

CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

APRIL 3, 2017

Council Chamber	Regular Session	7:00 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.

REGULAR SESSION - 7:00 P.M.**I. REGULAR MEETING**

A. Call to Order - Andrew S. Friedberg, Mayor.

B. Announcement of a Quorum - Andrew S. Friedberg, Mayor.

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

D. 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.

E. Recognition of Proclamations:

1. Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming Jeffrey Collins and Sophia Collins as outstanding citizens of the City of Bellaire, Texas.
2. Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming the month of April, 2017, as "National Safe Digging Month" in the City of Bellaire, Texas.
3. Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming the week of April 9-15, 2017, as "National Library Week" in the City of Bellaire, Texas.

F. 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.]

G. 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.
2. Monthly Financial Report for the Period Ending February 28, 2017 - Submitted by Terrence Beaman, Chief Financial Officer.

H. New Business:**1. Adoption of Minutes:**

Consideration of and possible action on the adoption of the minutes of the Regular Session of the City Council of the City of Bellaire, Texas, held on Monday, March 6, 2017 - Submitted by Tracy L. Dutton, City Clerk.

Mayor and Council - Regular Session - Mar 6, 2017 6:00 PM

2. Adoption of Ordinance(s)/Resolution(s):

- a. Consideration of and possible action on the adoption of a resolution of the City Council of the City of Bellaire, Texas, accepting a donation of a 30' flag pole from Cub Scout Pack 130 and Boy Scout Troop 222 of Bellaire, Texas to be installed in Evelyn's Park - Submitted by Karl Miller, Director of Parks, Recreation and Facilities on behalf of the Evelyn's Park Conservancy.
- b. Consideration of and possible action on the adoption of proposed amendments to the City of Bellaire's Comprehensive Plan and Future Land Use Map, with regard to the future redevelopment of the property locally known as the Chevron property. This property is identified as "Business Park" within the Comprehensive Plan, and is currently zoned as Technical Research Park District (TRPD). The property is generally located north of Fournace Place, between South Rice Avenue and the West Loop - Submitted by John McDonald, Director of Development Services.

I. 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.

J. Adjourn.**II. CLOSED MEETING****A. Call to Order - Andrew S. Friedberg, Mayor.**

B. Announcement of a Quorum - Andrew S. Friedberg, Mayor.**C. Retire into Closed Meeting in the Council Conference Room:**

Retire into closed meeting pursuant to the Texas Government Code, Chapter 551, Open Meetings Act, Section 551.071, Consultation with Attorney; Closed Meeting, to seek advice on legal matters related to the Linbeck construction contract.

D. Reconvene in Open Meeting in the Council Chamber:

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

E. Adjourn.

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 04/03/17 07:00 PM
Department: City Clerk
Category: Proclamation
Department Head: Tracy L. Dutton
DOC ID: 2226

**SCHEDULED
PROCLAMATION (ID #
2226)**

Item Title:

Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming Jeffrey Collins and Sophia Collins as outstanding citizens of the City of Bellaire, Texas.

Background/Summary:

Andrew S. Friedberg, Mayor, will present a proclamation on April 3, 2017, to high school students Jeffrey and Sophia Collins for their commitment and service to the community. Earlier in the year, the Collins' organized an annual city-wide skin cancer screening to provide exams free of charge to identify skin cancers and promote a healthy skin lifestyle. Additionally, the Collins' run READ for Houston, which since its creation by their brother Sam, has collected 100,000 used books for distribution to both children and adults in under-served areas.

Jeffrey and Sophia will attend the City Council April 3rd meeting to accept the proclamation recognizing and honoring their achievements.

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

City Attorney Review:

N/A

Recommendation:

N/A

ATTACHMENTS:

- Jeffrey Collins and Sophia Collins as Outstanding Citizens - 20170329171502873 (PDF)



Proclamation

Whereas, Bellaire residents Jeffrey Collins, 16, and Sophia Collins, 14, are making their mark through meaningful and impactful community service, which both benefits and inspires others; and

Whereas, Jeffrey and Sophia, both high school students at the Robert M. Beren Academy, have combined their talents to organize annual city-wide skin cancer screenings, to provide exams free of charge to identify skin cancers as well as to promote a healthy skin lifestyle, and this year's event was held on Sunday, February 26 at Kelsey Seybold Clinic, and was a major undertaking that demonstrated Jeffrey and Sophia's leadership skills and commitment to service; and

Whereas, as though that weren't enough, Jeffrey and Sophia additionally run READ for Houston (**R**ecycle, **E**ngage **A**nd **D**onate Your Used Books), which since its creation by their brother Sam, has collected more than 100,000 used books for distribution to both children and adults in under-served areas, primarily at Head Start schools, to promote literacy through reading; and

Whereas, through their commendable service Jeffrey and Sophia Collins are an inspiration and source of pride to the City of Bellaire and all its residents;

Now, Therefore, I, **Andrew S. Friedberg, Mayor of the City of Bellaire, Texas**, in celebration of their notable achievements do hereby recognize and proclaim

Jeffrey Collins and Sophia Collins

as

Outstanding Citizens

of the City of Bellaire, Texas, and express our community's best wishes for their continued success.

In Witness Whereof, I have hereunto set my hand and caused the seal of the City of Bellaire, Texas, to be affixed this 3rd day of April, 2017.



Andrew S. Friedberg
Mayor
City of Bellaire, Texas

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 04/03/17 07:00 PM
Department: City Clerk
Category: Proclamation
Department Head: Tracy L. Dutton
DOC ID: 2233

**SCHEDULED
PROCLAMATION (ID #
2233)**

Item Title:

Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming the month of April, 2017, as "National Safe Digging Month" in the City of Bellaire, Texas.

Background/Summary:

Andrew S. Friedberg, Mayor, will present a proclamation on April 3, 2017, to CenterPoint Energy in recognition of their successful initiative with the Common Ground Alliance to elevate the awareness of, and participation in, the prevention of digging-related damage to underground utilities. The proclamation will proclaim the month of April, 2017, as "National Safe Digging Month" in the City of Bellaire, Texas.

The focus of the initiative is to recognize the importance of calling 811 at least two days prior to starting any digging projects.

A representative from CenterPoint Energy, Clay Stringer, will attend the April 3rd City Council Meeting to accept the proclamation.

Previous Council Action Summary:

Mayor Friedberg issued a proclamation proclaiming "National Safe Digging Month" in the City of Bellaire, Texas, in April of 2016.

Fiscal Impact:

N/A

City Attorney Review:

N/A

Recommendation:

N/A

ATTACHMENTS:

- National Safe Digging Month - April 2017 - 20170329171521682 (PDF)



Proclamation

Whereas, each year, the nation's underground utility infrastructure is jeopardized by unintentional damage by those who fail to call 811 to have underground lines located prior to digging. Undesired consequences such as service interruption, damage to the environment and personal injury and even death are the potential results; and

Whereas, the Common Ground Alliance and its 1,700 members promote the national Call-Before-You-Dig number, 811, in an effort to reduce these damages. Designated by the FCC in 2005, 811 provides potential excavators and homeowners a simple number to reach their local One Call Center to request utility line locations at the intended dig site; and

Whereas, through education of safe digging practices, excavators and homeowners can save time and money keeping our nation safe and connected by making a simple call to 811 in advance of any digging project; waiting the required amount of time; respecting the marked lines by maintaining visual definition throughout the course of the excavation; and finally, digging with care around the marks; and

Whereas, all parties agree that safe digging is a shared responsibility. To know what's below, call 811 before you dig;

Now, Therefore, I, **Andrew S. Friedberg, Mayor of the City of Bellaire, Texas**, do hereby proclaim the month of April, 2017, as

National Safe Digging Month

in the City of Bellaire, Texas, and encourage excavators and homeowners throughout the country to always call 811 before digging. Safe digging is no accident.

In Witness Whereof, I have hereunto set my hand and caused the seal of the City of Bellaire, Texas, to be affixed this 3rd day of April, 2017.



Andrew S. Friedberg
Mayor
City of Bellaire, Texas

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 04/03/17 07:00 PM
Department: Library
Category: Proclamation
Department Head: Mary Cohrs
DOC ID: 2204

**SCHEDULED
PROCLAMATION (ID #
2204)**

Item Title:

Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming the week of April 9-15, 2017, as "National Library Week" in the City of Bellaire, Texas.

Background/Summary:

National Library Week will be observed April 9-15, 2017 with the theme, "Libraries Transform".

First sponsored in 1958, National Library Week is a national observation sponsored by the American Library Association (ALA) and libraries across the country each April. It is a time to celebrate the contributions of our nation's libraries and librarians and to promote library use and support. All types of libraries - school, public, academic and special - participate.

Libraries aren't only a place of quiet study, but also creative and engaging community centers where people can collaborate using new technologies. Libraries of all types are evolving to meet the needs of the communities they serve. Elected officials, small business owners, students and the public at large depend upon libraries and the resources they offer to address the needs of their communities. By providing such resources as e-books and technology classes, materials for English-language learners, programs for job seekers or a safe haven in times of crisis, libraries and librarians help transform their communities.

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

Recommendation:

Library Director recommends issuing the proclamation

ATTACHMENTS:

- National Library Week - 2017 - 20170329171434972 (PDF)



Proclamation

Whereas, libraries have long served as trusted and treasured institutions, and library workers and librarians fuel efforts to better their communities; and

Whereas, librarians are organizers and information experts who for centuries have guided people to the best information resources. Librarians provide more than facts. They provide the expertise and services that add meaning to those facts; and

Whereas, libraries and librarians are looking beyond their traditional roles and providing more opportunities for community engagement and delivering new services that connect closely with patrons' needs; and

Whereas, libraries and librarians open a world of possibilities through innovative STEAM programming, Makerspaces, job-seeking resources and the power of reading; and

Whereas, libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users; and

Whereas, libraries, librarians, library workers and supporters across America are celebrating National Library Week;

Now, Therefore, I, Andrew S. Friedberg, Mayor of the City of Bellaire, Texas, do hereby proclaim April 9-15, 2017, *National Library Week* in the City of Bellaire, Texas, and encourage all residents to visit the library this week and explore what's new at your library, and engage with your librarian. Because of you and our experts in the library, Libraries Transform.

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of April, 2017.



Andrew S. Friedberg, Mayor
City of Bellaire, Texas

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 04/03/17 07:00 PM
Department: City Manager's Office
Category: Presentation
Department Head: Paul A. Hofmann
DOC ID: 2133

**SCHEDULED
ACTION ITEM (ID # 2133)**

Item Title:

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

Background/Summary:

City Manager's Report regarding communication, field and personnel updates, calendar reminders, and notes of appreciation.

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

Recommendation:

N/A

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 04/03/17 07:00 PM
Department: Finance Administration
Category: Report
Department Head: Terrence Beaman
DOC ID: 2073

**SCHEDULED
ACTION ITEM (ID # 2073)**

Item Title:

Monthly Financial Report for the Period Ending February 28, 2017 - Submitted by Terrence Beaman, Chief Financial Officer.

Background/Summary:

In accordance with the Charter of the City of Bellaire, Article VII, Section 4, Paragraph 3, please find attached the monthly financial report for the month of February for FY 2017.

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

Recommendation:

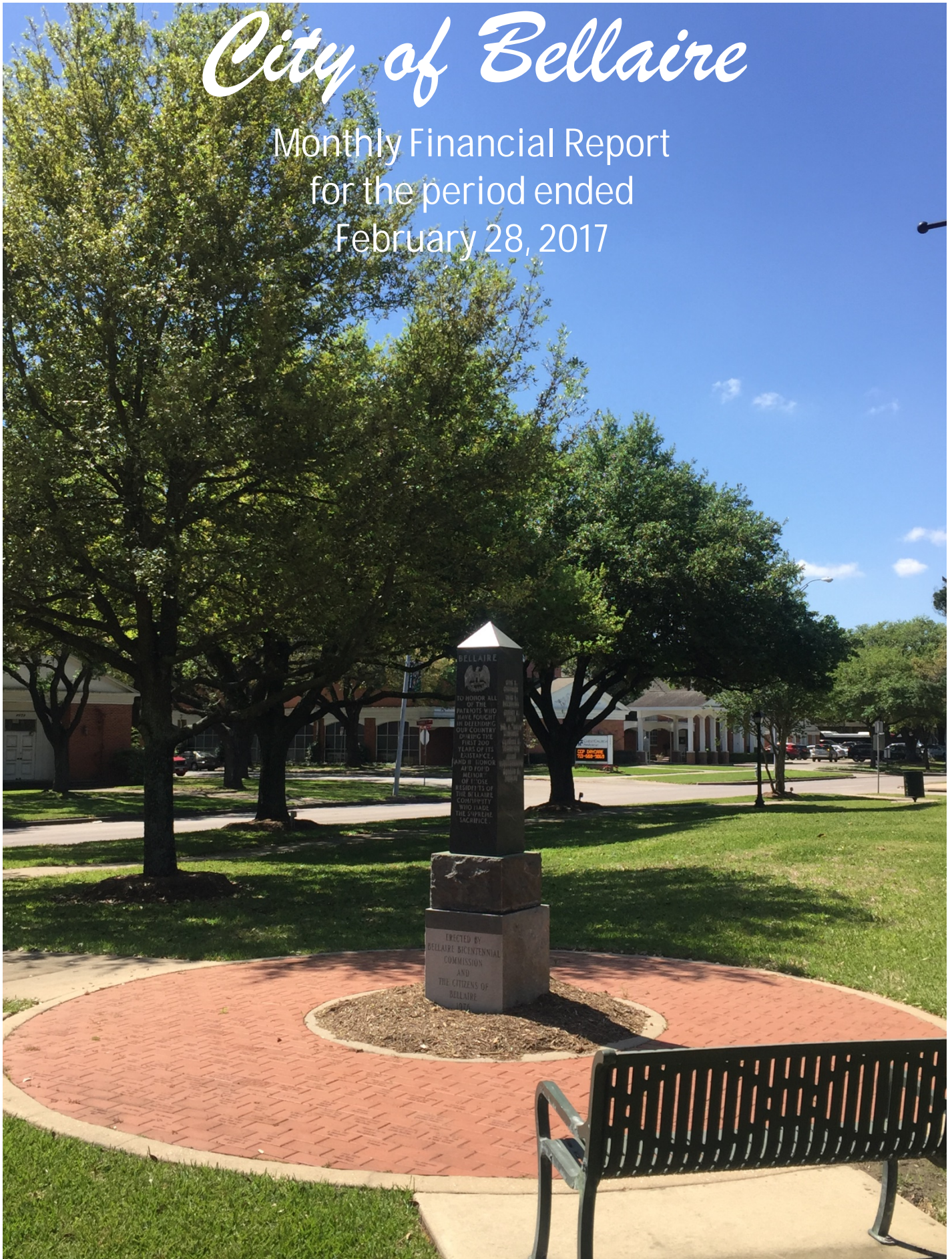
N/A

ATTACHMENTS:

- February 2017 Monthly Report (PDF)

City of Bellaire

Monthly Financial Report
for the period ended
February 28, 2017



Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

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City of Bellaire Finance

MEMORANDUM

To: Paul A. Hofmann, City Manager

From: Terrence Beaman, Chief Financial Officer

Date: April 3, 2017

Subject: Financial Analysis for Five Months Ended February 28, 2017

This financial analysis compares the actual year-to-date revenues and expenditures of the General Fund and Enterprise Fund to their respective allocated budgets. It compares the actual year-to-date revenues and expenditures of the Debt Service Fund to its annual budget.

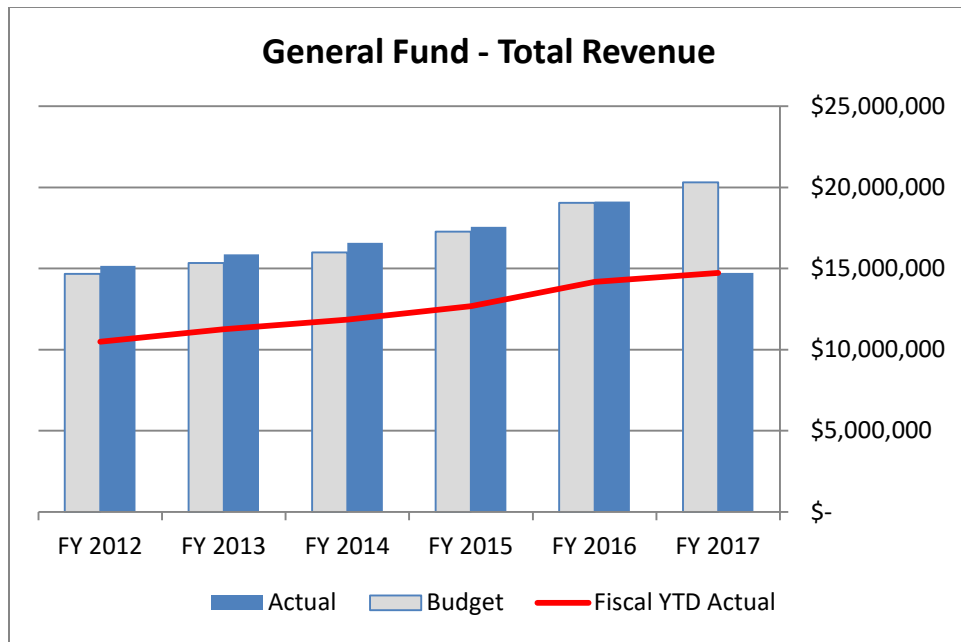
The allocated budget accounts for cyclical trends in revenues and expenditures versus allocating a straight 1/12 of the annual budget per month. The allocated budget is based on the actual revenue/expenditures incurred by month as a percentage of the total revenue/expenditures incurred by year for the most recent historical five-years.

GENERAL FUND

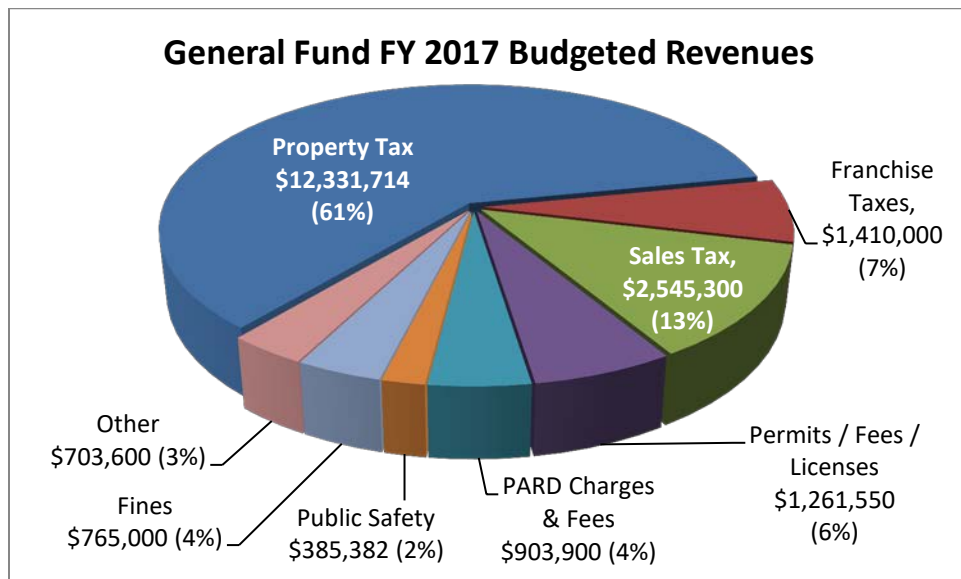
General Fund Revenues:

FY 2017 Budget	YTD Allocated Budget	YTD Actual	Over/(Under) Allocated Budget
\$20,306,446	\$15,107,198	\$14,718,286	(\$388,911)

For the five months ended February 2017, the General Fund collected 72% of its total budgeted revenues and is under its allocated budget by \$388,911, or 3%.

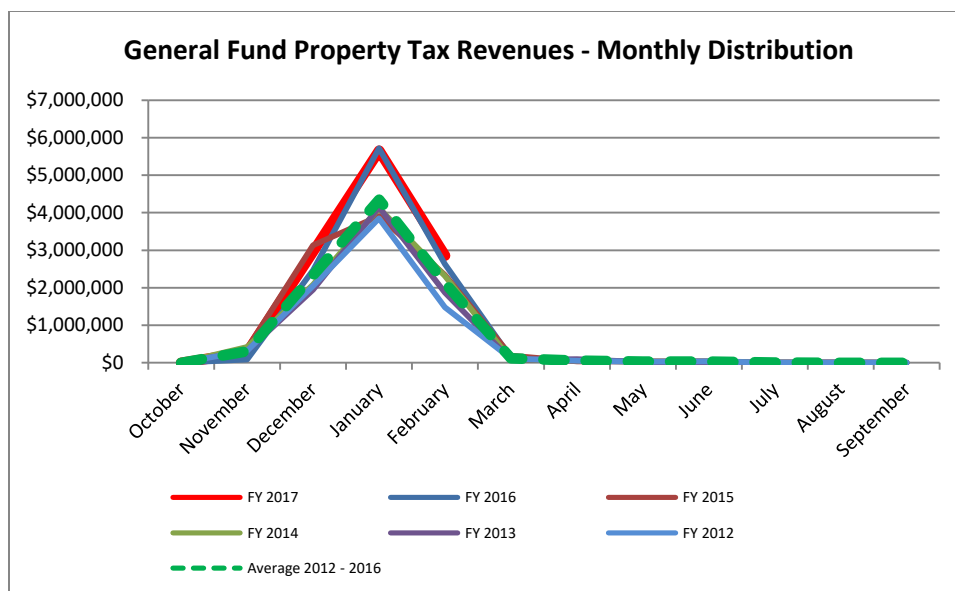


Property tax makes up the largest category of revenues in the General Fund at 61% of all FY 2017 budgeted revenues, followed by sales tax at 13% and franchise taxes at 7%.

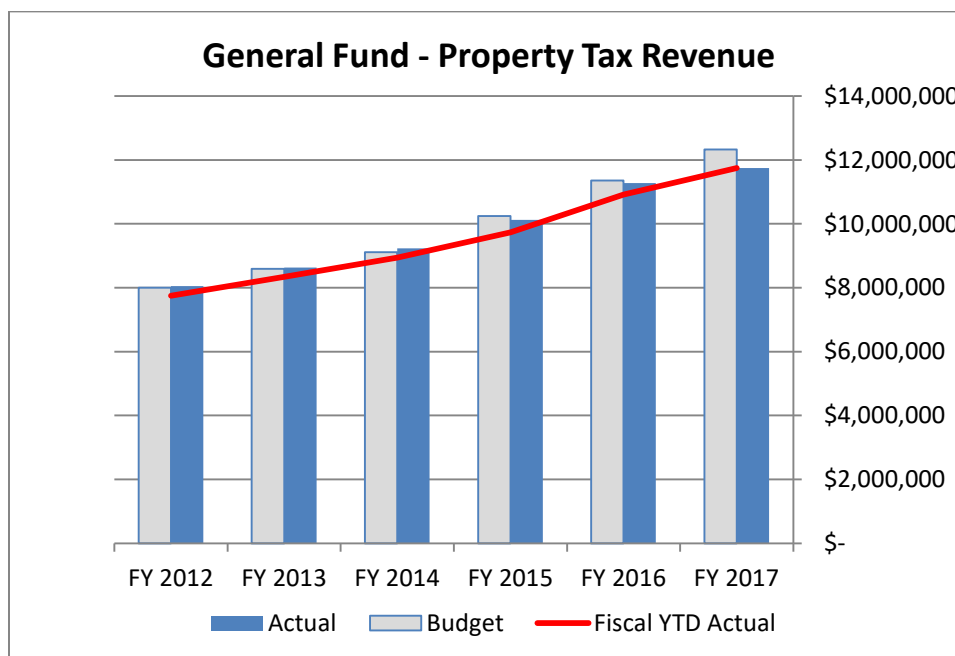


Property Tax

The City collected 95%, or \$11,750,747, of its budgeted property tax revenue through the five months ended February 2017, which is under the allocated budget by \$155,112, or 1%. The timing of property tax collections is driven by the January 31 due date, after which penalties are incurred.

