was sensitive to residential property." He inquired

as to the meaning of that phrase and referenced a recent discussion of an apartment complex by the Planning and Zoning Commission. Mr. Franke advised that he felt that City Staff's involvement was irregular. He urged City Council to find out what was going on and to take charge.

Lynn McBee:

Ms. McBee addressed City Council regarding the upcoming November presidential ballot and indicated that she understood that the City would consider one or more bond proposals during that election. She urged City Council to consider two bond propositions for the municipal facilities--one for the total cost needed for the Police Department and Municipal Court Building and one for the total cost needed for the City Hall and Civic Center.

With respect to the City's upcoming fall survey, Ms. McBee encouraged City Council to consider addressing the composition of the City (i.e., the breakdown of the ages of its residents, whether or not those residents were employed or retired, size of family, etc.).

Ms. McBee encouraged City Council to hold another workshop session on the water plan to address questions raised during the Town Hall Meeting.

In closing, Ms. McBee suggested that the plans prepared by the City's architect, PGAL, for the Municipal Facilities Project be numbered sequentially.

Danny Spencer:

Mr. Spencer addressed City Council regarding the water rate increase. He noted that property taxes could only increase 10% per year and a 40% increase in water rates was a "big pill to swallow" for himself and many other residents in Bellaire. He encouraged City Council to consider a lower increase in the base rate and a higher increase in consumption.

Additionally, Mr. Spencer recommended the development of a big picture plan for critical infrastructure replacement as increases would be easier to swallow when residents understood exactly what was going to happen, what it would cost, and how long it would take to get there.

Karen Reichek:

Ms. Reichek addressed City Council by referencing a notice she had received for a recent meeting of the Planning and Zoning Commission. The notice referenced amendments to the current specifications to build a multi-family unit proposed by the City's Director of Development Services to allow a four-story building with an additional ten feet for chimneys and antennas and a ten-foot setback from the street. Concerns expressed by Ms. Reichek included aesthetics (reduced green space), possible drainage and parking issues, and the lack of space at Horn Elementary School for additional children from a high density development.

Jim Hotze:

Mr. Hotze addressed City Council and mentioned sidewalks that were scheduled to be constructed in front yards on the south side of Valerie Street in the 5300 block. He indicated that the Valerie Street sidewalk would be the only sidewalk in the Braeburn Country Club Estates subdivision. Mr. Hotze advised that he was going to have a postcard made up and handed to everyone in the 5300 block of Valerie Street that could

be marked "in favor" or "against" sidewalks. The postcard would be stamped and addressed directly to the Mayor at City Hall. At the end of the day, Mr. Hotze was hopeful that City Council would be able to see how the citizens felt about sidewalks.

Vicki Chu:

Ms. Chu addressed City Council regarding a street and sidewalk project that was going on about two-three months ago. She advised that after removing two live oak trees in front of her home at the recommendation of a termite company, she was able to observe that the street had sunk. She urged City Council to reconsider the number of trees allowed on high-density properties.

In addition, Ms. Chu stated that her neighbor's driveway approach was reconstructed as part of the street and sidewalk project; however, hers was not. She could not replace her driveway, a needed improvement, until the driveway approach was reconstructed. As a result of the situation, Ms. Chu was experiencing ponding in front of her home.

Written Comment:

Mayor Friedberg advised that the City Council had received one written comment for the evening's meeting from **Diane Bailey** on Merrie Lane. Ms. Bailey wrote that sidewalks had been added to the south side of the street, which she commented favorably on. Her home, located on the north side of the street, flooded recently and she was working to replace the home. She learned of the new ordinance that would require the construction of a new sidewalk in front of her home, which would be a sidewalk to nowhere. Ms. Bailey asked the City Council to please reconsider the ordinance requiring new sidewalks with new home construction and suggested, alternatively, that the City install a sidewalk all the way down the north side of the street. It made sense to Ms. Bailey for the City to create a comprehensive community pathway master plan and repeal the current sidewalk ordinance with a more thoughtful solution.