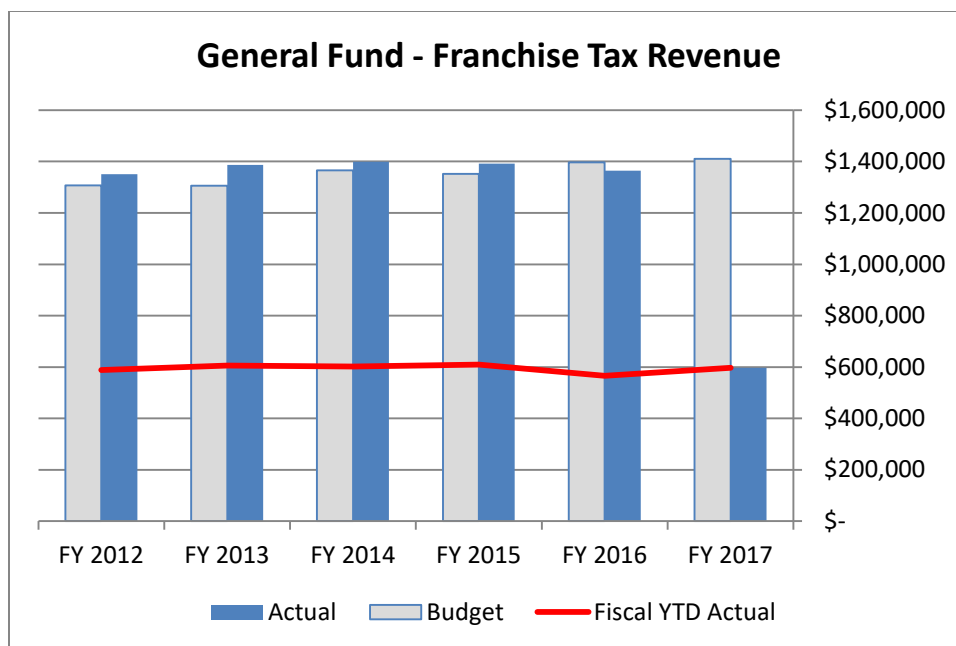


Overall, the General Fund ultimately expects to collect approximately \$12.3 million in property taxes in FY 2017, an increase of \$1.0 million over FY 2016's \$11.3 million. The expected increase in property taxes is driven by a general tax rate increase of \$0.005 per \$100 of assessed value increase, or 2.0%, and a 6.2% increase in taxable values.



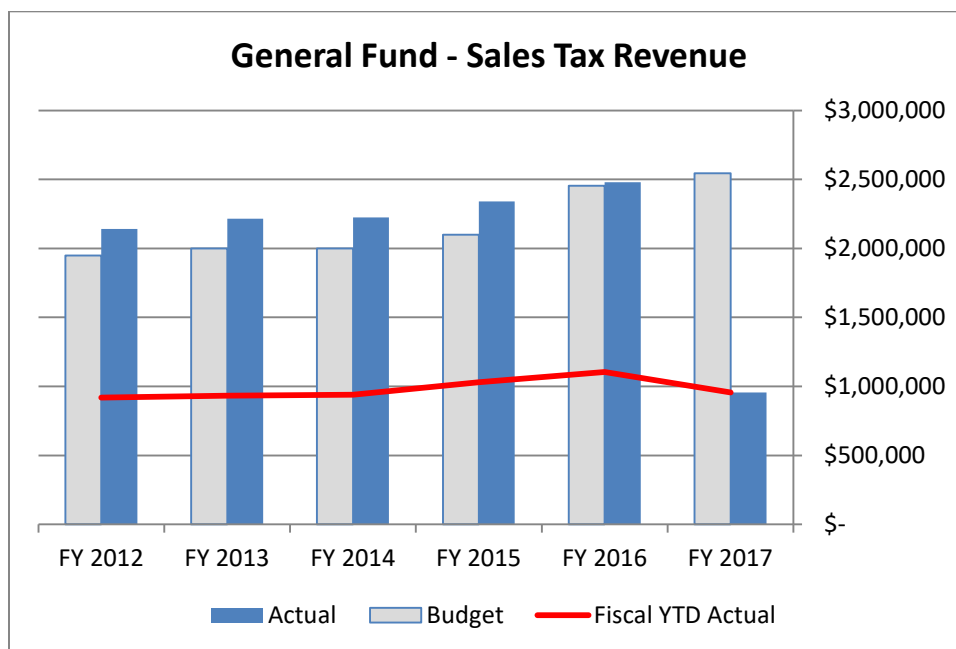
Franchise Taxes

Franchise taxes of \$596,973 for the five months ended February 2017 are under the allocated budget by \$10,800, or 2%. Electric franchise tax payments are generally received monthly. Gas, telephone, and cable franchise tax payments are generally received quarterly.



Sales Tax

Sales tax revenue of \$955,617 for the five months ended February 2017 is under the allocated budget by \$142,511, or 13%.



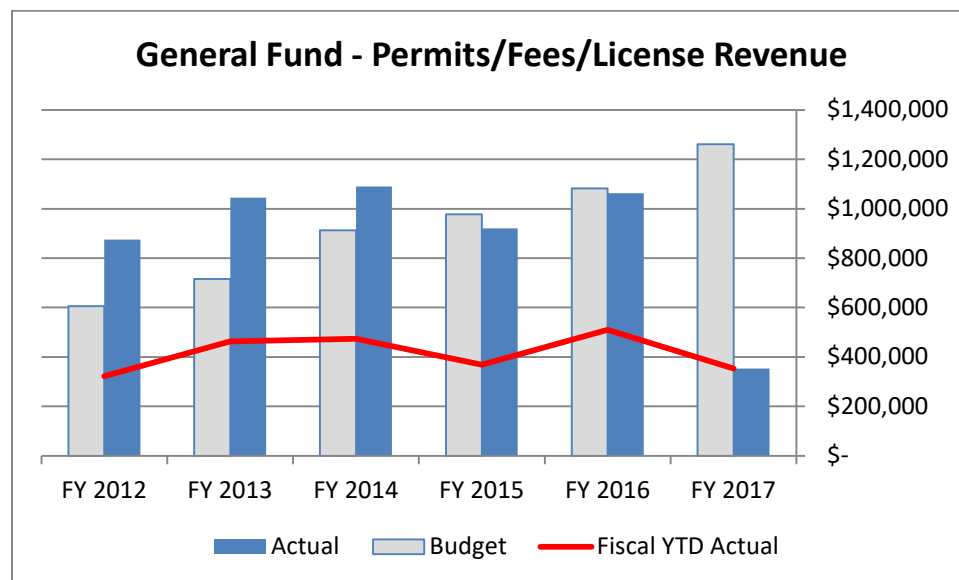
Current year refunds as well as lower than anticipated sales within the City of Bellaire have contributed to sales tax revenue coming in under the allocated budget.

The City's current inter-local agreement with METRO, effective October 2014, requires METRO to pay the City one-half of all sales taxes collected by METRO within the Bellaire city limits. The

City records these revenues in the METRO Fund. The City has experienced a corresponding decline in METRO sales tax receipts in the METRO fund.

Permits, Fees, and Licenses

Development permits, fees, and licenses of \$353,330 are under the allocated budget by \$182,810, or 34%. Permits are budgeted to be significantly higher in FY 2017 due to the planned construction of a new H-E-B grocery store. No permit revenue related to the new store was recorded in the five months ended February 2017, and the timing of that permit revenue is not likely to follow the historical trends reflected in the allocated budget. As a result, we may experience significant variances in actual permit revenue as compared to the allocated budget this year.



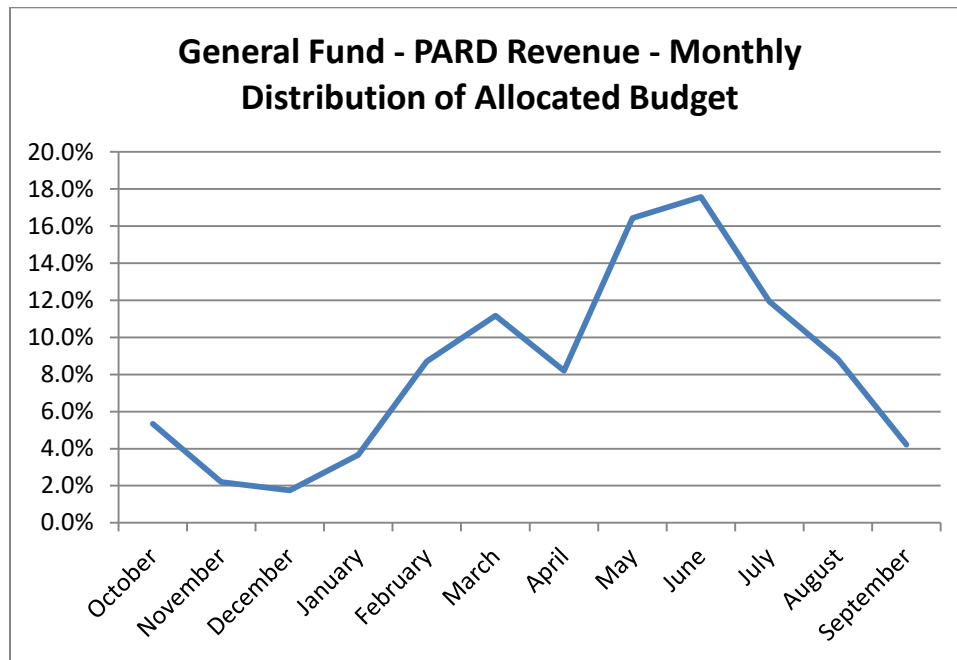
As reflected in the previous chart, actual fiscal year-to-date permit/fees/license revenue is lower than prior years, so the timing of the H-E-B permit revenue is not the only factor contributing to the variance from the allocated budget. Reduced new home construction has resulted in several major permit/fees/license revenue categories being below historical averages as reflected in the following table.

G/L Account	Budget	YTD FY 2017	YTD Avg. FY 2012 - 2016	Over / (Under) Average
4102 – Permits Fire-Plumbing-Gas	\$118,000	\$38,410	\$38,068	\$342
4103 – Permits Electrical	\$71,000	\$22,840	\$22,386	\$454
4104 – Permits Building	\$525,000	\$122,527	\$162,727	(\$40,200)
4121 – Contractor Registration	\$100,000	\$33,043	\$39,115	(\$6,072)
4130 – Plan Check	\$273,000	\$57,062	\$79,368	(\$22,306)

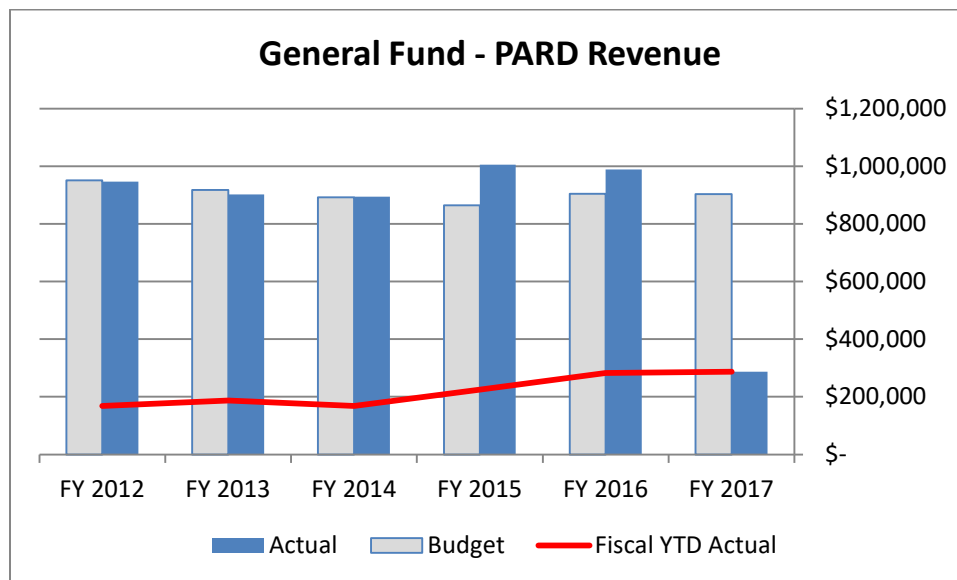
Table includes all G/L accounts in this revenue category with original budgets in excess of \$50,000.

PARD Charges & Fees

As reflected in the following chart, Parks and Recreation fees are weighted heavily toward the summer months when Camp Paseo is operating and the swimming pools are open daily.

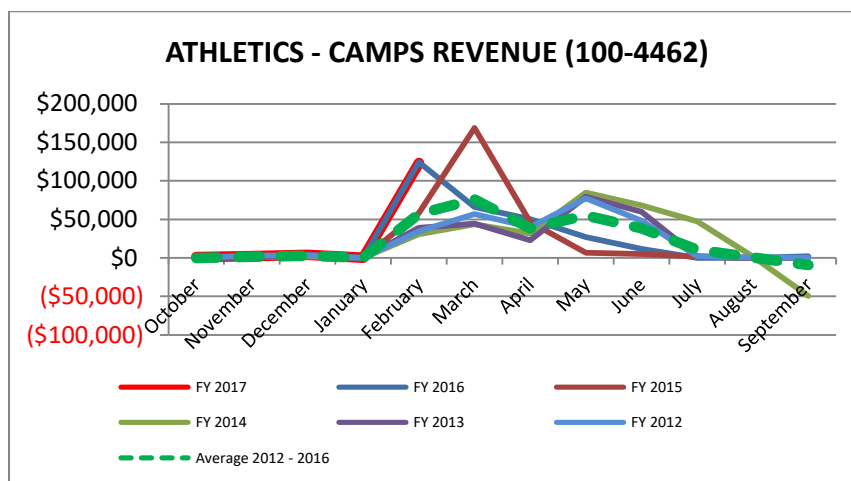


Parks and Recreation fees of \$287,408 are over the allocated budget by \$91,749, or 47%.



The five months ended February 2017 included \$130,593 in camp registration revenue, of which \$123,282 was recorded in February. The average of the prior five years for the comparable period is just \$61,603. Other summer camps have been opening registration earlier and earlier, so beginning last year, we began taking registrations in mid-February instead of the

last week of February and this has shifted a significant amount of revenue from March into February. The following chart illustrates the shift in the revenue recognition of camp registrations.

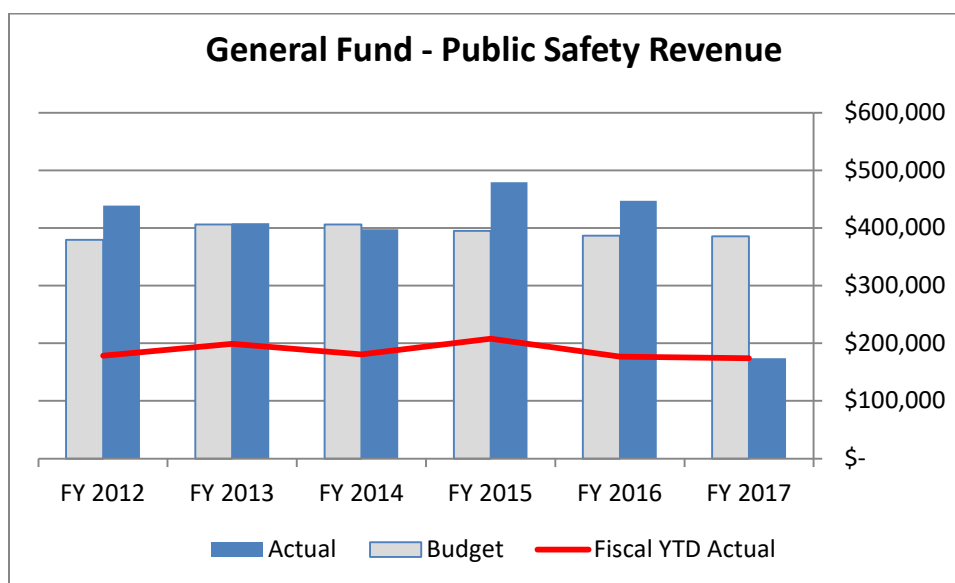


The five months ended February 2017 included \$12,210 in swim lesson revenue. The average of the prior five years for the comparable period is just \$4,012. The increase in swim lesson revenue is primarily due to a restructuring of the personal services contract related to "Swim 300" swim lessons.

The five months ended February 2017 included pool rental revenue of \$13,070. The average of the prior five years for the comparable period is just \$7,967. \$11,400 of the FY 2017 revenue relates to reservations for the Episcopal High School swim team.

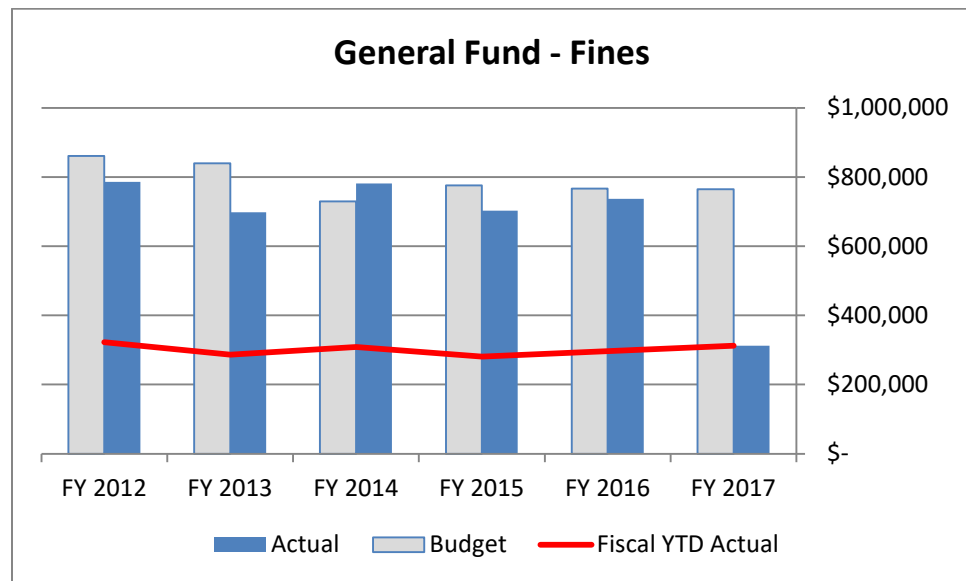
Public Safety

Public Safety revenues of \$174,172 are over the allocated budget by \$6,404, or 4%.



Fines

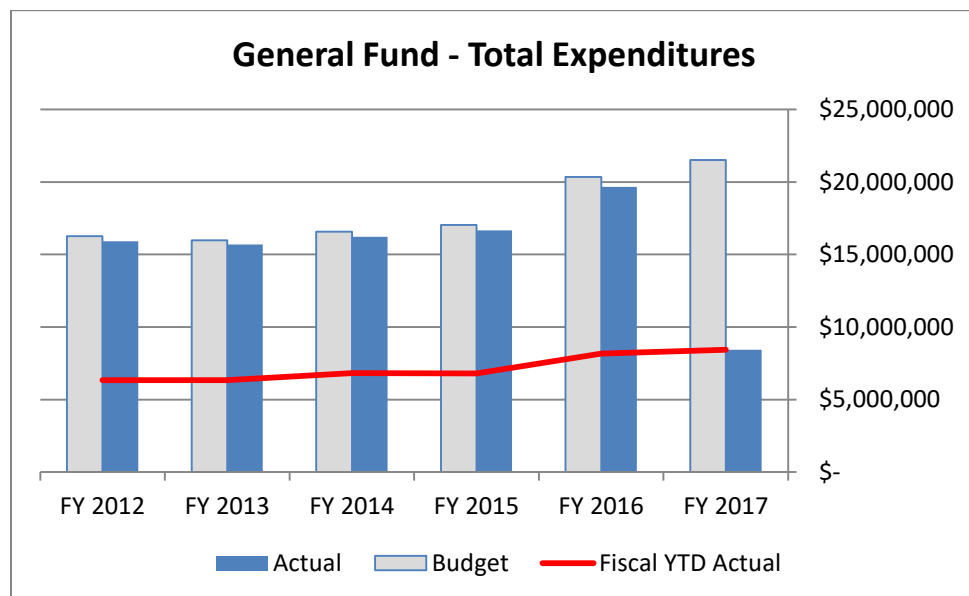
Fine revenues of \$312,741 are above the allocated budget by \$4,129, or 1%.



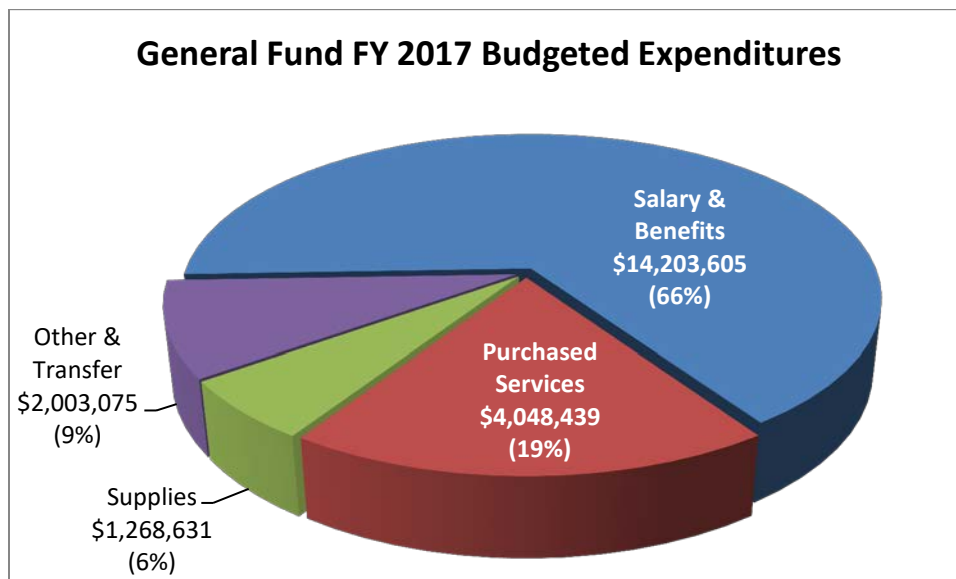
General Fund Expenditures:

FY 2017 Budget	YTD Allocated Budget	YTD Actual	Over/(Under) Allocated Budget
\$21,523,750	\$8,841,992	\$8,427,744	(\$414,248)

For the five months ended February 2017, the General Fund expended 39% of its total budgeted expenditures and is under its allocated budget by \$414,248, or 5%.

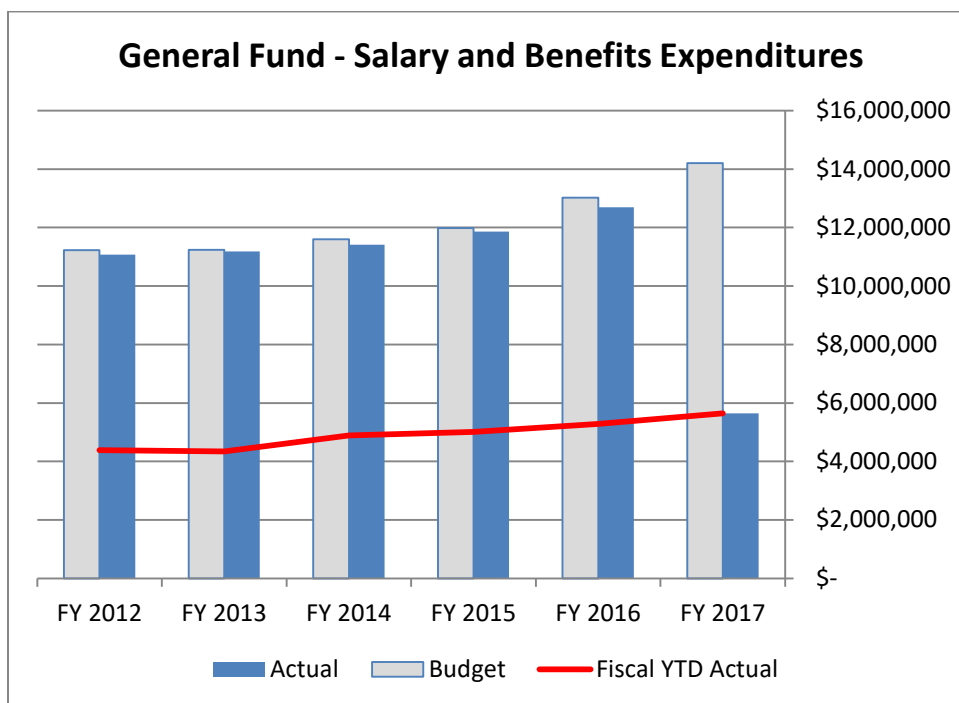


Salaries and benefits make up the largest category of expenditures in the General Fund at 66% of all FY 2017 budgeted expenditures, followed by purchased services at 19%.



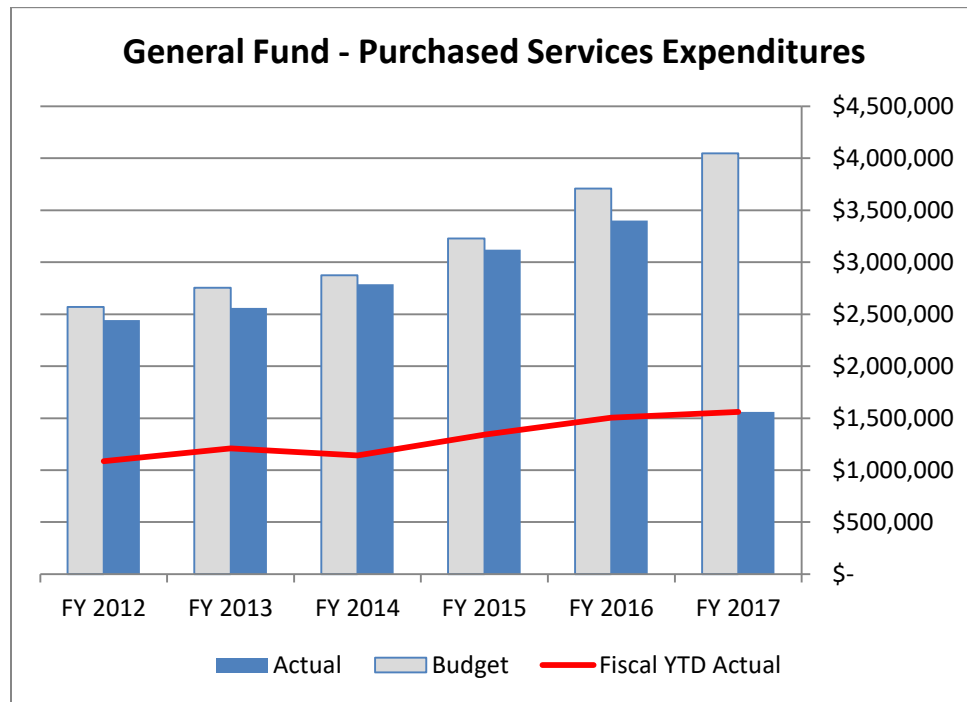
Salary and Benefits

Salary and benefits of \$5,646,550 are under the allocated budget by \$182,652, or 3%.



Purchased Services

Purchased services of \$1,559,176 are under the allocated budget by \$220,185, or 12%.



Some of the larger departmental level variances contributing to this category being below the allocated budget include:

- Police Department – Maintenance, which is primarily related to vehicles, was \$16,298 for the five months ended February 2017 as compared to the prior five-year average of \$28,697.
- Parks (Maintenance) – Other contract labor was \$689 for the five months ended February 2017 as compared to the prior five-year average of \$7,992. This budget is being conserved for a large tree inventory project planned for the summer.
- Parks (Recreation) – Instructor pay was \$17,144 for the five months ended February 2017 as compared to the prior five-year average of \$27,007. We are experiencing a steady shift away from the historical model of the City administering programs, collecting registration fees, and paying instructors to a new model of instructors administering programs, collecting registration fees directly, then remitting a portion of the fees to the City. Technology advancements have made the administration of programs, including registration, billing, payment processing, etc., accessible to individual instructors, sometimes through apps on smart phones or iPads, and they no longer need to rely on our administrative capabilities. As individual program contracts are restructured, revenues decrease and instructor pay is eliminated, causing our current instructor pay to be below historical balances.

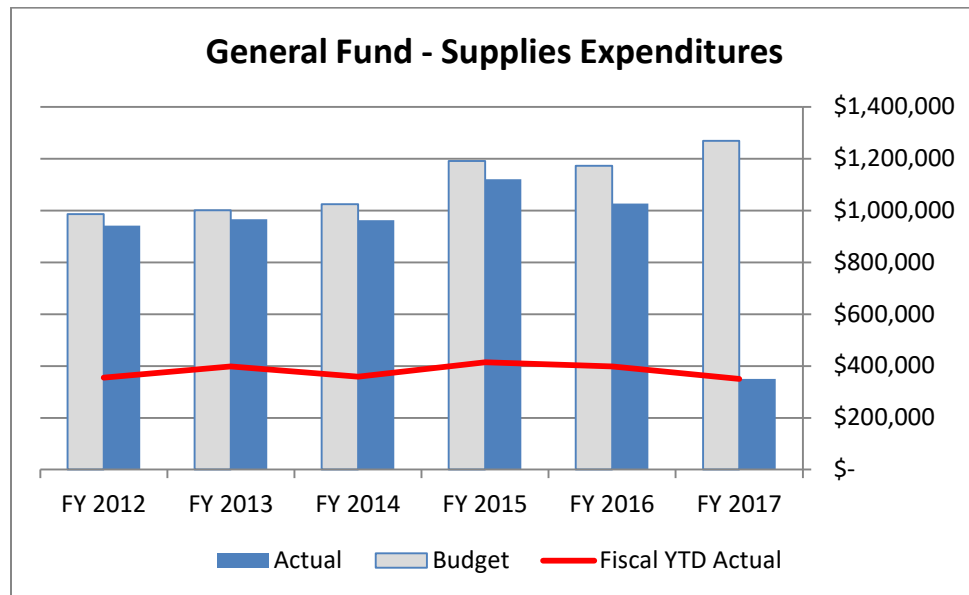
- Public Works (Streets) – Maintenance, which is primarily related to vehicles and traffic signals, was \$25,544 for the five months ended February 2017 as compared to the prior five-year average of \$36,934.

In addition, the variances below are timing related and should diminish prior to year-end.

- IT – IT communications maintenance (maintenance service agreements) was \$6,834 for the five months ended February 2017 as compared to the prior five-year average of \$9,457 because of the timing of annual maintenance agreement payments.
- Legal – Legal fees were \$14,625 for the five months ended February 2017 as compared to the prior five-year average of \$27,502 because of the timing of billings.

Supplies

Supplies of \$349,531 are under the allocated budget by \$136,736, or 28%.



Some of the larger variances contributing to this category being below the allocated budget include:

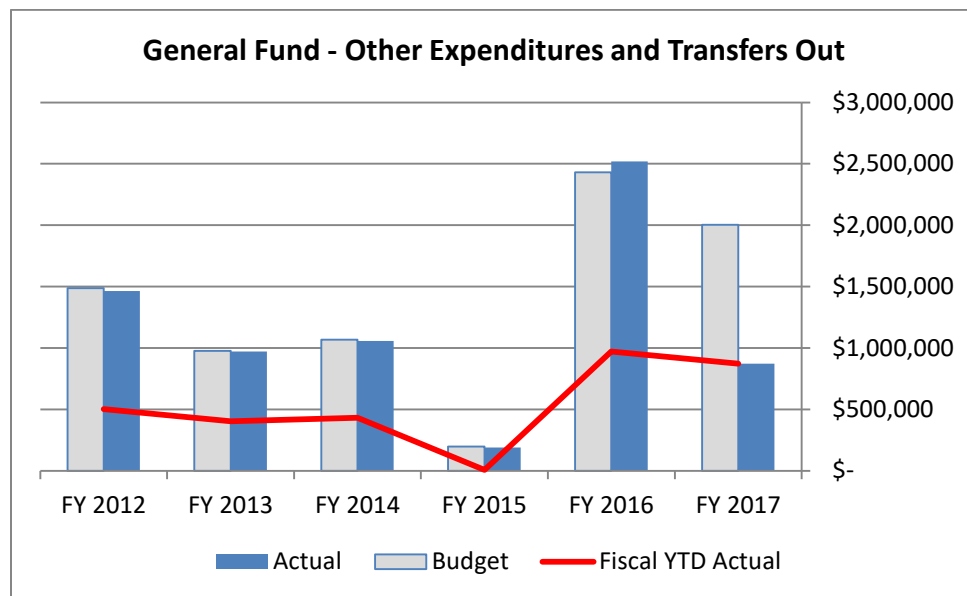
- All Departments – Natural gas expenditures are a contributor to supplies being under the allocated budget. Natural gas expenditures were \$11,338 for the five months ended February 2017 as compared to \$15,335 in FY 2016 and \$21,317 in FY 2015. The City's primary use of natural gas relates to heating the swimming pool at the Bellaire Family Aquatics Center during winter months. The pool was closed for repairs from December 15 through January 20 and was not heated causing a significant reduction in natural gas usage. Additionally, similar to FY 2016, FY 2017 is shaping up to be a mild winter with lower natural gas expenditures related to heating workspaces.

In addition, the variances below are timing related and should diminish prior to year-end.

- All Departments – Electricity expenditures are a contributor to supplies being under the allocated budget. Due to the timing of payments the five months ended February 2017 only includes four electricity payments instead of five, resulting in YTD electricity expenditures being approximately \$30,000 lower than they would be if they included five payments.
- All Departments - Fuel expenditures are a major contributor to supplies being under the allocated budget. Due to the timing of invoice payments the YTD FY 2017 amount only includes four payments instead of five payments causing fuel to be below the allocated budget. The General Fund total monthly fuel expense generally runs around \$10,000. In addition, we budgeted for a greater increase in fuel prices that have not materialized thus far in FY 2017.

Other Expenditures and Transfers Out

The “other expenditures and transfers out” category is mainly the monthly transfers from the General Fund to (1) the Capital Improvement Fund and (2) the Vehicle and Equipment Replacement Fund. Other expenditures and transfers out in the five months ended February 2017 of \$872,486 are over the allocated budget by \$125,324, or 17%. Total budgeted transfers out of the General Fund are \$2,057,000, or \$171,417/month. The year-to-date expenditures are \$15,402 higher than the transfer amount because of banking fees.

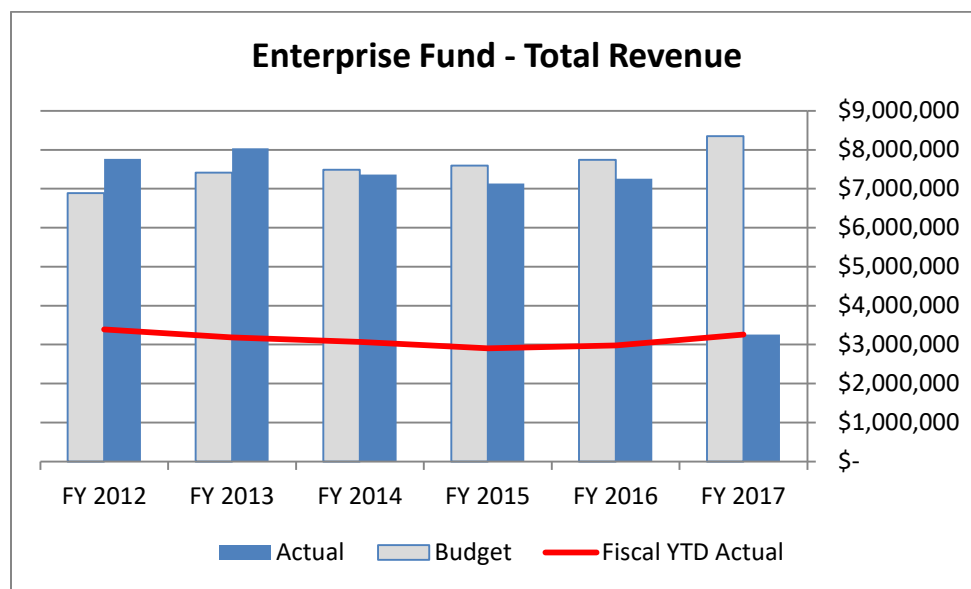


ENTERPRISE FUND

Enterprise Fund Revenues:

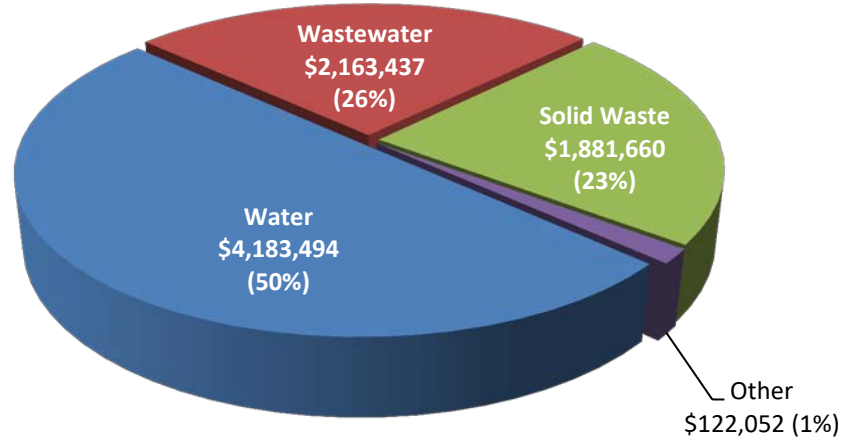
FY 2017 Budget	YTD Allocated Budget	YTD Actual	Over/(Under) Allocated Budget
\$8,350,643	\$3,444,721	\$3,260,958	(\$183,763)

For the five months ended February 2017, the Enterprise Fund collected 39% of its total budgeted revenues and is under its allocated budget by \$183,763, or 5%. The largest variance contributing to the divergence from the allocated budget is water revenue, which is \$126,895 below the allocated budget.



Sales of water makes up the largest category of revenues in the Enterprise Fund at 50% of all FY 2017 budgeted revenues, followed by charges for wastewater at 26%, and charges for solid waste at 23%.

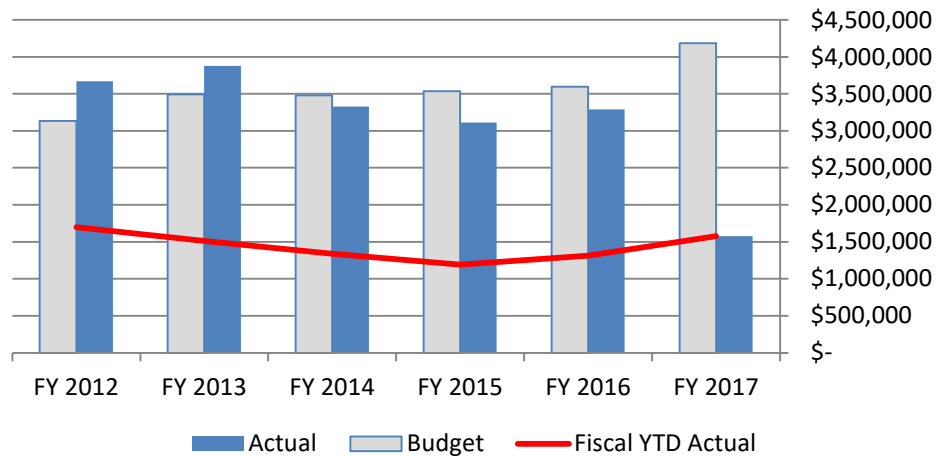
Enterprise Fund FY 2017 Budgeted Revenues



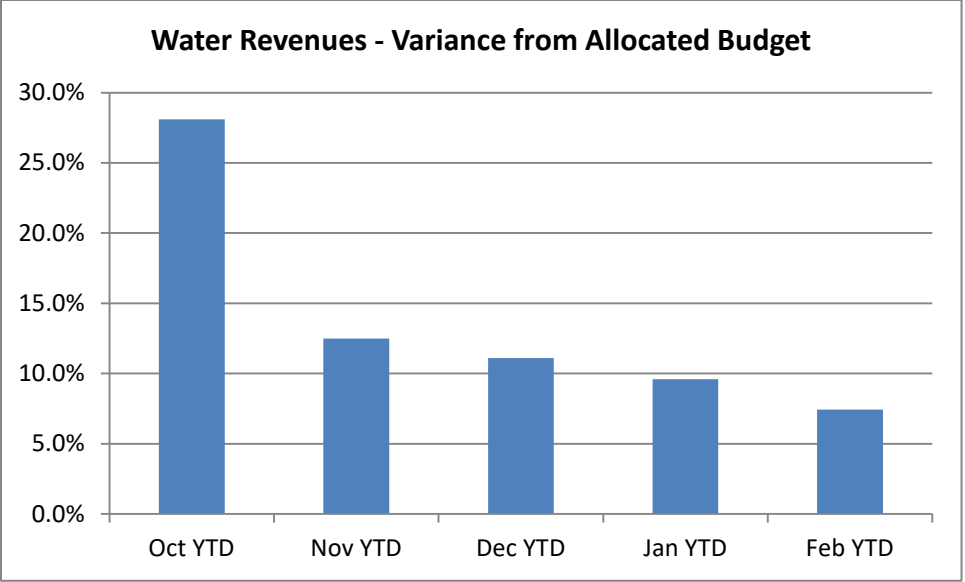
Water Revenue

Water revenues of \$1,577,648 are below the allocated budget by \$126,895, or 7%.

Enterprise Fund - Water Revenue

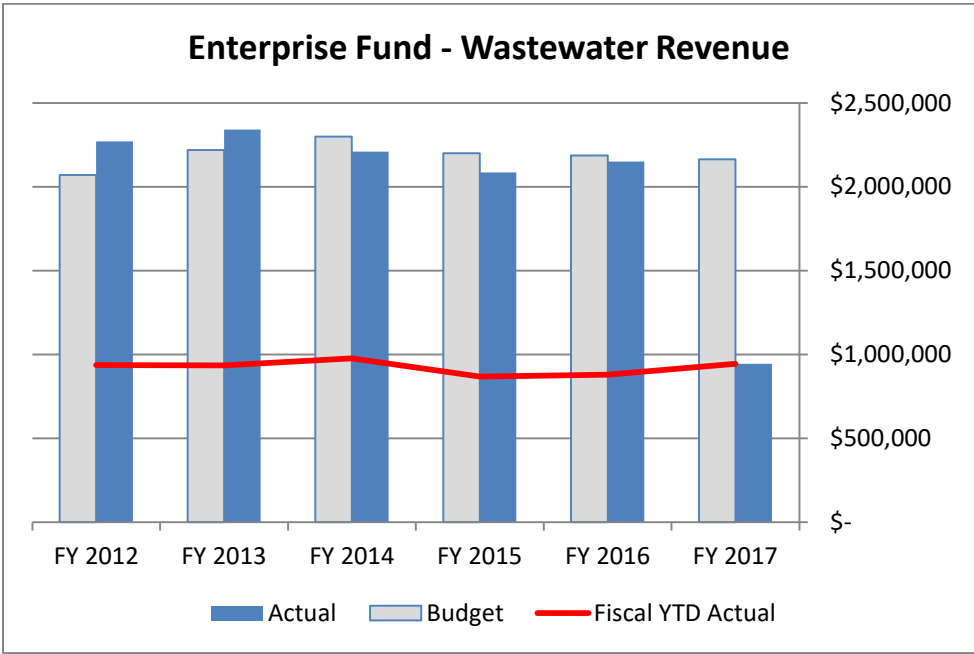


Changes in water revenues directly correlate to changes in water consumption. The allocated budget presumes water rates remain constant throughout the fiscal year; however, for the current fiscal year water rates were increased effective October 1st. The revenue actually collected in October relates to September usage and was billed under the old rate structure; therefore, only water revenues collected from November 2016 through September 2017 will be at the new water rates. While still under the allocated budget for the five months ended February 2017, water revenues are trending closer to allocated budget each month.



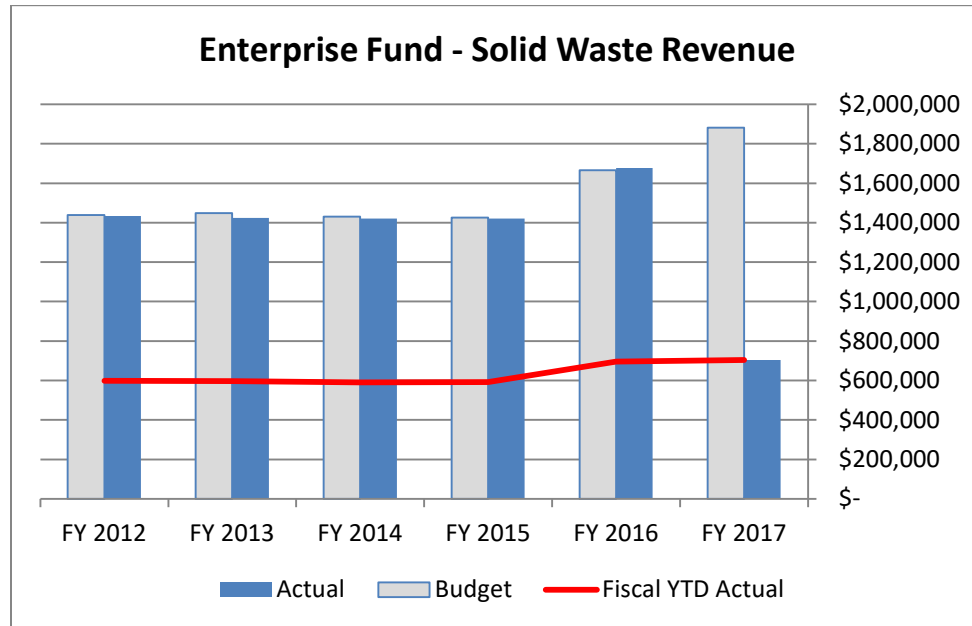
Wastewater Revenue

Wastewater revenues of \$943,892 are over the allocated budget by \$44,403, or 5%.



Solid Waste

Solid Waste revenues of \$703,352 are below the allocated budget by \$80,948, or 10%.