C. 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 July 11, 2016, to members of the City Council.

The City Manager's Report included an overview of communication updates made to residents since his last report. Communications included reminders of the City-Wide Beautification Workshop to be held on July 14, 2016; the Town Hall Meeting held earlier in the evening; notice of the publication of the most recent edition of the City's newsletter, *The Boulevard*; information regarding the City's Resident Request Center; information related to rules for the short-term rental of homes in Bellaire; notice of the issuance of the City's new 2015 Consumer Confidence Report on water quality; and notice of updated plans for the City's Municipal Facilities Project.

Personnel updates included one new hire for the Public Works Department, Laborer Genesis Alvarado, and one new hire for the Police Department, Officer Richard Guerra.

Field updates included notice of the Summer Police Meeting on July 14, 2016, at

7:00 p.m. in the Civic Center; congratulations to the Bellaire Little League 12-Year Old Team for a successful season; recognition of the Little Free Library addition to Loftin Park; notice of the temporary renaming of a portion of Evergreen Park as "Canonico Corner," (i.e., an auction item from the Patrons for Bellaire Parks' Wine & Tapas Event); and a special thanks to former Mayor Dr. Philip L. Nauert for the Bellaire City Library's Fourth of July float recognizing the Library's 65th anniversary.

Kudos were given to Chief Plant Operator Mark Longino, Wastewater Treatment Plant, for a tour he provided to students from the Baylor College of Medicine's National School of Tropical Medicine.

Words of appreciation were given to The Optimist Club for their special recognition of Omar Barrientos, Police Officer of the Year, and Edward Dannenbaum, Firefighter-EMT of the Year, during the City of Bellaire's Fourth of July Festival.

In closing, City Manager Hofmann provided an overview of upcoming City Council meetings and agenda items.

Mayor Friedberg opened the floor for questions from the City Council.

Following questions and comments, Mayor Friedberg announced that the City Manager's Report was concluded and turned to the next order of business (agenda item II. C(2)).

2. Presentation by Jeff Gerber, President and CEO, Pierce, Goodwin, Alexander, and Linville, concerning floor plan development of the Municipal Facilities Project; and consideration of and possible action to provide direction as appropriate - Submitted by Michelle Jordan, Project Manager.

Jeff Gerber, President and Chief Executive Officer ("CEO") of Pierce, Goodwin, Alexander, and Linville (PGAL), provided an update concerning floor plan development. He advised that the update was based on feedback obtained from City Council and staff from normal staff meetings, previous building update reviews, and the recent tour of municipal facilities.

Reference was made to adjustments to windows (increase in glass) in the Civic Center and sub-dividable spaces within the Civic Center to accommodate larger workshop sessions. Technology accommodations, increased glass adjustments, and increased dais arrangement proportions were addressed in the Council Chamber. President and CEO Gerber also referenced increased glass adjustments that had been made to the Council Conference Room. Slides depicting elevation adjustments to the City Hall and Civic Center were also shown to the City Council.

Adjustments to the Police Department and Municipal Court Building floor plans were reviewed by President and CEO Gerber. Specific reference was made to the sally port doors and the possibility of using a different style of door that was more appealing.

Mayor Friedberg thanked President and CEO Gerber for his presentation. He noted that the agenda item permitted consideration of and possible action to provide direction as City Council deemed appropriate. Mayor Friedberg asked President and CEO Gerber if there was anything that he felt he needed formal direction on by motion this evening.

President and CEO Gerber indicated that he would appreciate feedback as to whether he had appropriately accommodated City Council's previous comments.

Mayor Friedberg opened the floor for questions, informal feedback, or motions, if desired.

Discussion ensued among members of the City Council regarding the PGAL update on municipal facilities. **Trisha S. Pollard, Council Member**, recommended a tree aeration system as part of the site work before construction of the new facilities. A memorandum and diagrams regarding a tree aeration system were provided for the record by Council Member Pollard and have been attached and marked as Exhibit "A."