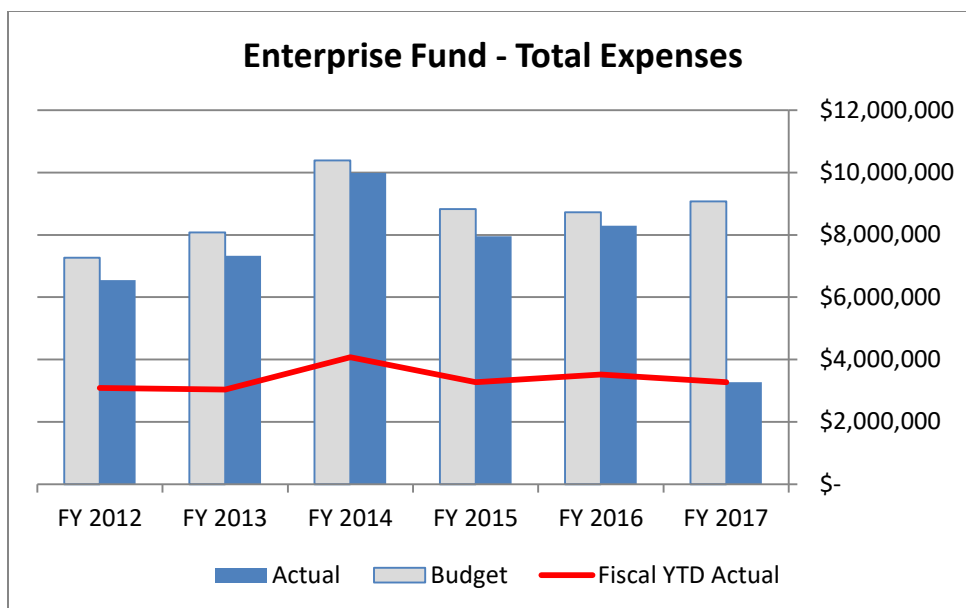


As initially reported in the first quarter report, a budget error caused the solid waste revenue amount to be inflated by approximately \$200,000. As of month ending February 2017, solid waste expenditures are approximately \$150,000 less than revenues collected. As communicated previously, staff will continue to monitor to ensure the solid waste operations are self-supporting.

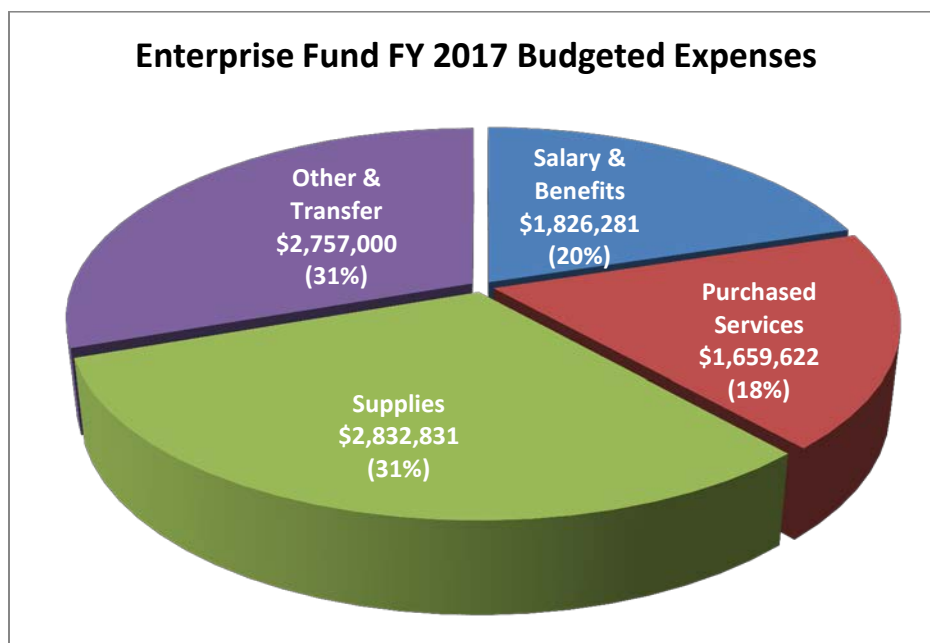
Enterprise Fund Expenses:

FY 2017 Budget	YTD Allocated Budget	YTD Actual	Over/(Under) Allocated Budget
\$9,075,734	\$3,879,306	\$3,274,692	(\$604,614)

For the five months ended February 2017, the Enterprise Fund incurred 36% of its total budgeted expenses and is under its allocated budget by \$604,614, or 16%. The variance from allocated budget is due mainly to "Supplies".

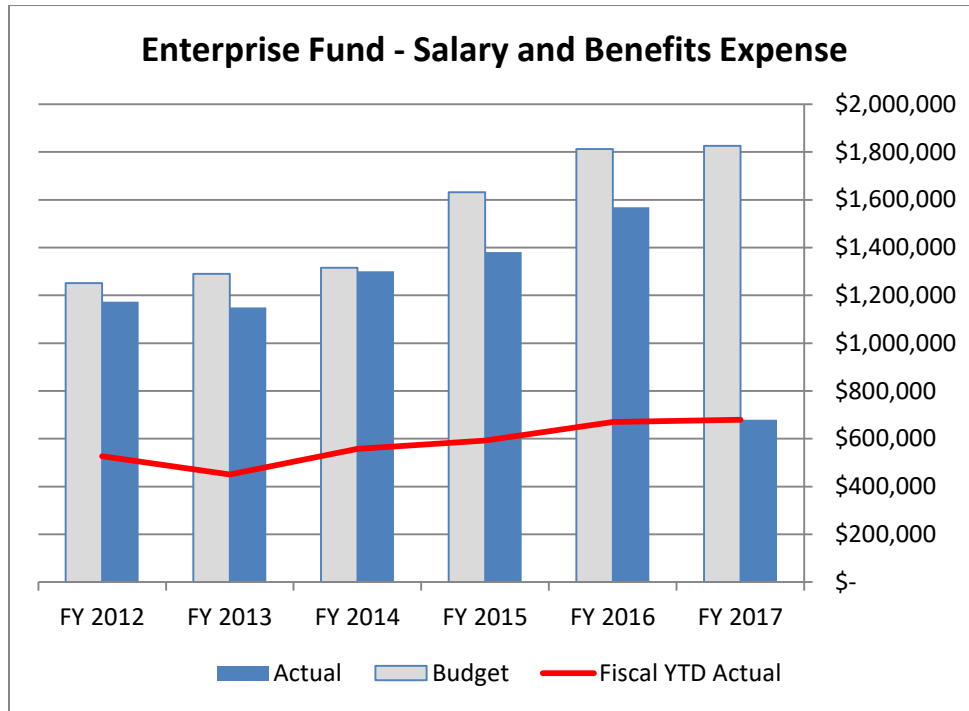


Supplies (which includes water purchased from the City of Houston) makes up the largest category of expenses in the Enterprise Fund at 31.2% of all FY 2017 budgeted expenses, followed by “other and transfers” at 30.4%. Other and transfers includes \$11,000 of budgeted operational expenses and \$2,746,000 of transfers out, including (1) \$624,000 to the General Fund to reimburse overhead expenses, (2) \$950,000 to the Debt Service Fund, (3) \$522,000 to the Vehicle and Equipment Replacement Fund, and (4) \$650,000 to the Capital Improvement Fund.



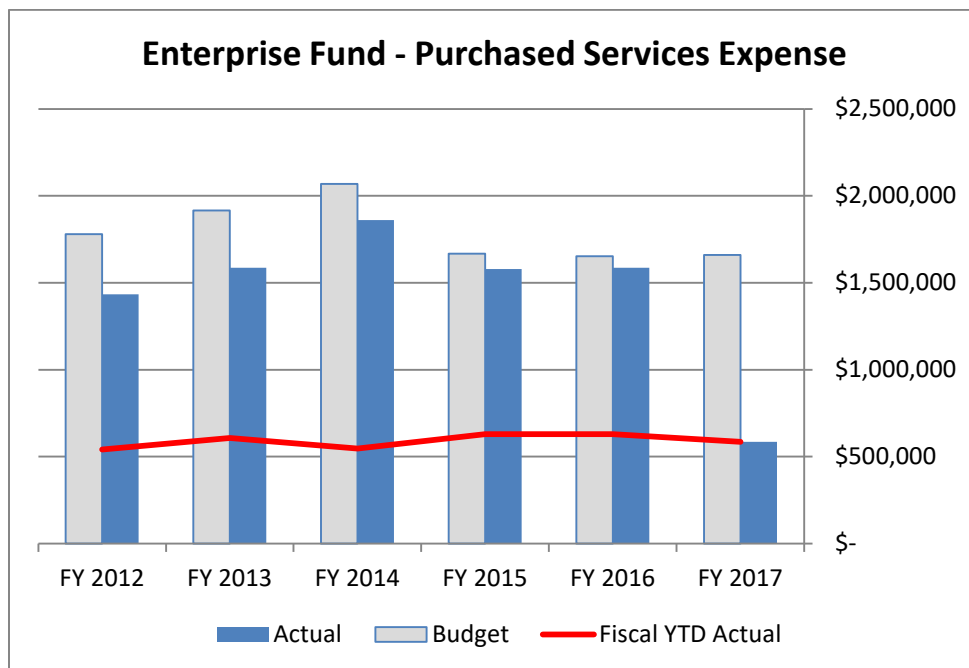
Salary and Benefits

Salary and benefits of \$679,050 are under the allocated budget by \$98,202, or 13%, due to vacancies. The Public Works director vacancy was filled in late March.



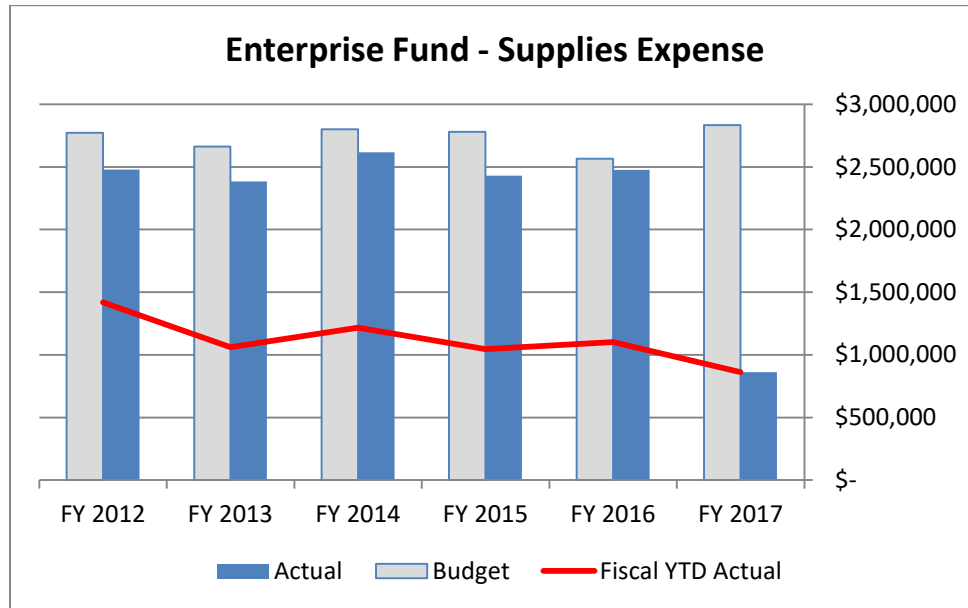
Purchased Services

Purchased services of \$583,961 are under the allocated budget by \$25,078, or 4%.



Supplies

Supplies of \$862,506 are under the allocated budget by \$473,272, or 35%.



Some of the larger variances contributing to this category being below the allocated budget include:

- **Water Purchased from Houston** - We budgeted a 14% increase in FY 2017 water purchases from the City of Houston, as compared to FY 2016 actual expense of \$1,610,888. The overall budgeted increase was based on a price increase from the City of Houston and expected increase in the volume of water to be purchased for FY 2017. As expected, the City of Houston raised its price per 1,000 gallons by 1.4%, from \$2.842 to \$2.882. While the price per 1,000 gallons has increased, the number of gallons used has decreased. Additionally, the minimum monthly gallons billed decreased from 45 million to 42 million. This resulted in Houston billing us for 10.3 million fewer gallons in FY 2017 than in the comparable period in FY 2016. The water purchases expense of \$624,173 for the five months ended February 2017 is \$108,923 less than the average of the prior five years of \$733,096 for the comparable period.

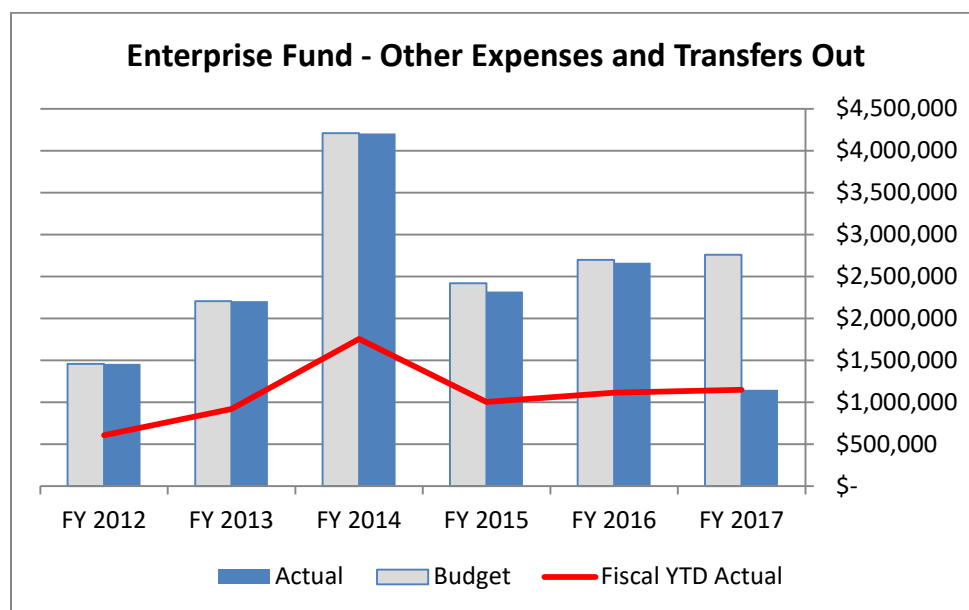
In addition, the variances below are timing related and should diminish prior to year-end.

- **Ground Water Credits** - Ground water credits are usually purchased once a year, but the purchase date varies from year to year. In each of the past four fiscal years, the City purchased ground water credits during the five months ended February, averaging \$170,728/year, which increased the allocated budget for the period; however, there were no ground water credit purchases in the first five months of FY 2017. The City purchased \$118,215 of ground water credits in March 2017.

- Fuel - Due to the timing of invoice payments, fuel expenditures for the five months ended February 2017 only includes four payments instead of five resulting in YTD fuel expenditures being approximately \$5,000 lower than they would be if they included five payments. In addition, we budgeted for a greater increase in fuel prices than have materialized thus far in FY 2017.
- Electricity - Due to the timing of invoice payments, electricity expenditures for the five months ended February 2017 only includes four electricity payments instead of five, resulting in YTD electricity expenditures being approximately \$38,000 lower than they would be if they included five payments.
- Garbage Bags - The budget for garbage bags increased by \$15,000, from \$85,000 to \$100,000; however, there were no garbage bag purchases in the five months ended February 2017. The average garbage bag expense for the five years included in the allocated budget is \$17,905. The bid opening for the new garbage bag contract was March 1, 2017.

Other Expenses and Transfers Out

The “other expenses and transfers out” category is mainly the monthly transfers from the Enterprise Fund to (1) the General Fund, (2) the Debt Service Fund, (3) The Vehicle and Equipment Replacement Fund, and (4) the Capital Improvement Fund. Other expenses and transfers out in the five months ended February 2017 of \$1,149,175 are under the allocated budget by \$8,063, or 1%. Total budgeted transfers out of the Enterprise Fund are \$2,746,000, or \$228,833/month. The year-to-date expenses are \$5,008 higher than the transfer amount because of banking fees, which are budgeted at \$11,000, and are relatively immaterial to the category total.



Rainfall

Rainfall (Inches)	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Cumulative thru February	12.29	17.95	19.91	24.83	19.59
Annual	30.06	59.05	70.83	70.95	

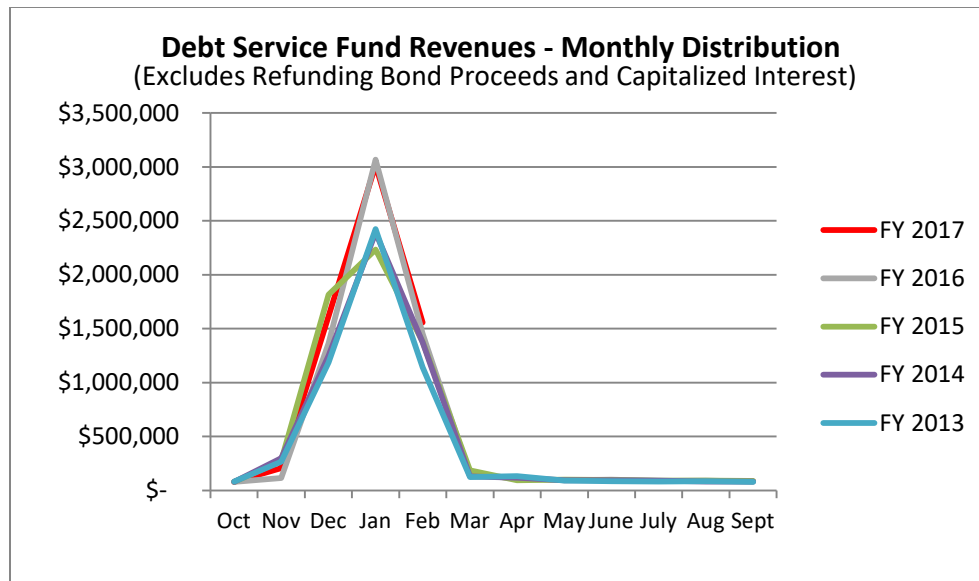
DEBT SERVICE FUND**Debt Service Fund Revenues:**

FY 2017 Budget	YTD Actual	Over/(Under) Budget
\$7,310,967	\$16,750,718	\$9,439,751

In addition to the normal recurring revenues discussed below, the City records the proceeds of any refunding bond issuances as revenues in the Debt Service Fund. Bond proceeds from the issuance of refunding bonds were not included in the FY 2017 budget, and are not reflected in the \$7.3 million budgeted revenue amount in the above table. However, the YTD actual revenues of \$16.8 million in the above table include approximately \$10 million of refunding bond proceeds.

The issuance of the Series 2017 bonds in February included an allocation of proceeds to the Debt Service Fund of \$0.3 million for capitalized interest – proceeds dedicated to be used toward the payment of the first interest payment on the Series 2017 bonds. This amount is included in the YTD actual revenues of \$16.8 million in the above table, however, capitalized interest proceeds were not included in the FY 2017 budget.

Normal recurring Debt Service Fund revenues are comprised primarily of property taxes (87% of budgeted revenues). The other significant source of recurring revenue is the annual \$950,000 transfer in from the Enterprise Fund (13% of budgeted revenues), which is recorded in monthly installments of \$79,167. There is also a small amount of investment earnings budgeted (\$5,000 – less than 1% of budgeted revenues). For the five months ended February 2017, normal recurring revenues from property taxes, Enterprise Fund transfers, and investment earnings totaled \$6.5 million, which is \$0.8 million under budget, or 11%.



Property Tax

Property taxes are primarily collected in the months of December through February due to the January 31st property tax due date. The Debt Service Fund collected \$6,083,295 of property tax in the five months ended February 2017, or 96% of FY 2017 budgeted property tax.

Transfers In

Transfers from the Enterprise Fund in the amount of \$395,833 for the five months ended February 2017 are equal to 5/12 of the total FY 2017 budgeted transfer. In addition, the Debt Service Fund received an unbudgeted transfer of \$314,655 from the Capital Bond Fund for capitalized interest.

Debt Service Fund Expenditures:

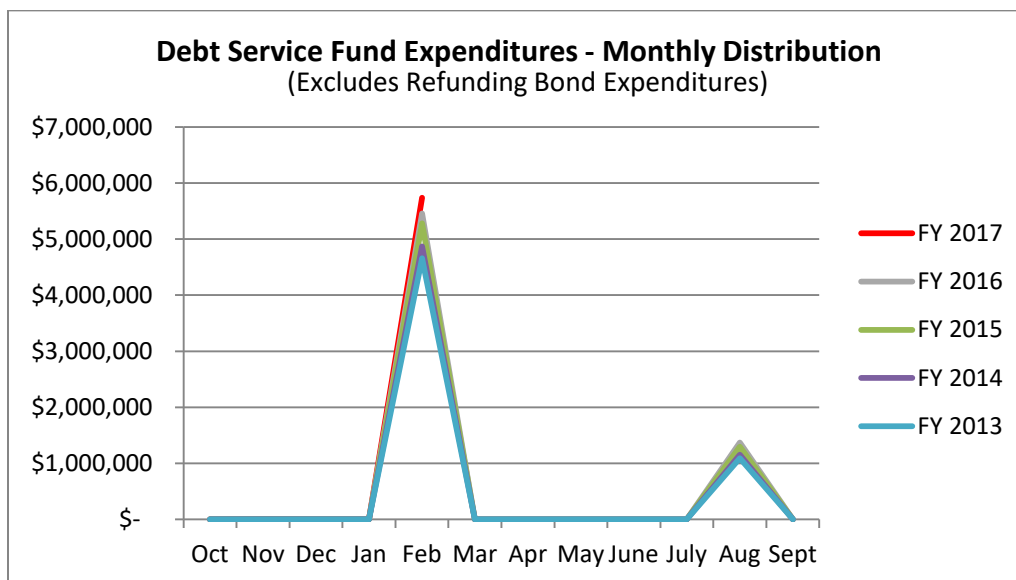
FY 2017 Budget	YTD Actual	Over/(Under) Budget
\$7,310,967	\$15,686,951	\$8,375,984

In addition to the normal recurring expenditures discussed below, the City records payments associated with issuing refunding bonds as expenditures in the Debt Service Fund. Expenditures associated with the issuance of refunding bonds were not included in the FY 2017 budget, and are not reflected in the \$7.3 million budgeted expenditures amount in the above table. However, the YTD actual expenditures of \$15.7 million in the above table do include approximately \$10.0 million of refunding bond expenditures.

Normal recurring Debt Service Fund expenditures are primarily scheduled principal and interest payments (99.8% of FY 2017 budgeted expenditures). There are also some minor related fees such as fiscal agent fees. In February, there are annual principal payments and semi-annual interest payments due on the City's outstanding bonds, and in August there are semi-annual

interest payments due. Expenditures are concentrated in February and August in accordance with the debt payment schedules.

According to schedule, there were principal and interest payments totaling \$5.7 million in the five months ended February 2017.



City of Bellaire
General Fund
Revenues and Expenditures (Unaudited)
YTD as of February 2017

	February			Year to Date			
	FY 2017 Budget	Actual	% of Budget	Allocated Budget	Actual	Over/(Under) Allocation	% of Budget
Revenues							
Property Taxes	\$ 12,331,714	\$ 2,867,382	23%	\$ 11,905,860	\$ 11,750,747	\$ (155,112)	95%
Franchise Taxes	1,410,000	137,948	10%	607,773	596,973	(10,800)	42%
Sales Taxes	2,545,300	232,674	9%	1,098,128	955,617	(142,511)	38%
Permits, Fees, Licenses	1,261,550	74,360	6%	536,141	353,330	(182,810)	28%
PARD Charges and Fees	903,900	143,936	16%	195,659	287,408	91,749	32%
Public Safety	385,382	49,128	13%	167,768	174,172	6,404	45%
Fines	765,000	84,660	11%	308,613	312,741	4,129	41%
All Other	703,600	56,690	8%	287,257	287,297	41	41%
Total Revenues	20,306,446	3,646,779	18%	15,107,198	14,718,286	(388,911)	72%
Expenditures							
Salary & Benefits	14,203,605	965,038	7%	5,829,202	5,646,550	(182,652)	40%
Purchased Services	4,048,439	357,255	9%	1,779,361	1,559,176	(220,185)	39%
Supplies	1,268,631	86,022	7%	486,267	349,531	(136,736)	28%
Other/Transfers	2,003,075	173,083	9%	747,162	872,486	125,324	44%
Total Expenditures	21,523,750	1,581,397	7%	8,841,992	8,427,744	(414,248)	39%
Net Revenues/(Expenditures)	\$ (1,217,304)	\$ 2,065,382		\$ 6,265,206	\$ 6,290,542	\$ 25,337	
Fund Balance 9/30/16	\$ 4,815,527						
FY 2017 Revenue Budget	20,306,446						
FY 2017 Expenditure Budget	21,523,750						
Projected Ending Fund Balance	<u>\$ 3,598,223</u>						
60 Day Reserve Requirement (Includes only operating budget)	\$ 3,244,458						

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

**City of Bellaire
Enterprise Fund
Revenues and Expenses (Unaudited)
YTD as of February 2017**

	February			Year to Date			
	FY 2017 Budget	Actual	% of Budget	Allocated Budget	Actual	Over/(Under) Allocation	% of Budget
Revenues							
Water	\$ 4,183,494	\$ 249,866	6%	\$ 1,704,543	\$ 1,577,648	\$ (126,895)	38%
Wastewater	2,163,437	188,612	9%	899,489	943,892	44,403	44%
Solid Waste	1,881,660	140,467	7%	784,300	703,352	(80,948)	37%
All Other	122,052	7,333	6%	56,389	36,066	(20,323)	30%
Total Revenues	8,350,643	586,279	7%	3,444,721	3,260,958	(183,763)	39%
Expenses							
Salary & Benefits	1,826,281	114,269	6%	777,252	679,050	(98,202)	37%
Purchased Services	1,659,622	110,262	7%	609,039	583,961	(25,078)	35%
Supplies	2,832,831	182,538	6%	1,335,778	862,506	(473,272)	30%
Other Expenses and Transfers	2,757,000	229,755	8%	1,157,238	1,149,175	(8,063)	42%
Total Expenses	9,075,734	636,824	7%	3,879,306	3,274,692	(604,614)	36%
Net Revenues/(Expenses)	\$ (725,091)	\$ (50,545)		\$ (434,585)	\$ (13,734)	\$ 420,851	

Working Capital 9/30/16	\$ 1,566,233
FY 2017 Revenue Budget	8,350,643
FY 2017 Expense Budget	9,075,734
Projected Ending Working Capital	<u>\$ 841,142</u>

30 Day Fund Balance \$ 579,478
(Includes only operating budget)

Working Capital (current assets minus current liabilities)

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

City of Bellaire
Debt Service Fund
Revenues and Expenditures (Unaudited)
YTD as of February 2017

	YTD			
	FY 2017 Budget	Unaudited Actual	Over/(Under) Budget	% of Budget
Revenues				
Property Taxes	\$ 6,355,967	\$ 6,083,295	\$ (272,672)	96%
Investment Earnings	5,000	1,322	(3,678)	26%
Transfers from Enterprise Fund	950,000	395,833	(554,167)	42%
Transfers from Capital Bond Fnd	-	314,655	314,655	n/a
Bond Premium	-	265,613	265,613	n/a
Debt Proceeds	-	9,690,000	9,690,000	n/a
Total Revenues	7,310,967	16,750,718	9,439,751	229%
Expenditures				
Principal Payment	4,340,000	4,510,000	170,000	104%
Interest Payment	2,959,567	1,222,603	(1,736,964)	41%
Other Debt Expense	11,400	12,113	713	106%
Bond Refunding Expense	-	9,764,218	9,764,218	n/a
Refunding Issuance Costs	-	178,017	178,017	n/a
Total Expenditures	7,310,967	15,686,951	8,375,984	215%
Net Revenues/(Expenditures)	\$ -	\$ 1,063,767	\$ 1,063,767	
 Fund Balance 9/30/16	 \$ 489,135			
FY 2017 Revenue Budget	7,310,967			
FY 2017 Expenditure Budget	7,310,967			
Projected Ending Fund Balance	<u>\$ 489,135</u>			

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

City of Bellaire
Vehicle and Equipment Replacement Fund
Revenues and Expenditures (Unaudited)
YTD as of February 2017

	FY 2017 Budget	February Actual	YTD Actual	Encumbrance	Budget Balance
Revenues					
Transfers - General	\$ 1,007,000	\$ 83,917	\$ 419,583	n/a	\$ 587,417
Transfers - Enterprise	522,000	43,500	\$ 217,500	n/a	304,500
Proceeds from Capital Lease	787,667	787,666	787,666	n/a	1
Total Revenues	2,316,667	915,083	1,424,750	n/a	891,917
Expenditures					
Development Services	25,000	-	-	25,837	(837)
Fire	865,272	(1,930)	(1,930)	695,174	172,028
Police	310,000	144,753	144,753	146,810	18,437
Parks & Recreation	55,000	-	-	52,722	2,278
Public Works	210,000	-	-	190,248	19,752
Enterprise Public Works	435,000	-	-	369,099	65,901
Total Expenditures	1,900,272	142,823	142,823	1,479,890	277,559
Net Revenues/(Expenditures)	\$ 416,395	\$ 772,260	\$ 1,281,926	n/a	\$ 614,358
Fund Balance 9/30/16	\$ 952,704				
FY 2017 Revenue Budget	2,316,667				
FY 2017 Expenditure Budget	1,900,272				
Projected Ending Fund Balance	<u>\$ 1,369,099</u>				

City of Bellaire
Capital Improvements Fund
Revenues and Expenditures (Unaudited)
YTD as of February 2017

	FY 2017 Adopted Budget	Budget Carry-over	Budget Adjustments	FY 2017 Revised Budget	February Actual	YTD Actual	Encumbrance	Budget Balance
Revenues								
General Fund Transfer	\$ 1,050,000	\$ -	\$ -	\$ 1,050,000	\$ 87,500	\$ 437,500	n/a	\$ 612,500
Enterprise Fund Transfer	650,000	-	-	650,000	54,167	270,833	n/a	379,167
Evelyn's Park	-	-	80,990	80,990	(59,743)	14,286	n/a	66,704
Total Revenues	1,700,000	-	80,990	1,780,990	81,924	722,619	n/a	1,058,371
Projects								
FY 2014 City Wide Beautification	-	229,643	-	229,643	-	44,844	-	184,799
FY 2014 Street & Drainage Reconstruction - Phase 5B (a)	-	1,000,919	-	1,000,919	-	63,966	931,499	5,454
FY 2015 Evelyn's Park	-	968,245	80,990	1,049,235	-	871,291	134,074	43,870
FY 2015 Memorial Day Flood	-	-	-	-	1,406	3,918	-	(3,918)
FY 2016 Pavement Mgt Program	800,000	828,044	-	1,628,044	-	44,156	13,928	1,569,960
FY 2016 Playground/Shade/Amenities	100,000	-	-	100,000	28,918	42,505	54,315	3,180
FY 2016 ROW	-	50,000	-	50,000	4,975	42,288	7,463	250
FY 2016 Storm Water Drainage	-	900	-	900	-	900	-	-
FY 2017 BFAC Pool Area Improvements	150,000	-	-	150,000	-	-	-	150,000
FY 2017 Park Master Signage	50,000	-	-	50,000	-	-	-	50,000
FY 2017 Community Pathways Master Plan	75,000	-	-	75,000	-	-	-	75,000
FY 2017 Decorative Standard for Major Streets	75,000	-	-	75,000	-	-	-	75,000
FY 2017 Flood Plain Hazard Mitigation Plan	50,000	-	-	50,000	-	-	-	50,000
Total General Projects	1,300,000	3,077,751	80,990	4,458,741	35,299	1,113,868	1,141,278	2,203,595
FY 2015 City Wide SCADA System	150,000	202,500	-	352,500	-	-	37,500	315,000
FY 2015 Water/Sanitary Sewer Program	-	82,827	-	82,827	-	1,071	-	81,756
FY 2016 Rehab Renwick Ground Storage	400,000	55,000	-	455,000	-	-	43,265	411,735
FY 2016 WW System Upgrades	50,000	150,473	-	200,473	-	6,898	16,450	177,125
FY 2017 Water System Upgrades	50,000	-	-	50,000	-	-	-	50,000
Total Enterprise Projects	650,000	490,800	-	1,140,800	-	7,969	97,215	1,035,616
Total Expenditures/Encumbrances	1,950,000	3,568,551	80,990	5,599,541	35,299	1,121,837	1,238,493	3,239,211
Net Revenues/(Expenditures)	\$ (250,000)	\$ (3,568,551)	\$ -	\$ (3,818,551)	\$ 46,625	\$ (399,217)	n/a	\$ (2,180,841)

(a) Pay as you Go portion of Bonds in Fund 620

Fund Balance 9/30/16	\$ 5,600,527
FY 2017 Revenue Budget	1,700,000
FY 2017 Expenditure Budget	5,599,541
Projected Ending Fund Balance	<u>\$ 1,700,986</u>

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

City of Bellaire
Capital Bond Fund
Revenues and Expenditures (Unaudited)
YTD as of February 2017

	FY 2017 Adopted Budget	Budget Carry-over	FY 2017 Revised Budget	February Actual	YTD Actual	Encumbrance	Budget Balance
Revenues							
Interest	\$ -	\$ -	\$ -	\$ 6,091	\$ 18,321	n/a	\$ (18,321)
Bonds Proceeds - November 2005 Bond Authority	1,560,000	-	1,560,000	-	-	-	1,560,000
Bonds Proceeds - November 2013 Bond Authority	11,000,000	-	11,000,000	-	-	-	11,000,000
Bonds Proceeds - November 2016 Bond Authority	31,050,000	-	31,050,000	34,453,942	34,453,942	n/a	(3,403,942)
Total Revenues	43,610,000	-	43,610,000	34,460,033	34,472,263	n/a	9,137,737
Non-Project Expenditures							
Operating Transfers Out	-	-	-	314,655	314,655	-	(314,655)
Bond Issuance Costs	-	-	-	205,432	224,432	-	(224,432)
Bond Expenditures	-	-	-	462,362	462,362	-	(462,362)
Total Non-Project Expenditures	-	-	-	982,448	1,001,448	-	(1,001,448)
Projects							
FY 2012 Drainage Phase 5	-	708,338	708,338	-	-	714,869	(6,531)
FY 2015 Drainage Phase 5B	-	5,022,808	5,022,808	619,403	1,747,686	3,275,121	0
FY 2017 Police/Courts Construction	8,770,800	-	8,770,800	-	-	-	8,770,800
FY 2017 City Hall/Civic Center Construction	7,742,500	-	7,742,500	-	-	-	7,742,500
FY 2017 Transition - New City Hall/Police/Municipal Court	577,700	-	577,700	-	-	-	577,700
FY 2013 Design - New City Hall/Police/Municipal Court	1,069,000	431,922	1,500,922	51,198	139,915	269,032	1,091,975
FY 2015 Evelyn's Park	-	846,306	846,306	-	851,212	575	(5,481)
FY 2015 Nature Discovery Center	-	315,278	315,278	69,948	262,312	52,966	0
FY 2017 Streets and Drainage	7,000,000	-	7,000,000	-	-	-	7,000,000
FY 2017 Sidewalks	2,000,000	-	2,000,000	-	-	-	2,000,000
FY 2017 Water Line Improvements	3,500,000	-	3,500,000	-	-	-	3,500,000
FY 2017 Wastewater Treatment Plant Improvements	8,200,000	-	8,200,000	-	-	-	8,200,000
FY 2017 Wastewater Line Improvements	150,000	-	150,000	-	-	-	150,000
FY 2017 Water Meter Installations	4,600,000	-	4,600,000	-	-	-	4,600,000
Total Project Expenditures	43,610,000	7,324,652	50,934,652	740,548	3,001,126	4,312,563	43,620,964
Total Expenditures	43,610,000	7,324,652	50,934,652	1,722,997	4,002,574	4,312,563	42,619,515
Net Revenues/(Expenditures)	\$ -	\$ (7,324,652)	\$ (7,324,652)	\$ 32,737,036	\$ 30,469,689	n/a	\$ (33,481,778)

Fund Balance 9/30/16	\$ 6,996,187
FY 2017 Revenue Budget	43,610,000
FY 2017 Expenditure Budget	50,934,652
Projected Ending Fund Balance	<u>\$ (328,465)</u>

Note: Ending balance RBB funds from General CIP will be used to reconcile negative balance.

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

**City of Bellaire
Metro Fund
Revenues and Expenditures (unaudited)
YTD as of February 2017**

	FY 2017 Adopted Budget	Budget Carry-over	FY 2017 Revised Budget	February Actual	YTD Actual	Encumbrance	Budget Balance
Revenues							
Metro Sales Tax	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 116,337	\$ 473,271	n/a	\$ 726,729
Interest	-	-	-	1,157	4,794	n/a	(4,794)
Total Revenues	1,200,000	-	1,200,000	117,495	478,064	n/a	721,936
Projects							
FY 2014 City Wide Trip Hazard	-	177,108	177,108	-	-	177,108	0
FY 2014 Sidewalk Projects	-	185,283	185,283	-	-	-	185,283
FY 2015 Street Pavement Mgt Program	1,200,000	1,485,172	2,685,172	466,176	707,755	1,430,386	547,031
FY 2015 Street Striping Program	-	15,953	15,953	-	-	-	15,953
Total Expenditures	1,200,000	1,863,516	3,063,516	466,176	707,755	1,607,494	748,267
Net Revenues/(Expenditures)	\$ -	\$ (1,863,516)	\$ (1,863,516)	\$ (348,682)	\$ (229,691)	n/a	\$ (26,331)
Fund Balance 9/30/16	\$ 2,172,194						
FY 2017 Revenue Budget	1,200,000						
FY 2017 Expenditure Budget	3,063,516						
Projected Ending Fund Balance	<u>\$ 308,678</u>						

**CITY OF BELLAIRE
CURRENT PROPERTY TAX COLLECTIONS
FY 2014 - FY 2017**

<u>Month</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>
Oct	\$ -	\$ -	\$ -	\$ -
Nov	652,841	585,025	131,234	272,719
Dec	3,255,591	4,865,374	3,881,188	2,965,928
Jan	6,438,379	6,075,640	8,702,108	5,656,798
Feb	3,605,747	3,634,938	4,005,865	2,859,743
Mar	137,922	296,537	206,525	
Apr	102,078	63,640	90,455	
May	45,507	55,636	49,017	
Jun	41,695	53,382	57,865	
Jul	2,853	4,673	14,076	
Aug	-	-	-	-
Sep	-	-		
			YTD Collections	\$ 11,755,188
			% of Budget	63.29%
			% of Total Levy	63.19%
			FY 2017 Budget - Total Tax Revenue	\$ 18,573,641
			2016 Tax Year Taxable Value - Certified Appraisal Roll*	\$ 4,546,701,928
			2016 Tax Year - Under Protest or not Certified*	255,408,384
			Total	4,802,110,312
			Total Levy at \$0.3874 / \$100 =	\$ 18,603,375

Ten Largest Taxpayers in City of Bellaire (Tax Year 2016) *

		<u>Taxable Value</u>
Chevron Chemical Company	Oil & Gas	81,889,532
KBS SOR 6565 6575 West Loop	Land/Improvements	39,173,621
Pin Oak North Parcres LL LLC	Land/Improvements	38,140,622
BRI 1833 6330 LLC	Land/Improvements	37,836,000
Centerpoint Energy Inc.	Electric Utility	31,186,932
SBC Communications	Utility	28,497,360
CHP Houston Tx MOB Owner LLC	Land/Improvements	27,000,000
CHP Houston TX Hospital Land	Hospital	24,441,321
Pin Oak South Parcel LL LLC	Land/Improvements	19,781,055
Pin Oak North Parcres LL LLC	Land/Improvements	13,745,000
		<u>\$ 341,691,443</u>
Tax Levy @ \$0.3874/100		<u>\$ 1,323,713</u>
% of Total Levy		7.12%

* Source: Municipal Advisory Council of Texas

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

**CITY OF BELLAIRE
HOUSING INFORMATION
FY 2017**

February

Houses, Townhomes & Vacant Lots for Sale *

<u>Price Range</u>	
\$ 0 - \$ 250,000	-
\$ 250,001 - \$ 500,000	40
\$ 500,001 - \$ 750,000	34
\$ 750,001 - \$ 1,000,000	18
> \$ 1,000,000	80
Total Units For Sale *	172

Total HCAD Residential Units/Lots ** 6,199

For Sale as a % of Total Units 2.77%

Highest Listing Price - Home \$ 2,788,888

Lowest Listing Price - TH/Lot \$ 285,000

Houses for Lease * 57

Highest Lease/Month \$ 7,600

Lowest Lease/Month \$ 1,000

Foreclosure History as of end of Quarter Reported by RealtyTrac

	<u>Auction</u>	<u>Bank Owned</u>
At Quarter End 12-31-14	3	2
At Quarter End 03-31-15	4	2
At Quarter End 06-30-15	3	2
At Quarter End 09-30-15	2	2
At Quarter End 12-31-15	3	2
At Quarter End 03-31-16	2	2
At Quarter End 06-30-16	-	2
At Quarter End 09-30-16		2
At Quarter End 12-31-16	2	3

New Residential Construction

<u>Fiscal Year</u>	<u>New Units</u>	<u>Dollar Value</u>	
		<u>Construction</u>	<u>Avg/Unit</u>
2007	169	85,632,703	506,702
2008	132	75,405,507	571,254
2009	49	26,026,889	531,161
2010	***	34,682,458	541,913
2011	56	30,064,905	536,873
2012	***	54,914,376	590,477
2013	***	65,491,037	579,567
2014	125	78,420,596	627,365
2015	98	52,190,001	532,551
2016	73	44,585,564	610,761
2017	26	13,949,651	536,525

Average Appraised Value (Tax Year 2016) \$ 843,265

* Source: realtor.com does not include for sale or lease by owner

** Based on information provided by the Harris County Tax Assessor-Collector and the Harris County Appraisal District includes estimated values

*** Numbers revised based on system correction

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

CITY OF BELLAIRE
SUMMARY OF SALES & MIXED BEVERAGE TAX
FY 2015 - FY 2017

<u>Payment</u>				
<u>Month</u>	<u>Period</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>
<u>Sales Tax</u>				
Oct	Aug	\$ 168,534	\$ 153,643	\$ 153,452
Nov	Sep	204,637	236,498	179,528
Dec	Oct	187,620	196,711	177,498
Jan	Nov	168,955	253,578	203,388
Feb	Dec	289,944	253,419	232,674
Mar	Jan	175,468	176,377	
Apr	Feb	168,824	171,712	
May	Mar	201,769	210,865	
Jun	Apr	174,538	172,229	
Jul	May	171,111	186,436	
Aug	Jun	230,014	266,791	
Sep	Jul	209,043	178,264	
Sub-Total		<u>\$ 2,350,457</u>	<u>\$ 2,456,522</u>	<u>\$ 946,541</u>
<u>Mixed Beverage</u>				
Oct	1st Qtr	5,493	6,012	4,668
Jan	2nd Qtr	6,053	5,238	4,408
Apr	3rd Qtr	5,839	5,570	
Jul	4th Qtr	6,004	5,970	
Sub-Total		<u>23,389</u>	<u>22,790</u>	<u>9,075</u>
Total		<u><u>\$ 2,373,846</u></u>	<u><u>\$ 2,479,312</u></u>	<u><u>\$ 955,617</u></u>

**CITY OF BELLAIRE
SUMMARY OF FRANCHISE FEES
FY2015 - FY 2017**

	Total <u>FY 2015</u>	Total <u>FY 2016</u>	YTD <u>FY 2017</u>
Electric	\$ 823,552	\$ 823,825	\$ 343,533
Gas	123,933	90,735	36,989
Telephone	115,691	114,371	53,088
Cable	<u>328,259</u>	<u>335,611</u>	<u>163,363</u>
Total	<u>\$ 1,391,435</u>	<u>\$ 1,364,542</u>	<u>\$ 596,973</u>

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)

**CITY OF BELLAIRE
SUMMARY OF PURCHASE ORDERS
FY 2017**

	Oct-16		Nov-16		Dec-16		1st Qtr	
	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>
Total Purchase Orders	320	\$ 3,450,562	265	\$ 900,844	187	\$ 651,711	772	\$ 5,003,118
PO for \$5,000 - \$50,000	37	\$ 556,054	27	\$ 389,891	13	\$ 238,795	77	\$ 1,184,740
% of Total Purchase Orders	11.56%	16.11%	10.19%	43.28%	6.95%	36.64%	9.97%	23.68%
\$ 5,000 - \$ 25,000	33	\$ 406,163	23	\$ 263,797	10	\$ 130,723	66	\$ 800,683
\$ 25,001 - \$ 50,000	4	\$ 149,891	4	\$ 126,093	3	\$ 108,073	11	\$ 384,056
	Jan-17		Feb-17		Mar-17		2nd Qtr	
	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>
Total Purchase Orders	240	\$ 1,866,761	213	\$ 1,525,304	-	\$ -	453	\$ 3,392,065
PO for \$5,000 - \$50,000	20	\$ 307,803	14	\$ 219,796	-	\$ -	34	\$ 527,599
% of Total Purchase Orders	8.33%	16.49%	6.57%	14.41%	0.00%	0.00%	7.51%	15.55%
\$ 5,000 - \$ 25,000	17	\$ 188,053	11	\$ 109,676	-	\$ -	28	\$ 297,729
\$ 25,001 - \$ 50,000	3	\$ 119,750	3	\$ 110,120	-	\$ -	6	\$ 229,870
	Apr-17		May-17		Jun-17		3rd Qtr	
	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>
Total Purchase Orders	-	\$ -	-	\$ -	-	\$ -	-	\$ -
PO for \$5,000 - \$50,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -
% of Total Purchase Orders	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$ 5,000 - \$ 25,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -
\$ 25,001 - \$ 50,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	Jul-17		Aug-17		Sep-17		4th Qtr	
	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>	<u>Issued</u>	<u>Amount</u>
Total Purchase Orders	-	\$ -	-	\$ -	-	\$ -	-	\$ -
PO for \$5,000 - \$50,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -
% of Total Purchase Orders	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$ 5,000 - \$ 25,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -
\$ 25,001 - \$ 50,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -

* Purchases include bids, sole source, and cooperative purchasing.

Attachment: February 2017 Monthly Report (2073 : Monthly Financial Report for the Period Ending February 28, 2017)



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

MARCH 6, 2017

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

REGULAR SESSION - 6:00 P.M.

A. Call to Order - 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 6:00 p.m. on Monday, March 6, 2017. The Regular Session was held in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401.

B. Announcement of a Quorum - Andrew S. Friedberg, Mayor.

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

*Pat B. McLaughlan, Council Member, arrived shortly after the meeting was called to order.

C. Inspirational Reading and/or Invocation - Michael Fife, Council Member.

Michael Fife, Council Member, provided the inspirational reading for the evening.

D. Pledges of Allegiance - Michael Fife, Council Member.

Council Member Fife 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 (BOND IMPLEMENTATION AND ONGOING DRAINAGE WORK)

A. Introduction - Andrew S. Friedberg, Mayor.

Mayor Friedberg indicated that the town hall meeting this evening presented a good

Minutes Acceptance: Minutes of Mar 6, 2017 6:00 PM (Adoption of Minutes:)

opportunity to update Bellaire residents on the progress the City had made with drainage infrastructure and the City's plans moving forward.

Before moving to the presentation, Mayor Friedberg noted that there was a typographical error on the agenda regarding the time limit for public comment. The agenda stated that there was a three-minute time limit; however, the time limit should be five minutes. He asked members of the audience to keep that in mind when formulating their public comments for the evening.

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

Paul A. Hofmann, City Manager, summarized the procedure for the evening's town hall meeting.

C. Presentation:

City of Bellaire Bond Program Implementation and Ongoing Drainage Work Report - Presented by City Engineer James Andrews of ARKK Engineers, LLC.

James Andrews, City Engineer, ARKK Engineers, LLC, presented the process the City had developed for selecting locations for various projects funded under the "Bonds for Better Bellaire 2016 Program," followed by an update on the City's status with respect to ongoing drainage work around the city.