Further discussion ensued among members of the City Council regarding the PGAL update on municipal facilities.

Hearing no further questions, discussion, or feedback from members of the City Council, **Mayor Friedberg** turned to the next order of business.

D. New Business:

1. Consideration of and possible direction to the City Manager regarding proposed water and sewer rates to be considered in the development of the City of Bellaire's FY 2017 budget - Submitted by Brant Gary, Director of Public Works.

Prior to discussion of the proposed water and sewer rates, **Mayor Friedberg** asked City Manager Hofmann if City Staff would prefer direction by motion and vote as opposed to informal feedback. **City Manager Hofmann** stated that informal feedback would work.

Mayor Friedberg next opened the floor for discussion and feedback from the City Council and noted that the agenda permitted a formal motion should any member of City Council wish to offer one.

The first to provide informal feedback was **Mayor Friedberg**. He noted that he was interested in asking City Staff to develop alternative rate proposals responsive to public input received, including an alternative that placed greater emphasis on water conservation as a stated policy objective.

David R. Montague, Council Member, suggested considering comments made by several citizens as to whether the whole increase in rates should be taken at once or what might be done in a step process to get to the same endpoint.

Roman F. Reed, Mayor Pro Tem, suggested considering a tiered, three-year approach for rate increases.

Pat B. McLaughlan, Council Member, indicated that would like to see a greater emphasis on water conservation. He suggested that a step increase might be easier on the citizens.

Michael Fife, Council Member, stated that education and information would go a long way in helping people accept and understand what was happening and why. She stated that the City Council and City Staff could both serve in the role of providing information. She suggested using all media that the City had at its disposal.

Mayor Friedberg inquired as to whether the City Manager had received useful direction from the City Council.

City Manager Hofmann advised that he wished to prolong the discussion in order to seek additional clarification and guidance that the City Council was willing and able to give this evening. He advised further that the message regarding a conservation incentive as a policy objective was straightforward and clear. The direction as to a three-year phase-in for the rate increase was not as clear. To lessen the overall burden of the rate increase, something else had to give. One thing that could give was the City's policy to maintain a 60-day fund balance requirement. Another thing that could give was to spread out the catch-up period for the vehicle replacement fund. City Manager Hofmann specifically asked for direction from City Council as to whether the 60-day fund balance requirement should be lowered.

Mayor Friedberg stated that he was not prepared to reject as absurd the idea that the City might deliberately dip into the 60-day fund balance requirement as a method to phase-in the necessary rate increases.

Council Member Pollard asked if the phase-in could be accomplished by changing the fund balance requirement to 30 days for the first year, 45 days for the second year, and 60 days for the third year. [City Manager Hofmann indicated that it could be done].

Council Member Montague noted that expenses would have to increase every year based on the automatic increase in surface water costs from the City of Houston.

Mayor Pro Tem Reed stated that he was not comfortable dipping into the 60-day fund balance requirement. He agreed with Council Member Fife that the City needed to educate the residents and implement the rate increase. He withdrew his suggestion for a three-year phase-in period.

Mayor Friedberg announced that the order of business was concluded and continued to agenda item II. D(2).

2. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, appointing one (1) member to the Planning and Zoning Commission of the City of Bellaire, Texas, for the purpose of filling an unexpired term commencing on July 11, 2016, and ending on June 30, 2017 - Submitted by Tracy L. Dutton, City Clerk.

Mayor Friedberg introduced the item before City Council. He advised that on June 19, 2016, the night before the meeting in which City Council made their annual board and commission appointments, a resignation was received from the Planning and Zoning Commission. Because the packet for that June 20th meeting had already been published and the notification requirement of 72 hours could not be met, it was too late to add the vacancy to be filled at that time.

Mayor Friedberg noted, as set forth in the agenda statement, that of the nine candidates for the Planning and Zoning Commission, all had been appointed except for Jonathan Saikin. Mr. Saikin was one vote short of being appointed at the June 20th meeting. Accordingly, a ballot was prepared with his name on it and a blank space should members of City Council wish to write in the name of any other candidate.