It was noted that the "Bonds for Better Bellaire 2016 Program" would fund several capital improvement projects, including additional funding for municipal facilities, water and wastewater line replacement, new sidewalk construction, and major street and drainage improvements. City Engineer Andrews indicated that the focus of most of his presentation would be on the street and drainage component of the bond program.

City Engineer Andrews provided an overview of street and drainage assessment criteria, as well as the schedule for water and wastewater line replacement, street and drainage improvements, and sidewalk improvements to be undertaken over the next three years (through 2020).

D. Public Comment.

Mayor Friedberg recognized speakers who had completed a sign-up sheet for the town hall meeting and noted that the time limit was five (5) minutes, with notice after four (4) minutes, that there was one (1) minute left.

John Bosco:

Mr. Bosco addressed City Council regarding a drainage problem on Mildred Street. He advised that the problem resulted from a drainage canal located along the railroad tracks, which backfilled into the streets. He referenced a recent project the City had undertaken to add additional drainage inlets on the street, but noted that the additional inlets had not fixed the problem. He urged City Council to readdress the drainage on Mildred Street.

Craig Tillison:

Mr. Tillison addressed City Council and indicated that his home on Mildred Street had flooded twice (during Tropical Storm Allison and the Memorial Day 2015 flood event). He concurred with Mr. Bosco's assessment that the additional inlets on Mildred Street

had not solved the drainage problem.

After reviewing the proposed bond projects, it appeared to Mr. Tillison that the City Council had forgotten about the Southdale area and, particularly, Mildred Street. He urged City Council to fix Mildred Street.

Richard Franke:

Mr. Franke stated that he had been appearing before City Council since 1998 advocating that the City completely reconstruct all severely deteriorated infrastructure. Reference was made to the northeast quadrant of the City, more specifically, the 1000-1100 blocks of Mulberry Lane and Howard Lane. Although the City had recently reconstructed the 1100-1200 block of Howard Lane, Mr. Franke advised that the 75-year old water line was not replaced, which he deemed to be incompetent.

Mr. Franke urged City Council to establish standards and commit to a \$35 million bond issue in November to reconstruct or replace the City's aging infrastructure.

Michael Tweedy:

Mr. Tweedy addressed City Council regarding the schedule of bond program projects presented by City Engineer Andrews. He pointed to an area of a chart presented by City Engineer Andrews which allowed for 93 days of engineering work on streets that were already shovel-ready and inquired as to whether the City was paying twice for engineering work. Mr. Tweedy also inquired as to the request for proposal process to be undertaken. He suggested eliminating that process by rolling the work into one large \$6 million bid which, in Mr. Tweedy's opinion, would save 200 engineering hours.

John Monday:

Mr. Monday addressed City Council and indicated that the only thing he saw missing from the presentation was incorporation of elements from the Master Beautification Plan ("Plan") currently before the Planning and Zoning Commission.

Mr. Monday advised that the Plan identified six core design principles that should be applied to the City and could certainly be applied during the construction of sidewalks, streets, and drainage. Before closing, Mr. Monday provided a brief overview of the principles.

Bryan Wogenstahl:

Mr. Wogenstahl addressed City Council regarding flooding on his section of Mayfair Street. He indicated that it did not take a deluge of rain for the middle portion of Mayfair Street to flood up to the sidewalks.

Mr. Wogenstahl stated that he understood that Mayfair Street had been on a list of projects to be addressed, but the money had been diverted to some other project.

In closing, Mr. Wogenstahl urged City Council to build sidewalks on both sides of Mayfair Street.

Catherine Lewis:

Ms. Lewis addressed City Council and noted that she had spoken to a builder in her neighborhood who had suggested that a retention pond be constructed on the Chevron

Property to help solve some of the City's flooding problems. Ms. Lewis advised that she felt that her neighborhood had really fallen into disrepair and urged City Council to address the disrepair.

E. Questions from the Mayor and City Council.

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

Following questions, Mayor Friedberg announced that the town hall meeting was concluded at 7:35 p.m.

F. Adjourn.

Mayor Friedberg advised that the town hall meeting was adjourned at 7:35 p.m. on Monday, March 6, 2017. Prior to starting the regular meeting, City Council recessed briefly.

II. REGULAR MEETING

A. Call to Order - Andrew S. Friedberg, Mayor.

Mayor Friedberg called the Regular Meeting of the City Council of the City of Bellaire, Texas, to order at 7:48 p.m. on Monday, March 6, 2017.

B. Announcement of a Quorum - Andrew S. Friedberg, Mayor.

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

C. Personal/Audience Comments.

James Rowe:

Mr. Rowe addressed City Council regarding a question he had previously presented to City Council. Mr. Rowe advised that he wished to get the results of a third-party investigation of the City's building procedures.

David Wall:

Mr. Wall addressed City Council and advised that he lived behind the Chevron property and was concerned that multi-family apartments might be allowed to develop on that

property at a height of up to four floors. Mr. Wall advised that he did not want to see that type of development on the property and urged City Council not to try to reinvent Bellaire.

Catherine Lewis:

Ms. Lewis addressed City Council and announced that the residents in her neighborhood were eager to have a conversation with City Council regarding the redevelopment of the Chevron property. She indicated that residents were disappointed with the results of the Planning and Zoning Commission vote on the Comprehensive Plan update for the property.

Ms. Lewis encouraged City Council to support the residents' views regarding redevelopment. She also stated that some things would not work for the neighborhood, such as dense development, retail, restaurants, and apartments, in her opinion.

Michael Tweedy:

Mr. Tweedy addressed City Council and noted that he shared the same concerns as his neighbors regarding redevelopment of the Chevron property. Reference was made to 14 apartment complexes that exist within less than a mile from the Chevron property, as well as a hotel and a large retail establishment. Mr. Tweedy advised that the residents did not approve or support the recommendation that had been passed to City Council from the Planning and Zoning Commission for the property.

Mr. Tweedy next referenced an incident that occurred on his street over the weekend. During the incident, he advised that he was struck by a vehicle, his daughter's swing was damaged, and an American flag was stolen from his driveway. He noted that he had called the Police Department; however, no one had contacted him regarding the incident.

Bryan Wogenstahl:

Mr. Wogenstahl addressed City Council and echoed Michael Tweedy's comments with regard to the Planning and Zoning Commission recommendation for the Chevron property. He urged City Council to reject the recommendation and make the Planning and Zoning Commission go back to the drawing board to come up with something that the north side citizens wanted.

At the conclusion of personal/audience comments, **Mayor Friedberg** announced that the public hearing before the members of City Council on the Planning and Zoning Commission recommendation regarding redevelopment of the Chevron property would be held on Monday, March 20, 2017, and encouraged interested residents to attend the public hearing.

D. Reports and Presentations:

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 March 6, 2017, to members of City Council.

At the conclusion of the City Manager's Report, **Mayor Friedberg** opened the floor for questions from City Council. Following questions, Mayor Friedberg

announced that the City Manager's Report was concluded and continued to the next report on the agenda.

2. Monthly Financial Report for the Period Ending January 31, 2017 - Submitted by Terrence Beaman, Chief Financial Officer.

Terrence Beaman, Chief Financial Officer, presented the Monthly Financial Report for the Period Ending January 31, 2017, to members of City Council.

At the conclusion of the report, **Mayor Friedberg** opened the floor for questions from City Council. Following questions, Mayor Friedberg advised that the Monthly Financial Report was concluded and moved to the next report on the agenda.

3. Quarterly Report from the Evelyn's Park Conservancy Board - Presented by Denton Ragland, Executive Director, Evelyn's Park Conservancy.

Denton Ragland, Executive Director, presented the Quarterly Report for the Evelyn's Park Conservancy, which included updates regarding construction, finances, and operations. At the conclusion of the report, Executive Director Ragland introduced **Patricia King-Ritter, President of the Evelyn's Park Conservancy Board**, for an update of events leading up to and including the Grand Opening of Evelyn's Park.

At the conclusion of the presentations, **Mayor Friedberg** opened the floor for questions from City Council. Following questions, Mayor Friedberg advised that the Quarterly Report was concluded and moved to the next item on the agenda.

E. New Business:

1. Consent Agenda:

a. Adoption of Minutes:

Consideration of and possible action on the adoption of the minutes of the Regular Session (Annual State of the City Meeting) of the City Council of the City of Bellaire, Texas, held on Monday, February 6, 2017 - Submitted by Tracy L. Dutton, City Clerk.

Mayor and Council - Regular Session - Feb 6, 2017 7:00 PM

b. Temporary Code Suspension:

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, of the Code of Ordinances of the City of Bellaire, Texas, for the purpose of allowing the Evelyn's Park Conservancy to serve beer and wine throughout Evelyn's Park during their special fundraising event, Dining By Fireflies, to be held in Evelyn's Park, 4400 Bellaire Boulevard, Bellaire, Texas 77401, on Thursday, April 20, 2017, from 6:00 p.m. to 10:00 p.m. - Submitted by Cheryl Bright, Assistant Director of Parks, Recreation, and Facilities.

Mayor Friedberg read the captions of the two items listed on the Consent Agenda and asked if any member of City Council wished to remove either of the items for separate consideration. Noting none, Mayor Friedberg called for a motion to adopt the Consent Agenda.

Motion:

To adopt the Consent Agenda dated March 6, 2017.

{Moved by Roman F. Reed, Mayor Pro Tem, and seconded by Trisha S. Pollard, Council Member}

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Roman F. Reed, Mayor Pro Tem
SECONDER:	Trisha S. Pollard, Council Member
AYES:	Friedberg, Reed, Pollard, Pappas, McLaughlan, Fife, Montague
NAYS:	None
ABSENT:	None

2. Adoption of Ordinance:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, a Standard Form of Agreement by and between 24/6 Technical Services, LLC, and the City of Bellaire, Texas, for On-Call Mechanical and Electrical Services for Water and Wastewater Facilities for an initial term commencing on March 7, 2017, ending on March 6, 2018, based on rates as outlined in the Standard Form of Agreement - Submitted by Diane K. White, Assistant City Manager.

Diane K. White, Assistant City Manager, provided an overview of the agenda item before City Council. She indicated that in an effort to continue to streamline the City's cost of service, the City accepted competitive sealed proposals for on-call mechanical and electrical services for the City's water and wastewater facilities. Four proposals were submitted, two of which did not meet the minimum requirements of the competitive sealed proposal package.

Assistant City Manager White advised that a committee of staff members and a water and wastewater consultant reviewed the remaining two proposals and were recommending that the City enter into a Standard Form of Agreement with 24/6 for the referenced services.

Following Assistant City Manager White's introduction of the agenda item, **Mayor Friedberg** called for a motion to adopt the ordinance as presented.

Motion:

To adopt the ordinance as presented authorizing the execution and attestation of a Standard Form of Agreement with 24/6 Technical Services LLC for on-call mechanical and electrical services for water and wastewater facilities for an initial term commencing March 7, 2017, and ending March 6, 2018, based on rates as outlined therein.

{Moved by Trisha S. Pollard, Council Member, and seconded by Michael Fife, Council Member}

Mayor Friedberg opened the floor for questions and deliberation on the agenda item. Following questions and deliberation, 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, Pappas, McLaughlan, Fife, Montague

3. Item for Individual Consideration:

Discussion and possible action regarding compensation paid to the Judges, Prosecutor, and Deputy Prosecutors of the Municipal Court of the City of Bellaire, Texas - Submitted by Roman F. Reed, Mayor Pro Tem.

Roman F. Reed, Mayor Pro Tem, introduced the agenda item before City Council. He advised that, in his opinion, an adjustment should be made immediately to increase compensation for the Municipal Court Judges and Prosecutors.

He continued by noting that the last compensation adjustment for the Judges and Prosecutors was made on April 1, 2013. The adjustment, in Mayor Pro Tem Reed's opinion, was minor and did not properly reflect the high quality and standards of Bellaire that we expected in our law enforcement and those who presided over it.

In order to provide an incentive to attract future individuals to serve in the City's Municipal Court, Mayor Pro Tem Reed recommended a catch-up adjustment by increasing the monthly stipend of the Presiding Judge and Alternate Judge to \$1,000 and \$350 per docket and by increasing the monthly stipend of the Prosecutor to \$750 and \$350 per docket and by increasing the per docket amount for Deputy Prosecutors to \$350.

In summary, the recommended adjustment would add \$20,000 to the budget, which was immaterial when considering the total budget, in Mayor Pro Tem Reed's opinion. He urged members of City Council to support his recommendation.

Motion:

To increase the monthly stipend of the Presiding Judge and Alternate Judge to \$1,000 and \$350 per docket; to increase the monthly stipend of the Prosecutor to \$750 and \$350 per docket; and to increase to \$350 per docket for the Deputy Prosecutors.

{Moved by Roman F. Reed, Mayor Pro Tem, and seconded for discussion purposes by Gus E. Pappas, Council Member}

Mayor Friedberg opened the floor for deliberation. Following deliberation,

Mayor Friedberg called for action on the motion.

RESULT:	FAILED [1 TO 6]
MOVER:	Roman F. Reed, Mayor Pro Tem
SECONDER:	Gus E. Pappas, Council Member
AYES:	Reed
NAYS:	Friedberg, Pollard, Pappas, McLaughlan, Fife, Montague
ABSENT:	None

F. Community Interest Items from the Mayor and Council.

Community interest items from the Mayor and City Council included an expression of congratulations to the Bellaire Little League on a great opening ceremony; congratulations to The Buzz Magazines on the celebration of their fifteenth anniversary; congratulations to Spring Valley Village Mayor Tom Ramsey and Harris County Judge Ed Emmett on their recent recognitions at a Public Official of the Year Luncheon; expressions of thanks to the volunteers who worked on the Houston Rodeo event each year and to the Bellaire Police Department and other law enforcement agencies for their response to a recent bank robbery; a welcome to Boy Scout Troop 222; and wishes for a Happy Birthday to resident Lynn McBee.

G. Adjourn.

Mayor Friedberg announced that the regular meeting of the City Council of the City of Bellaire, Texas, was adjourned at 9:40 p.m. on Monday, March 6, 2017.

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 04/03/17 07:00 PM
Department: Parks, Recreation and
Facilities
Category: Donation
Department Head: Karl Miller
DOC ID: 2227 A

**SCHEDULED
INFORMATION ITEM (ID
2227)**

Item Title:

Consideration of and possible action on the adoption of a resolution of the City Council of the City of Bellaire, Texas, accepting a donation of a 30' flag pole from Cub Scout Pack 130 and Boy Scout Troop 222 of Bellaire, Texas to be installed in Evelyn's Park - Submitted by Karl Miller, Director of Parks, Recreation and Facilities on behalf of the Evelyn's Park Conservancy.

Background/Summary:

Cub Scout Pack 130 and Boys Scout Troop 222 would like to donate to the citizens of Bellaire and the City of Bellaire a 30' flag pole to be installed in Evelyn's Park. The donation of the flag pole includes installation and will allow for both the US and Texas flags to be flown. A small plaque will be attached to the flag pole recognizing the Scouts for their donation. The Scouts meet at the Bellaire United Methodist Church Scout House.

Evelyn's Park Conservancy will be responsible for the cost and installation of lighting to properly light both flags at night.

Evelyn's Park Conservancy Board have been working closely with the Scouts and have accepted the donation pending City Council's acceptance.

Members of Evelyn's Park Conservancy will be available to answer any questions City Council may have.

Previous Council Action Summary:

None

Fiscal Impact:

None

City Attorney Review:

The City Attorney has reviewed the resolution and the recommendation

Recommendation:

It is the recommendation of Karl Miller, Director of Parks, Recreation and Facilities that the City Council of the City of Bellaire accepts the in-kind donation of a 30' flag pole from Cub Scout Pack 130 and Boys Scout Troop 222.

ATTACHMENTS:

- Flagpole Letter 3-27-2017 (PDF)
- flagpole donation resolution 032717 (DOC)



EVELYN'S PARK

Conservancy

P.O. Box 459 | Bellaire, TX 77402

WWW.EVELYNSPARK.ORG

a 501(c)3 non-profit organization

27 March 2017

Mr. Karl Miller, Director
Parks, Recreation & Facilities
City of Bellaire
7008 Fifth Street
Bellaire, TX 77401

Dear Karl,

Cub Scout Pack 130 and Boy Scout Troop 222, both of which meet at the Bellaire United Methodist Church Scout House, have offered to donate a flagpole, as well as installation costs, to be erected at Evelyn's Park at a mutually agreeable location determined by Evelyn's Park Conservancy (EPC) and the scouts, and subject to acceptance by The City of Bellaire (COB). If accepted, the donation would be an in-kind donation of the pole and installation, and not a cash transaction.

Considerations contemplated by the Scouts include a simple recognition plaque and access for flag ceremonies. The Scouts envision a small plaque, mutually agreed upon in terms of size, wording, and placement, that would most likely be attached to the pole itself. From time to time Scout groups would hold flag ceremonies at the flagpole.

The pole specifications are as follows:

- Height: 30'; accommodates 2 flags (US and Texas);
- Lighted

Evelyn's Park Conservancy (EPC) has accepted the offer, subject to agreement on location, pole specifications, plaque specifications, operational responsibility, and flag furnishing. EPC asks that COB accept the offer of the flagpole donation from Cub Scout Pack 130 and Boy Scout Troop 222.

Sincerely,

Denton Ragland
Executive Director
Evelyn's Park Conservancy

Attachment: Flagpole Letter 3-27-2017 (2227 : Evelyn's Park Flag Donation)



RESOLUTION NO. 17-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, ACCEPTING A DONATION OF A 30' FLAG POLE FROM CUB SCOUT PACK 130 AND BOYS SCOUT TROOP 222 OF BELLAIRE, TEXAS, TO BE INSTALLED IN EVELYN'S PARK.

WHEREAS, the offer of a donation of a 30' flag pole has been made by Cub Scout Pack 130 and Scout Troop 222 of Bellaire, Texas, to be installed in Evelyn's Park; and

WHEREAS, the City Council of the City of Bellaire, Texas, deems that the acceptance of this donation is in the best interest of the City of Bellaire, Texas; and

WHEREAS, the acceptance of this donation is beneficial to the City of Bellaire, Texas, and its citizens; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS:

1. THAT the City Council of the City of Bellaire, Texas, hereby accepts the donation of a 30' flag pole from Cub Scout Pack 130 and Scout Troop 222 of Bellaire, Texas, to be installed in Evelyn's Park.

2. THAT the City Council of the City of Bellaire, Texas, hereby expresses the gratitude of the City and its citizens to Cub Scout Pack 130 and Boys Scout Troop 222 of Bellaire, Texas.

PASSED and **APPROVED** this 3rd day of April, 2017.

(SEAL)

ATTEST:

Tracy L. Dutton, TRMC
City Clerk

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney

SIGNED:

Andrew S. Friedberg
Mayor

Attachment: flagpole donation resolution 032717 (2227 : Evelyn's Park Flag Donation)

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 04/03/17 07:00 PM
Department: Development Services
Category: Comprehensive Plan
Department Head: John McDonald
DOC ID: 2199

**SCHEDULED
ACTION ITEM (ID # 2199)**

Item Title:

Consideration of and possible action on the adoption of proposed amendments to the City of Bellaire's Comprehensive Plan and Future Land Use Map, with regard to the future redevelopment of the property locally known as the Chevron property. This property is identified as "Business Park" within the Comprehensive Plan, and is currently zoned as Technical Research Park District (TRPD). The property is generally located north of Fournace Place, between South Rice Avenue and the West Loop - Submitted by John McDonald, Director of Development Services.

Background/Summary:

On March 20, the City Council held a public hearing on a recommendation from the Planning and Zoning Commission to amend the Comprehensive Plan, Chapter 2, to replace the land use designation "Business Park" with a new designation, "North Bellaire Special Development Area" (NBSDA), and to update the Future Land Use Map to show this change in classification.

Attached for your consideration is an Ordinance approving the amendment with a copy of the language recommended by the Planning and Zoning Commission and the proposed updated Future Land Use Map. The Mayor has prepared an alternative amendment for consideration and a memo detailing his reasoning behind his proposal.

Numerous questions relevant to the proposed Comprehensive Plan amendment have been raised. City staff has prepared responses to these questions in the attachments.

Additional public comments have been submitted in written form and are attached for your review.

Previous Council Action Summary:

The Comprehensive Plan was originally adopted by City Council in December 2009 and updated in September 2015.

City Attorney Review:

The City Attorney has reviewed the proposed Ordinance

Recommendation:

Staff input was provided during the Planning and Zoning Commission's review and preparation of the proposed amendment. City Council is requested to consider the Commission's recommendation, public input, and the Mayor's proposal.

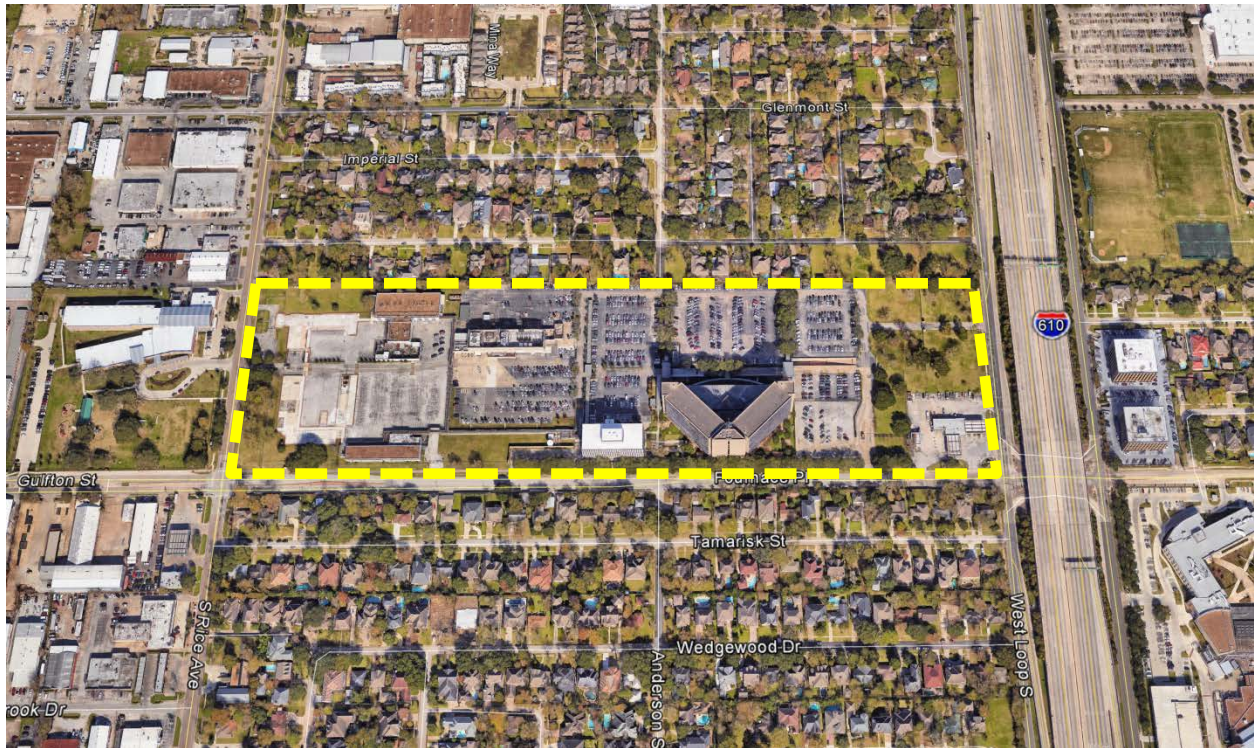
ATTACHMENTS:

- Bellaire New Land Use Category Description DRAFT 12 28 16 (PDF)
- ORD - Comp Plan Amend, Business Park, April 2017 (DOCX)

- Proposed Future Land Use Map (PDF)
- Council Q&A_TaxExemptProperty 4.3.17 (PDF)
- Written Comment Log - Chevron Property - 20170330172829967 (PDF)
- Council Q&A_ChevronSite 4.3.17 (PDF)
- ASF Memo re North Bellaire Special Development Area (PDF)
- ASF Proposed Revisions_Redline (PDF)
- ASF Proposed Revisions_Clean (PDF)

North Bellaire Special Development Area

Since the 1940s, the area just north of Fournace Place, between the present-day West Loop 610 on the east and South Rice Avenue on the west, has been devoted to technical/research functions and other office space, first by Texaco and in recent decades by Chevron Corporation. Through its zoning ordinance, the City of Bellaire applied a Technical Research Park (TRP) classification to the area, including several adjacent properties that front on Loop 610. One of these properties has long been in use as a gas station at the northwest corner of Fournace and the Loop. The zoning classification corresponded with a Business Park designation for this area on the Future Land Use and Character map within the City's Comprehensive Plan. This Land Use and Community Character section of the plan previously described the Business Park designation as appropriate for "areas already developed as, or envisioned for office and research and technology-related uses in a campus-like environment."



In summer 2016, Chevron announced its plans to remove all activities from this location by 2017 and sell the property. This turn of events opened up redevelopment possibilities for a contiguous, rectangular area of some 30 acres in north Bellaire, with the corner gas station property also going on the market. This is similar to significant property sales and land use transitions seen in nearby areas of central Houston, and particularly to the north around the West Loop 610 corridor through Uptown Houston. The difference is that Bellaire uses a Comprehensive Plan and zoning regulations to set parameters for land use and clarify desired community outcomes from new development and redevelopment activity. This is essential as the North Bellaire Special Development Area is bordered not only by busy arterial streets and a major freeway. Long-established neighborhoods of single-family detached homes are immediately north of the area and also to the south across Fournace Place.

Given this context, the area is envisioned as potentially accommodating a range of uses that would capitalize on this unique redevelopment opportunity, but with such uses located and designed to provide protection to adjacent residential areas. With an eye to the City's long-term financial outlook

and costs of public service provision, the development prospects for this area clearly must take into account the net tax base effect as the area transitions from its previous land uses. Along with creating value and quality for the community, residential options developed in the area should help to satisfy housing needs of current and prospective Bellaire residents at various stages of life (i.e., homes for young professionals and families, “downsizing” options for senior residents), to the extent that development economics allow. The predominant residential component should be single-family homes developed in a clustered fashion, on small lots and likely with a more vertical house profile (i.e., three-four stories) than seen previously in Bellaire but common in residential construction in the vicinity in recent years, including in redeveloping areas along Bellaire Boulevard in the City of Southside Place.

Multi-family development is provided for in several other areas of Bellaire, including within the Residential-Multifamily (R-MF) zoning district, as well as the more recently established Urban Village-Downtown (UV-D), Urban Village-Transit Oriented Development (UV-T) and Corridor Mixed Use (CMU) districts. For this reason, the North Bellaire Special Development Area is seen as more appropriate for other uses. However, if land costs and development economics make multi-family among the only viable residential options for the area, then limitations on the quantity and standards for the quality of such use should apply as in the UV-D, UV-T and CMU zoning districts. Likewise, any multi-family use in the Special Development Area should occur only as part of mixed-use development.

Non-residential development outcomes and amenities should contribute to residents’ quality of life through potential new retail and service uses, including restaurants. It is recognized that some portion of the area may still be attractive for office use, either as a stand-alone development or as part of a mixed-use scenario. Medical or other institutional uses are also possible, although tax-exempt uses, including public or faith-based educational campuses, are not desired given the fiscal considerations noted above.

The most intensive uses in the Special Development Area, and their associated vehicular access points, should be located along or near the Loop 610 frontage. A next tier of use intensity could occur along the South Rice Avenue frontage and, secondarily, along the Fournace Place frontage. The lowest development intensities, together with adequate separation and buffering, should occur along the northern boundary of the area, closest to the single-family homes that front on Mayfair Street. The current TRP district imposes a six-story building height limitation as was typical of various Bellaire zoning districts prior to more recently established districts that provide greater height flexibility. However, the existing office building on the Chevron site, constructed in the 1970s and situated close to Fournace, long ago set a precedent of 10 stories. As in the other Bellaire zoning districts that involve the interface between low-density residential and higher-intensity land uses, a “height-setback plane” (greater setback of upper portions of buildings) should govern the allowable height of potential multi-story buildings near single-family homes to maintain openness and protect residential privacy.

Property owners and developers always have the option of pursuing a Planned Development (PD) zoning approval for proposed development of some portion or all of the North Bellaire Special Development Area. As in other areas of the community, a PD application provides the opportunity to put forward a master-planned development approach that may involve an alternate set of land uses and/or special site design elements. Any such proposal would be vetted through a site plan review process and associated public discussion and hearings as provided for in the City’s development regulations and procedures.

Whether pursued through conventional development proposals or PD applications, the “clean slate” redevelopment opportunity afforded by this significant land turnover in north Bellaire should also lead to creative site planning and design that incorporates green and open space areas into any proposed development. The tree-lined frontage and pathway along the north side of Fournace Place should also be maintained and extended all the way to South Rice Avenue. Residential areas could include orientation of homes toward landscaped mews (open space common areas), with rear garage access, to yield a true sense of neighborhood for residents living in relatively close quarters compared to many other areas of Bellaire. In non-residential and mixed-used areas, pocket parks, landscaped plazas and seating areas, and generous plantings within street rights-of-way would provide the desired green amenities and area enhancement. Additionally, landscaping plans across the entire Special Development Area should have a core objective of extending the signature urban tree canopy of Bellaire into the interior of the area—including through targeted installation of mature oaks from off-site rather than only through smaller plantings for future growth.





ORDINANCE NO. 17-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, APPROVING AND ADOPTING AN AMENDMENT TO CHAPTER 2, LAND USE & COMMUNITY CHARACTER, OF THE 2015 UPDATE TO THE COMPREHENSIVE PLAN FOR THE CITY OF BELLAIRE, TEXAS, TO REPEAL THE LAND USE CHARACTER DESIGNATION "BUSINESS PARK" AND REPLACE WITH A NEW LAND USE CHARACTER DESIGNATION "NORTH BELLAIRE SPECIAL DEVELOPMENT AREA" AND TO UPDATE THE FUTURE LAND USE MAP TO SHOW THE NEW DESIGNATION, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

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

THAT the City Council of the City of Bellaire, Texas does hereby approve and adopt an amendment to Chapter 2, Land Use & Community Character, of the Comprehensive Plan for the City of Bellaire, Texas, as adopted by City Council on the 21st day of September, 2015, to repeal the land use character designation "Business Park" and replace it with a new land use character designation, "North Bellaire Special Development Area" and to update the Future Land Use Map to show the new designation, in a form as attached hereto and marked Exhibit "A".

PASSED, APPROVED, and ADOPTED this 3rd^T day of April, 2017.

(SEAL)

ATTEST:

SIGNED:

Tracy L. Dutton, TRMC
City Clerk

Andrew S. Friedberg
Mayor

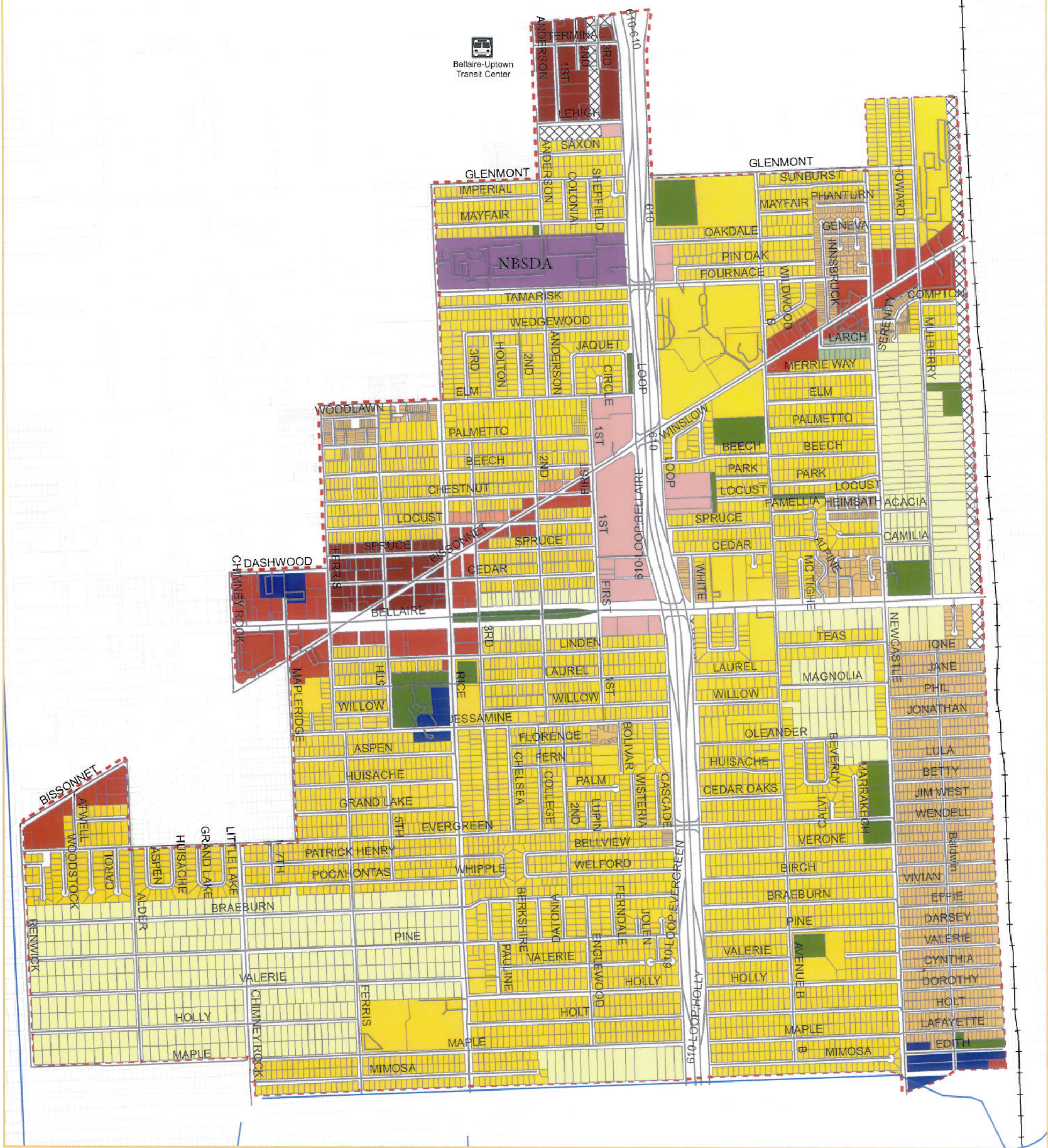
APPROVED AS TO FORM:

Alan P. Petrov
City Attorney

Attachment: ORD - Comp Plan Amend, Business Park, April 2017 (2199 : Consideration-Comp Plan)

EXHIBIT “A”

Proposed Future Land Use Map



Attachment: Proposed Future Land Use Map (2199 : Consideration-Comp Plan)

MAP 2.2: FUTURE LAND USE & CHARACTER

- Suburban Residential
- General Residential
- Small Lot Residential
- Residential-Office Mix
- Corridor Mixed Use
- Urban Village
- Suburban Office
- N.Bellaire Special Development Area(NBSDA)
- Government
- Redevelopment Area
- Parks
- Transmission Lines

- Water
- Railroad
- Streets
- Parcels
- City Limits

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning boundaries.

1 in = 1,250 ft





FY 2017

Council Questions
 Tax Exempt Property
 Council Member Trisha S. Pollard
 April 3, 2017

Questions:

What percentage of land is devoted to tax-exempt entities (excluding municipal) in the City of Bellaire?

What percentage of land is devoted to tax-exempt entities (excluding municipal) in a comparator city?

Answer:

	<i>Total Acres</i>	<i>Total Acres, Exempt</i>	<i>Percentage</i>
<i>Bellaire</i>	1558.752	167.1154	10.72%
<i>West University Place</i>	896.5392	45.0884	5.03%
<i>Southside Place</i>	113.5937	2.1617	1.90%

City of Bellaire

Written Comment Log Regular Session April 3, 2017

Agenda Caption:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, adopting proposed amendments to the City of Bellaire's Comprehensive Plan and Future Land Use Map, with regard to the future redevelopment of the property locally known as the Chevron property. This property is identified as "Business Park" within the Comprehensive Plan, and is currently zoned as Technical Research Park District (TRPD). The property is generally located north of Fournace Place, between South Rice Avenue and the West Loop.

Written Comments:

- 1) Rani;
- 2) Catherine Lewis, Ph.D.;
- 3) Laolu Yemitan;
- 4) Benjamin Lavine;
- 5) Edmond D. Wulfe, Chairman and CEO, Wulfe & Co.;
- 6) HFF, L.P.;
- 7) Michael and Lek Tweedy;
- 8) Ed Umbricht III;
- 9) Joe Keathley;
- 10) Bryan Wogenstahl; and
- 11) Ross and DeEtte Spence.

Tracy Dutton

From: Rani [REDACTED]
Sent: Monday, March 27, 2017 7:09 PM
To: Tracy Dutton
Subject: Chevron

I speak for my family and husband. We have no desire for the Bellaire high school, multi-family homes, apartments or commercial developments. We are already feeling encroached by construction and 610. Crime and break-ins have gone up. The traffic on south rice is horrendous. The Walmart has attracted a community and traffic we never wanted when we moved to Bellaire. It is no longer a nice place to live. It is basically starting to look like a ghetto. The high school currently, is run down and ugly; and the invited neighborhoods who don't pay the same in taxes are also present. There is not exclusive or desirable about Bellaire anymore. Bad builders have moved in with bad construction and architecture. And no regulations that favor Bellaire residents. This household votes a serious no on any more construction of any sort at the chevron property.
Sent from my iPhone

Honorable Mayor and Council Members

Thank you for the care and concern that you expressed for the neighborhoods of north Bellaire at the public hearing last week. I urge you to oppose the Comprehensive Plan amendment sent to you by P&Z for the North Bellaire Special Development Area. Please remove multi-family, restaurant, and retail uses from the Comprehensive Plan, without kicking the can down the road to zoning. Ed Wulfe of Wulfe & Co., who already bought the Shell station, is watching for the rest of the acreage, per John McDonald. Wulfe builds retail centers -- Meyerland and Gulfgate were his projects -- so that is highly likely what he wants. Business park, office use, medical facilities, or detached single family residential with big or small lots, are compatible with our neighborhood.

Your discussion brought up some additional thoughts. Here are some more reasons that I urge you to oppose the amendment forwarded to you by P&Z:

- The possibility of flooding the market with single-family lots is a false premise. The market is much larger than Bellaire. We're surrounded by a huge market in West University, Braeswood Place, Medical Center, Rice Village, and the rest of Houston. Bellaire absorbs the demand because it is a premium area. However, townhouses have the same issues with upkeep and turnover that apartments have. There are plenty available in Bellaire and the surrounding area, including on Glenmont St.
- Why are business park and office space use not in the plan? The neighbors on Mayfair St. say that Texaco and Chevron have been good neighbors for all these years. The green space and paths around the old office spaces are appealing. Business park and medical facilities should be in the plan. If they're not in writing, then they're not in the plan.
- The plan for intensity of development betrays a lack of familiarity with our neighborhood, with respect to the proximity and size of the Chevron property. When I walked over to the McDonalds (4712 Mayfair) and the Payares (4708 Mayfair), I noticed that the Shell station is in plain sight, just a few steps away. The proposal says that the most intense uses will be along 610 loop -- the gas station plus open acreage to the north on 610 -- one lot space away from the McDonalds and the Payares. The proposal intends to alleviate impact on Mayfair St. residents by putting the least intense uses at the north end of the property. That just moves more intense development next to the Tamarisk St. backyards. The fault is that the Chevron property is almost the same width (east-west) as Meyerland plaza, but not nearly as deep in the north-south direction.
- The amendment says that the 10-story building that Texaco built in the 70s sets a precedent for future development. This kind of careless planning could lead to disastrous impact on the character of our neighborhood. As you can see in the photos from backyards on Mayfair (see agenda packet for the public hearing on March 20), the set back is not sufficient to keep the Chevron building, or future high-rises, from overshadowing their neighbors. Knock off 5 stories in those photos and the building disappears.
- You seem to think that the plan for UV-T is a failure. Then why do it again? In UV-D, businesses have migrated into formerly residential neighborhoods, such as Spruce and Locust Streets. Mayfair St., with all the lots that Chevron owns, could be next ...even though that is not on the table yet with this initial proposal.
- Grocery superstores and restaurants both make bad neighbors, because they generate food waste and smells ... plus rats, mice, possums, feral dogs, animal control and pest control

problems, literally across someone's back fence. Bellaire has already provided space for them in CMU and UVD.

- If you include the language about Planned Development (PD), saying "Property owners and developers *always* have the option of pursuing a Planned Development (PD).... *As in other areas of the community ...* " -- which Gary Mitchell admitted to Mayor Friedberg is not true because PD is not zoned in all other districts -- then haven't you set the precedent for all other zoning districts, if you pass this amendment? It seems poorly framed, even misleading.

Proper planning and zoning to protect the safety and security and quality of life in Bellaire should take priority over tax revenue. The P&Z proposal for the North Bellaire Special Development Area is concerned with financial gains of tax revenue from expensive developments -- whereas either residential or commercial renovation would at least quadruple current HCAD valuation of <\$50million. The purpose of zoning should be to draw desirable developments, while protecting the "City of Homes." Let the market bear what Bellaire zoning allows. Otherwise zoning is meaningless, and Bellaire loses its first-rate reputation for homes and the substantial tax base that Bellaire homes provide.

Thank you for listening to the video of the P & Z public hearing. I am grateful that the P&Z Commissioners had the minutes of the P&Z public hearing revised and expanded to show some of the concerns expressed. However, since Mr. Frazier did not summarize and forward the 10 written comments from the P&Z public comment period, if you haven't already, you might want to review them in pages 26-41 of the packet at <http://bellairecitytx.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=1547&Inline=True> .

Thank you.

Catherine Lewis, Ph.D.


Mayor Andrew S. Friedberg
City of Bellaire
7008 S. Rice Blvd
Bellaire, TX 77401

RE: Chevron Property Sale and Subsequent Land Use

Mayor Friedberg,

I am writing to express my observations about what is a highly pertinent matter, with significant implications on the future of the city of Bellaire. The proposed sale and reimagining of the large tract owned by Chevron seems to have set off rumblings amongst some community residents, with most of the voices you are hearing being detractors from any consideration of commercial uses for the site. It is rather ironic that a subset of our neighbors are protesting the sale and conversion of a commercial site to an end-user, and demanding that the site be precluded from consideration for any subsequent commercial uses. This approach on its head is fundamentally inconsistent, and in my opinion shortsighted, as we have the best opportunity to facilitate conversion of perhaps the only remaining large tract within the city limits into the kind of comprehensive development that stands to significantly augment Bellaire residents' ability to 'live and play' in their own community.

As a decade-long Bellaire resident, I have watched similar groups of neighbors rise up in opposition to anything that remotely promotes growth and development in the area. Several attempts have been made to redevelop properties along Bissonnet, and those efforts have repeatedly been met with opposition from those raising the same issues of crime, density, and height nuisances. The reality is crime is already present in Bellaire and throughout the Greater Houston area, and new developments have seldom had an adverse impact on crime, but rather the contrary. Furthermore, the site is currently a dense commercial development with an eight-story high building on it, meaning any subsequent use as a commercial/mixed-use development is in line with its current use.

I am therefore urging you and City Council to think deeply as you deliberate not just the future use of this incredible property, but also the future you envision for Bellaire that you, I, and our progeny stand to enjoy in the years to come. If we miss out on this opportunity to create a true commercial district where residents can enjoy short commutes to, as this development currently offers, then I am afraid generations of future residents would have been robbed of what could have been a great complement to their community. In reading the comments of one of the public speaker's at your last meeting, I couldn't disagree more with the premise of the statement that "nobody moves to Bellaire to go shopping"; it would be like saying nobody moves into Tanglewood or River Oaks to go shopping, but just think if residents of River Oaks or Tanglewood had opposed development of the Galleria or the River Oaks shopping center. The reality is that people move to Bellaire for proximity, as well as quality of life reasons, and congruent with that desire is to promote developments that would enhance our lifestyle within proximity of where we live.

I am cautiously optimistic that you will act with the best interest of the greater good at heart, which in my opinion would be approving a comprehensive mixed-use development along Highway 610, and that you do not allow instinctive reactionary sentiments preclude Bellaire from the great city of the future where its residents can live, work and play.

Sincerest regards,



Laolu Yemitan

Cc: Bellaire City Council

FW: Chevron Letter

Ashley Parcus

Wed 3/29/2017 4:37 PM

To: John McDonald <jmcdonald@bellairetx.gov>;

From: Benjamin Lavine [REDACTED]
Sent: Wednesday, March 29, 2017 4:05 PM
To: Ashley Parcus
Subject: Re: Chevron Letter

Dr. Mr. McDonald,

I am a resident at 5008 Mayfair Street which is next to the Chevron property. The sale of this property is an opportunity to develop a link and some continuity between the our streets north of Chevron and the rest of the Bellaire residents to the south of us. An easy way to do this would be to build homes. Selfishly I am open to all residential development, but I am open to other forms of development.

I believe a combination of business/retail and residences will work if done in the right manner. A combination of office park, single family town homes, and retail on first floor with offices or high end luxury high rise above could work.

There are two important things to keep in mind when approaching rezoning this area.

1. Buffer Zone: Planning and Zoning must create a buffer zone between properties on Mayfair street and the Chevron property. Cities like Dallas use single family town homes to create a buffer zone between single family neighborhoods and businesses. If a proper buffer zone can be created this would be good for the neighborhood while also taking advantage of redeveloping the property. A buffer zone will stabilize home values to properties that back up to the Chevron property.
2. Right Retail: Planning and Zoning needs to understand that this property is not an ideal location for the historical retail. A retailer in Meyerland Plaza (Talbotts or Charming Charlie) or Highland Village (James Avery or Williams Sonoma) will not close it's store just a few miles away to relocate to the corner of South Rice and Fournace. Retailers need space and traffic. The Chevron property does not give a retailer the right spacing from the Galleria and Meyerland Plaza....it's situated too close to other retail. Fournace will not give retailers the traffic streets like Westheimer and Beechnut provide to sustain revenue. Fournace dead ends at Newcastle and then turns into Gulfton which ends at Hillcroft.....not exactly a retailers dream. Therefore the "right" retail needs locate there in order to be supported by the local residential community that surrounds it.

In conclusion, I am in support of a hybrid of residence and retail for the Chevron property but it must be done in the right manner in order to maintain home values and enrich the City of Bellaire.

Regards,

Benjamin Lavine



March 29, 2017

Honorable Mayor Andrew Friedberg
Members of Bellaire City Council
Bellaire City Hall
7008 S. Rice Avenue
Bellaire, TX 77401

RE: Comprehensive Plan and Future Land Use Map

Dear Mayor Friedberg and Members of Bellaire City Council:

A Wulfe & Co. partnership recently purchased the 2.5-acre site with an existing Shell service station on it located on the northwest corner of West Loop 610 South and Fournace Place in Bellaire. Our company has been active for many years in the Greater Houston Area and has extensive experience and working knowledge of the market place exemplified by its redevelopment of Meyerland Plaza Shopping Center just south of Bellaire and the recent mixed-use BLVD Place development in the Uptown Area. Of note, my daughters all attended Bellaire High School and currently two of them have homes in Bellaire.