Council Member Pollard suggested that Jonathan Saikin be selected by acclamation.

Hearing no objection to the suggestion that Jonathan Saikin be selected to the fill the vacancy, **Mayor Friedberg announced that he was appointed by acclamation and called for a motion on the ordinance.**

Motion:

To adopt an ordinance of the City Council of the City of Bellaire, Texas, appointing Jonathan Saikin as a member to the Planning and Zoning Commission of the City of Bellaire, Texas, for the purpose of filling an unexpired term commencing on July 11, 2016, and ending on June 30, 2017.

Hearing no discussion, **Mayor Friedberg called for action on the motion.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Trisha S. Pollard, Council Member
SECONDER:	Michael Fife, Council Member
AYES:	Friedberg, Reed, Pollard, McLaughlan, Fife, Montague
ABSENT:	Pappas

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

Community interest items from the Mayor and City Council included expressions of thanks and congratulations to the Parks, Recreation, and Facilities Department for a wonderful Fourth of July celebration; thanks to Jane and Gary McNeel for their donation of the Little Free Library addition in Loftin Park; thanks to military personnel and police officers for their protection of citizens on a daily basis; and reminders to attend the first City-Wide Beautification Workshop (July 14, 2016), the Police Community Meeting (July 14, 2016), and the next City Council Regular Session (July 18, 2016).

F. Adjourn.

Mayor Friedberg announced that the Regular Meeting of the City Council of the City of Bellaire, Texas, was adjourned at 10:51 p.m. on Monday, July 11, 2016.

Exhibit A

To: Mayor and City Council Members; copy to CM Paul Hofmann and PGAL
From: Council Member Trisha Pollard
Date: July 11, 2016
Re: Tree Aeration System for municipal facilities

We have many magnificent trees surrounding the current municipal facilities. I want to see that everything possible is done to preserve those trees, and want to see a Tree Aeration System included as part of the site work before buildings are built. Urban Forester Steve Anderson will tell you, "To have healthy trees, they must have air and water." Adequate access to its air supply is more critical to a tree than water. For example, a tree can have adequate water supply below in its root zone, but if pallets of bricks or lumber get placed long-term on the ground under a tree within its drip zone, the tree gets choked, and the extreme stress often kills the tree. Steve says, "When trees get stressed and die from new construction, the most likely reason was their air supply was curtailed or cut off."

I was the general contractor at then-Bellaire Presbyterian Church when we built the front porte-cochere and front & rear parking lots in 2000. I employed Mr. Anderson to ensure we saved the beautiful oak trees you still see standing today, 16 years later and still healthy. With Mr. Anderson's guidance and assistance, we installed the Tree Aeration System at Bellaire Presbyterian for \$2,475. Yes, it was less than \$3,000!

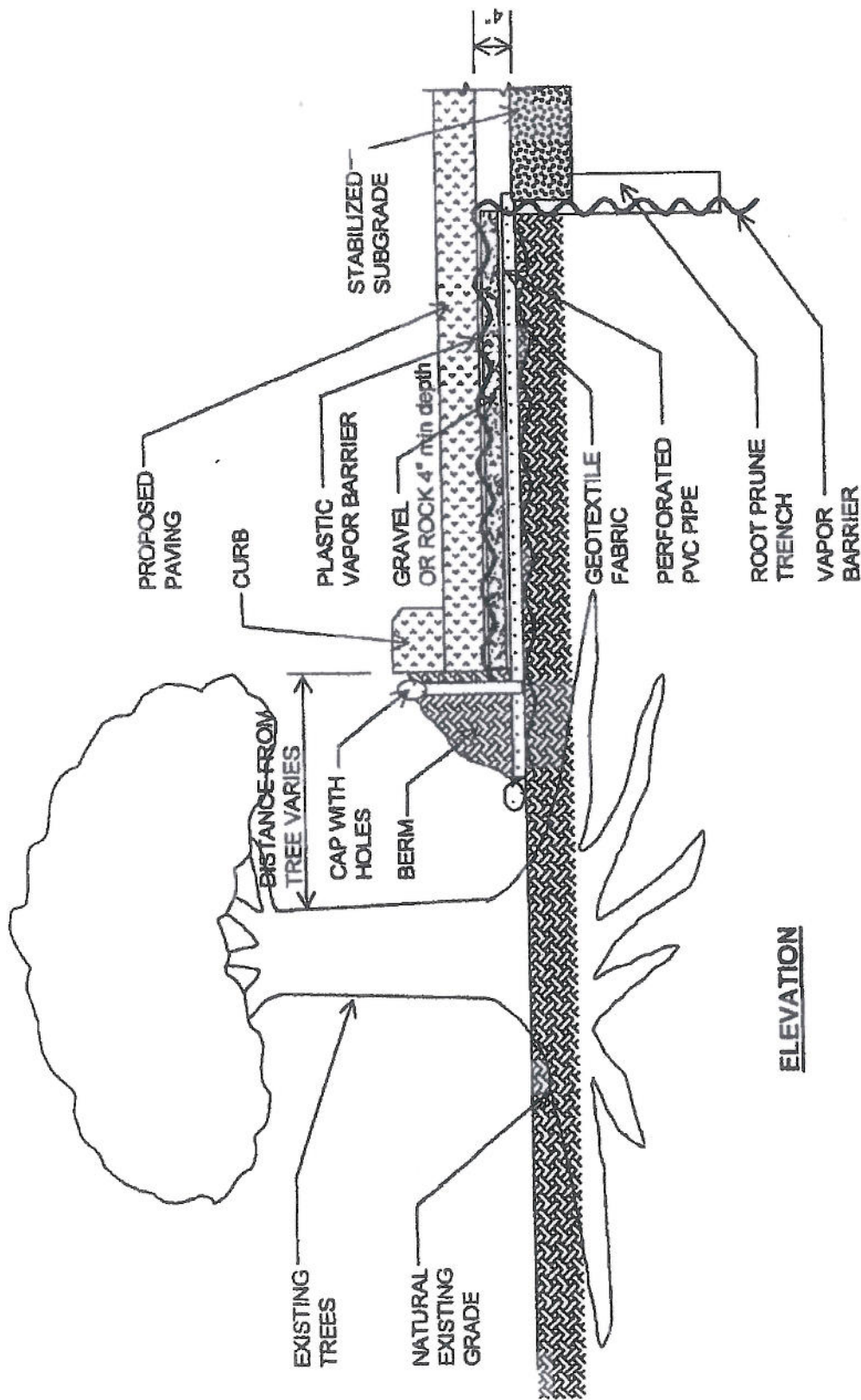
Refer to the attached diagram for the highlights of how the system is installed: Geotextile Fabric is laid down and perforated PVC pipes (at regular intervals like 18-24") go on top, with 4" rock/gravel on top of the pipes. Plastic vapor barrier goes on top of the gravel and the concrete parking lot is built on top of that. The key factor is that the perforated pipes extend outward (and upward) just past the curb; air enters the pipes there, and goes to feed the roots underneath the concrete parking lot. Please feel free to go look at that Aeration System. You may have never noticed it because it is fairly unobtrusive!

Construction of this system added about a week or two to the schedule and very little expense. Small price to pay for trees that are still healthy today! Another great example of a great Tree Aeration System can be found in the Kroger parking lot at Westpark and Buffalo. I encourage you to go look at the trees in that parking lot as well, and observe the Aeration System there. I am passionate about saving the trees in the city-block, and I will be insisting on this system to be used for any new parking areas surrounding the City Hall and Police/Cts buildings.

I would like for this memo and these two diagrams to be made of record in the minutes of tonight's meeting.

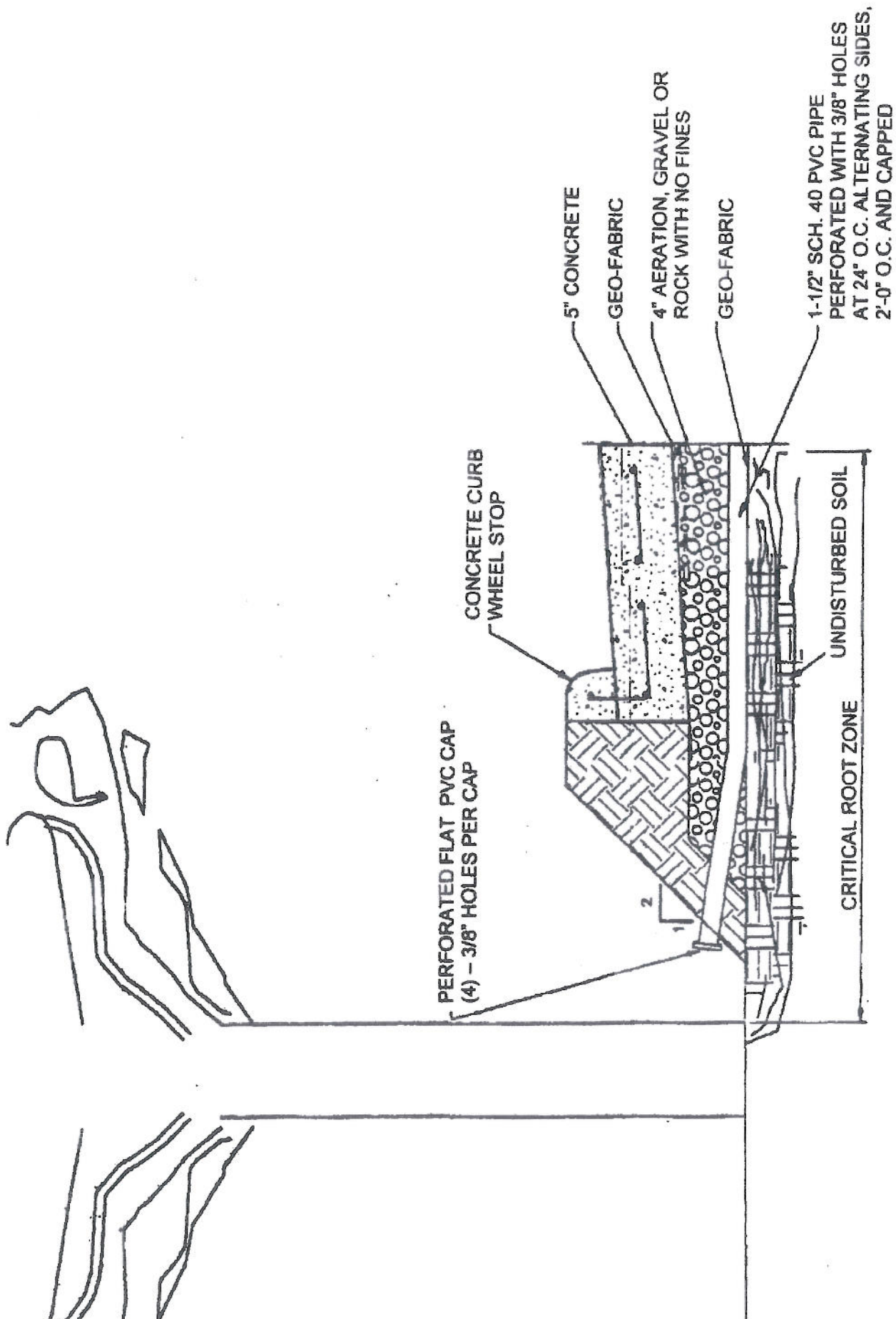
Trisha Pollard

 713.444.5123



AERATION SYSTEM

S.L. Anderson Company
Consulting Urban Foresters
(713) 974-2208



CURB / AERATION SYSTEM

NOT TO SCALE