Our site independently, or collectively with the Chevron tract, offers the City of Bellaire a unique opportunity to make possible a high-profile, mixed-use complex that could contain all forms of real estate development, including retail, office, medical, hotel, multi-family residential and single-family residential. The development would result in creating a high-profile people place for living, working and shopping, with dining and entertainment amenities. The possibilities are unlimited. However, a great deal of time, effort, and energy is required to envision a plan and orchestrate a development of this magnitude and complexity. Extensive market research, public outreach, and planning are paramount to integrate the various uses in the development and this takes time.

It has been brought to our attention that the city of Bellaire is considering an amendment of its Comprehensive Plan and Future Land Use Map to permit more potential uses to a developer than its current zoning designation. This is a critically important positive step to ensure the maximum possible benefits to the Bellaire Community in the redevelopment of these properties. The City of Bellaire would very much be a part of the process with its ability to control the plans and concepts through its zoning process.

The development principals and processes are the same whether it is the development of our 2.5-acre tract or Chevron's 32-acre tract independently or together. We believe it is in the best interest of the City of Bellaire and its residents to make it possible for a comprehensive, upscale mixed-use development with every consideration given to sensitively integrating it into the lifestyle of the neighborhoods to the benefit of all. We therefore strongly encourage the adoption of the amendment to the Comprehensive Plan and Future Land Use Map. We can make ourselves available for further discussions or questions if needed.

Thank you,

A handwritten signature in black ink, appearing to read 'Ed Wulfe', written over the 'Thank you,' text.

Edmond D. Wulfe
Chairman & CEO

Cc: Paul Hofmann, City Manager, John McDonald, Director of Development Services
Commercial • Retail Real Estate

Written Comment for Mayor & City Council
City of Bellaire

Proposed Amendment to the City of Bellaire's Comprehensive Plan
And Future Land Use Map

HFF, L.P. was recently hired by Chevron to advise on the disposition of the company's office complex and property in Bellaire, Texas. HFF's expertise lies in providing commercial real estate and capital markets services to the global commercial real estate industry.

Chevron has no plans to develop the 32-acre property and is selling in effort to consolidate and centralize its office space in downtown Houston. The property is the largest privately-owned tract of land within Bellaire and one of the largest close-in development tracts between the Houston central business district and Beltway 8. With frontage along the West Loop, Fournace and South Rice, this prime location will attract interest from many prominent developers. Given the characteristics of the property, developers will likely be interested in re-purposing the property into a mixed-use development with a variety of uses beyond its previous use as a corporate office and research park.

High land values in Bellaire will result in high quality development, regardless of the use. And unlike the city of Houston, Bellaire's zoning provides further safeguards by governing future land use. The property's current designation as a "Technical Research Park" is very limited and does not allow for many suitable uses, including residential.

Market conditions position the property for higher and better uses than those that currently exist, which could benefit Bellaire through greater amenities, additional housing options including single-family homes, and re-tenanting of the existing office buildings.

HFF supports the City of Bellaire's efforts to amend the property's designation within the Comprehensive Plan and Future Land Use map, as it will permit more potential uses than its current designation while maintaining control through the zoning process for specific uses. This will allow the city and the future owner to work together, with input from the community, to create a high quality mixed-use development that benefits Bellaire and its residents.

Tracy Dutton

From: Michael Tweedy [REDACTED]
Sent: Wednesday, March 29, 2017 4:51 PM
To: Andrew Friedberg; Tracy Dutton
Subject: Tools for improved decision making in respect to P&Z and comprehensive plan.
 Decision Matrix P&Z v 2.xlsx
Attachments: Decision Matirix P&Z v 2.xlsx

Ms Dutton

Written Submission for Council Meeting April 4th

Attached please find an Excel decision matrix and tool set that would allow a more effective ranking and discussion of multiple strategic options for the Chevron site. To be used by the P&Z commission or the Council depending on the vote.. The Excel sheet can be printed.

I created the excel matrix leveraging frequently quoted financial, service burden and cost metrics for Evaluation as well as more subjective KPI's gleaned from the approved Urban Design and Beautification Conceptual Master Plan--December 2016.

Please note that the tool (<https://www.slideshare.net/hsumait123/decision-leadership-sdg-stanford-university>) is a product of Stanford University and Strategic Decisions Group as is the referenced App. "DQ" for Android phones— included below.

sincerely

Michael and Lek Tweedy

[REDACTED]

Business Mobile / Cell [REDACTED]

Home Phone [REDACTED]

Fax + [REDACTED]

More about the tool and Process:

At the heart of SDG's service offering is Decision Quality (DQ), a practical and systematic methodology that improves strategic decisions and the ability to gauge their value potential immediately—not just in hindsight at some future point. Something which is clearly needed for the Chevron site.

Ensuring good Decision Quality begins with the recognition that the ability to make good decisions is neither inborn nor instinctive. A combination of art and science, DQ emphasizes **insight** over intuition, **analytics** over conjecture. Its application drives superior performance and yields significant returns on investment in such critical areas as resource allocation, organizational development, risk management, and business growth.

In a world of moving targets, shifting market terrain and unknown outcomes, this DQ Tool and Matrix will help key Bellaire decision-makers achieve lasting improvements in performance and value creation. Entities that apply DQ don't simply manage risk. They leverage uncertainty and turn it to their advantage.

Effective decision leaders in those entities diagnose the situation in order to determine the best decision process. They:

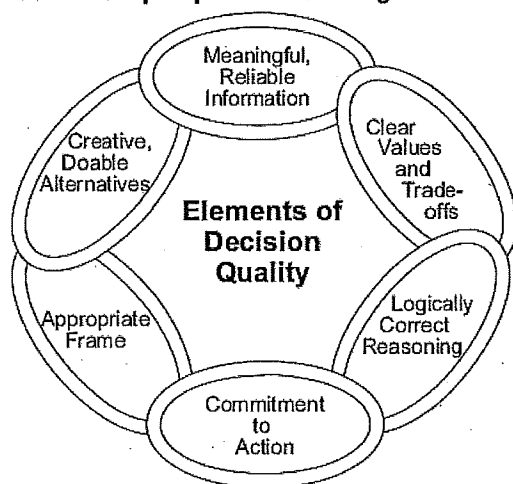
1. See the destination – a high-quality decision
2. Diagnose a decision situation
3. Design an effective and efficient decision process
4. Lead the decision process
5. Assess the level of quality achieved

The effective decision leader asks the crucial questions: the "What," the "When," and the "Who." • Who should be involved in the decision? – Who decides? – Who knows (who has the content that we need)? – Who leads the decision process? What is our purpose in deciding? – Has a decision been "declared" already? – How important is the decision? – What is the nature of the decision? – What makes this decision difficult? • By when does this decision need to be made? – Who should be involved to assure success in implementation?

6. A diagnosis of the situation results in an initial frame.

Note that like a chain the decision quality is only as good as the weakest link.

A high-quality decision produces personal and organizational commitment to the best prospects for creating value.



These links also specify good design principles for each decision.

INFORMIS 05/01/03

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The quality of a decision depends on the following six dimensions:

- 1) Defining the appropriate frame (clear purpose, **right people in the room**, conscious situational perspective, and defined scope)
- 2) Generating creative and doable alternatives (significantly different, **comprehensive**, and compelling alternatives)
- 3) Using meaningful, and reliable information (understanding the relevant and material information including uncertainties; assessing uncertainties by using reliable sources and avoiding typical biases)
- 4) Applying clear values and trade-offs (the explicit statement of our wants in terms of decision criteria and the trade-off values among decision criteria)
- 5) Logically correct reasoning (sometimes this requires a model)
- 6) Commitment to action (gaining motivation and commitment to action from the decision-maker(s) and key stakeholders)

Spider Diagram measures₂ decision readiness and quality

And Yes there is an APP for That:

DQ- Decision Quest from Strategic Decisions Group in Productivity for Everyone

Decision Quest (DQ) supports android v2.3 and later. The DQ app enables decision-makers (executives in organizations as well as individuals) to apply the concepts of Decision Quality to improve their decision making. The DQ app allows users to keep track of the decision-maker(s) involved in a certain decision, the associated decision deadline and the progress on each of the six dimensions of Decision Quality. The DQ app users can access a list of guiding questions and a detailed tutorial to understand the concepts of Decision Quality and to facilitate the application of the concepts to improve decision making.

Decision matrix

City of Bellaire Decision Matrix

POTENTIAL DEVELOPMENT OPTIONS																		
POTENTIAL DEVELOPMENT OPTIONS	TRB	TREND	Probable cost In Millions of USD		Costs of public services for each Option	Net tax base for option on 30 acre "chevron" site	Revenue enhancement for Homeowner and Taxpayer	Revenue for City	Community disruption during development	Community disruption after completion of development	Bellaire Brand	Sustainability	Destination	Connectivity	Green infrastructure	Social Landscapes	Score per option	COMMENTS
			if unable to determine actual \$\$ then use subjective ranking : *10 * is much higher than today and highest of all options, * 1 * is much less than today current state and least of all options , *5* is same as today/current state	if unable to determine actual \$\$ then use subjective ranking : *10 * is much higher than today and highest of all options, * 1 * is much less than today current state and least of all options , *5* is same as today/current state														
EXAMPLE OF USE			if unable to determine actual \$\$ then use subjective ranking : *10 * is much higher than today and highest of all options, * 1 * is much less than today current state and least of all options , *5* is same as today/current state	if unable to determine actual \$\$ then use subjective ranking : *10 * is much higher than today and highest of all options, * 1 * is much less than today current state and least of all options , *5* is same as today/current state														
Single family home R1			142.00	5.00	\$ 142.00		\$550,108	5	5	10	10	10	8	10	10			71 R1 lots assuming 2 million for average price with a home (30 acre =1.307 Mil sq ft/ 18400 sq ft=71) Tax rate times 2.0 Mil per home = \$7,748 taxes per year per home = 550K revenue
Single family home R3																		
Single family home R4																		
Single family home R5																		
Mixed use																		
3-4 story Vertical townhouses with small lots and mews																		
multi family high rises not exceeding 6 stories																		
Other Options																		
Other PD																		
current state-Light industrial Technology park							\$ 270,000.00											
TOTAL SCORE			142.00	5.00	\$ 142.00		\$820,108.00	5	5	10	10	10	8	10			\$ 8,616	

Ed Umbricht III
[REDACTED]
[REDACTED]

March 29, 2017

City of Bellaire
7008 S. Rice
Bellaire, TX 77401

Honorable Mayor and Council Members,

While I participated in discussions with my neighbors and in presentations at public hearings, I also observe the interactions. I have noticed that some of my neighbors' frustrations come from miscommunications that are not readily apparent.

My neighbors and I read the Comprehensive Plan and reflect on the principles and goals there. We align our concerns with principles we see and plead them to our leaders. We have not heard any direct responses yet, since there hasn't been an actual vote. But P&Z did not address our concerns in their recommendations, and from the Q&A after our presentations, we don't hear our leaders addressing the principles in our concerns or in the Comprehensive Plan.

P&Z recommends we open the field to more options now, and suggests we can address the principles later. But nobody offers an affirmative reason why we should wait. Nobody responds with principles.

We get confused. We present principles and expect responses in principles. When they don't come, we don't know if we're being ignored or if we simply aren't being told the principles the decisions will be made with.


With no explanation, we make guesses. We're certain we aren't being ignored, so the guesses focus on the principles P&Z might be using to make its recommendations. Some of the guesses gain momentum and look like conspiracy theories. The guesses and theories are denied, but they aren't answered. And the frustration grows. I think you witnessed that in public hearings.

My neighbors agree that if the city can respond in principle later, we ought to be able to respond in principle now, without waiting to see what kinds of offers Chevron and the city get. That is what we are asking Council to do. Take a stand. Please restrict or define the use of the property now, before anyone is tempted by the economics of an offer or the profitability to a developer.

If your stand is we must wait to consider restrictions to development of the Chevron property, then please offer affirmative principles that explain why we must wait. If the principles are not consistent with principles in the current Comprehensive Plan, then add an explanation. We might not like the principles and we might not agree. But at least the response would be on the same level as our concerns. Our guesses and theories would be resolved, not just denied. And any remaining frustration would be factual rather than based on a growing confusion.

Thank you very much. I do appreciate your ability, efforts, and your leadership. And I appreciate the opportunity to participate in this way and in public hearings.

Sincerely,



Ed Umbricht III

Tracy Dutton

From: Andrew Friedberg
Sent: Thursday, March 30, 2017 10:30 AM
To: Tracy Dutton
Subject: Fw: The Chevron Property

From: Joe Keathley [REDACTED]
Sent: Thursday, March 30, 2017 10:27 AM
To: Gus Pappas; Pat McLaughlan; Roman Reed; David Montague; Michael Fife; Trisha Pollard; Andrew Friedberg
Subject: The Chevron Property

Dear Mayor Friedberg and City Council Members,

When I read in the Examiner this week that the RESIDENTS of Bellaire wanted the Chevron property to be zoned for nothing other than single-family residential homes I did a double take.

I am a 76 year old native Houstonian and have been living in Bellaire for 32 years. I grew up in the Lanier neighborhood and went to Lanier and Lamar. I ran around with kids in my neighborhood, West University, River Oaks, Afton Oaks, Tanglewood, Memorial and Piney Point. I've been married for 53 years to my high school sweet heart that lived in Tanglewood. We started driving at 14 so I've seen all these neighborhoods grow and develop. I remember when Bellaire and the Village had so many things in common. Except for the housing that is not true today. Far from it. When I go to breakfast at the Bellaire coffee shop and walk through the old shops, I say to myself, how can this be. I've watched The Village, Highland Village, River Oaks, Memorial and The Heights develop and grow with new modern restaurants, bars, shops, and other multi-family developments until they are about to pop. And here it still sits, the OLD Bellaire Triangle that opened the year I graduated from Lamar in 1959. That's 58 going on 59 years.

Now comes the GOLDEN OPPORTUNITY, a bird nest on the ground, a real chance for the people of Houston to sit up and take notice of Bellaire. Something to offer besides all the multi-million dollars homes. A big new modern shiny 30 acre development easy to access with cool new restaurants, retail shopping with green areas to sit out and have an ice cream cone with the kids or a cold beer. I had an old friend in from out of town that suggest we go have a beer and watch the Astros. You guessed it, there wasn't a place in Bellaire. With Tilman Fertitta and dozens of other big time restaurant, retail groups and developers and the experience of the Mayor Frieddberg and City Council I'D HOPE A MASTER PLAN could be worked out. I'd think they would welcome the opportunity. Where would we be if someone had not come along and revived Meyerland Plaza.

Please don't rush into anything on this ONCE it's a lifetime opportunity. This would really be something to be proud of and a GRAND achievement.

I will be out of town on April 3rd and don't know the protocol of the meeting but hope this letter can be read at the meeting. I appreciate this opportunity to give you my thoughts Good luck , this is a tough assignment.

Respectfully yours,

Joe Keathley

Tracy Dutton

From: Bryan [REDACTED]
Sent: Thursday, March 30, 2017 11:37 AM
To: Tracy Dutton
Subject: Council Consideration Of The P&Z Recommendation For The Chevron Property

I understand that comments need to be in by noon today to be included for the Council meeting next Monday evening.

As I have previously stated multiple times in public comments & do so again now, I urge Council to reject the current P&Z recommendation for the Chevron property reclassification. The people of the far north side of town do not want anything other than single family houses on that property. P&Z appears to have disregarded all the public comments at their meetings by including so many other uses in their recommendation to Council. Please send this back to P&Z & demand that they use the public opinion to rewrite their recommendation to Council.

Thank you very much.

Bryan Wogenstahl
[REDACTED]

Tracy Dutton

From: Andrew Friedberg
Sent: Thursday, March 30, 2017 4:06 PM
To: Tracy Dutton
Subject: Fw: Chevron Property

From: Ross Spence [REDACTED]
Sent: Thursday, March 30, 2017 2:19 PM
To: Andrew Friedberg; Trisha Pollard; David Montague; Roman Reed; Gus Pappas; Pat McLaughlan; Michael Fife
Cc: 'DéEtte Spence'
Subject: Chevron Property

We are Bellaire residents living at 4582 Elm. We hope that City Council will not approve or continue any mixed-use or multi-family use of the property being vacated and sold by Chevron. Punting the issue to Planning and Zoning is not fair to that Commission or to Chevron. The overwhelming sentiment of the citizens of the City of Homes is that they want more homes, not apartments or mixed-use. This is a once-in-a-lifetime chance to connect neighborhoods and to solidify the northern portion of Bellaire as a viable neighborhood of single-family homes. We hope you will not let it pass. In 20 years or less you will regret it if you do.

Sincerely,

Ross and DeEtte Spence

[REDACTED]
[REDACTED]
Direct Dial: [REDACTED]
Direct Fax: [REDACTED]
[REDACTED]

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April 3, 2017

City Staff Response to Questions Relevant to the Proposed North Bellaire Special Development Area

Question #1:

What is the relationship between the comprehensive plan and zoning?

Answer:

The comprehensive plan provides a City with the opportunity to look beyond precise and specific zoning issues and provide guidance for the future use of land and development in the community. A properly developed, well thought-out comprehensive plan can be of great value to a community in its efforts to improve quality of life, make more efficient use of financial and other resources, provide a cleaner environment, and build an economically healthy community. As our Comprehensive Plan states, "Local planning allows the City of Bellaire to have a greater measure of control over its destiny rather than simply reacting to change."

However, the value of any comprehensive plan is directly related to the community's willingness to follow the plan, and its diligence in keeping the plan current and relevant to today's conditions. Once adopted the plan must be implemented through appropriate zoning regulations, and changes to the zoning districts or map.

Question #2:

Why would we amend the comprehensive plan now? What are we hoping to accomplish?

Answer:

Amending the Comprehensive Plan now sends a message to those who might wish to develop the Chevron property that the City has a vision and that any future development needs to meet that vision. It furthermore benefits the adjacent property owners by communicating the limits on what uses the city prefers for the site, informing neighbors of the changes in the area, and allowing them to participate in the planning process that sets the parameters of development.

Question #3:

Why wouldn't we amend the zoning now?

Answer:

State Law requires that zoning be based on a Comprehensive Plan and therefore the plan must be amended to set the long-term planning goal for the area prior to the development of regulations which are designed to implement that goal. At this time, no project is on the table to be reviewed. Premature zoning and premature descriptions of what might be restricted to planned development of the property may limit beneficial options that can still be fully regulated and considered through the public zoning process.

Question #4:

What are the fiscal/economic/tax base implications? Is it appropriate to consider those implications now? Is it appropriate to consider those implications during the zoning process?

Answer:

For Tax Year 2016, Chevron's total assessed value for real and personal property was \$81,889,532 which generates approximately \$317,240 in property tax revenue. Of that amount \$258,123 is for real property and \$59,117 is for personal property. In the decision-making process the consideration should include the potential loss of personal property taxes as this is equipment, furniture and fixtures that were kept inside the business.

One reason well managed cities plan is to protect and sustain a city's financial condition.

Question #5:

What can be done to address the concerns of the neighbors?

Answer:

The City Council has been consistent in ensuring that existing residential neighborhoods next to commercial and mixed-use districts are protected through the implementation of zoning codes that set a high standard for buffering and screening. The height-setback plane is a prime example of a method that has been implemented in multiple districts to ensure protection of adjacent residential properties.

Question #6:

Specifically, what is or can be done to address design standards, e.g., the quality of the built development?

Answer:

The UVT, UVD, and CMU districts all have associated design standards for development to ensure a higher level and more durable development. Any new district, including one associated with the Chevron property, would include specific design standards as well. Additionally, single-family residential has no design standards set forth by City code.

Question #7:

Specifically, what is or can be done to address drainage concerns?

Answer:

Drainage is addressed in two areas: within the zoning code and the subdivision requirements. Through zoning, the City can set maximum lot coverage and green space requirements. The subdivision ordinance requires drainage, including detention and runoff, be addressed for a property. All projects are reviewed by the City Engineer to ensure compliance with City regulations. This is to address mitigation for any increases in lot coverage over past development, as well as in an effort to address any specific area drainage problems.

Question #8:

Why don't we eliminate the possibility of multifamily development right now? Don't apartments cause maintenance, appearance, gang-related problems?

Answer:

Multi-family housing can be a key component of a successful development, supporting the success of commercial developments, as well as provide an alternative dwelling choice to city residents. The Planning and Zoning Commission recommendation makes it clear that multi-family development is not a preferred use.

All housing types can have maintenance and appearance issues; there are plenty of single-family detached neighborhoods that don't live up to the standard set by Bellaire. As high quality homes are built and maintained in Bellaire, so can quality multi-family developments. A combination of high design standards, strict building codes, and quality law enforcement make Bellaire the standard for living; whether in a single-family house, townhome, or multi-family unit.

Question #9:

What do we mean by life cycle, or generational housing? Why isn't the suggested comprehensive plan wording more specific?

Answer:

The Comprehensive Plan includes the concept of in Chapter 2, Land Use and Community Character, and specifically lists it in Goal 2.2, stating: "Respond to the need for smaller dwelling sizes and more affordable options for current and potential Bellaire residents at various "life cycle" stages (e.g. young adults..., young professionals with families; empty nesters; seniors, etc.)."

Question #10:

What is going on with the remediation activity? What is the city's role in regulating contaminated soils or groundwater?

Answer:

Chevron is conducting assessment and cleanup of the former Bellaire Research facility located at 5901 S. Rice Blvd. in Bellaire under the oversight of the Texas Commission on Environmental Quality's (TCEQ's) Corrective Action program. Soil borings and monitor wells installed at the site identified shallow (approximately 15 to 55' below ground surface) groundwater impacted with chlorinated solvents, petroleum hydrocarbons semi-volatile compounds and metals. Based on the information available to date, there does not appear to be an exposure of concern to the groundwater contamination (e.g., municipal water source is provided to the area, no surface water bodies appear to be potentially affected by the release, distance to and depth of public water supply wells, etc.) Assessment and cleanup of the site is ongoing. According to available records, the City of Bellaire public water supply wells are located almost a half mile and cross-gradient from the impacted shallow groundwater, and the supply wells produce water from the much deeper Evangeline Aquifer (total depth approximately 1,650').

The City doesn't have regulatory authority. Water quality is within the purview of the TCEQ. In fact, Texas cities that provide water and wastewater services to their constituency are required to adhere to TCEQ requirements for quality, safety and effluent discharge amongst other things.

Question #11:

Why would city staff persons speculate on potential land use outcomes?

Answer:

City staff has numerous conversations with potential business owners and developers. Potential land use is always a topic, especially when looking at areas under consideration for rezoning and redevelopment. Staff does its best to share logical scenarios based on experience and information available. It is always made clear that the ultimate decision will be made by the City Council.

Question #12:

Wouldn't it be a good idea to simply at this point require the property develop as single family detached?

Answer:

The City is currently predominately single-family detached housing. Last year, only 65 new homes were constructed in the City. We are on pace to hit the same number this year. Leaving the corner gas station in place, leaves room for approximately 120 new homes sites (R-3). This many new residential lots on the market will have a negative impact on the turnover of the older housing stock. The development of 120 new home sites would take years to complete under normal build out conditions. Additionally, as residential subdivision developers prefer to build out these new neighborhoods and sell out the lots in a timely manner, we leave ourselves open to having a lower quality builder come in to develop the site. It must be remembered that we do not have any design standards for single-family residential dwellings.

Furthermore, a single-family residential district would leave the office buildings on the Chevron property and the corner service station as non-conforming uses, limiting the ability of both sites to redevelop.



To: City Council
From: Andrew S. Friedberg, Mayor
Date: March 30, 2017
Re: Comprehensive Plan and Future Land Use Map Amendments – Chevron Property

On Monday evening we will deliberate as an action item the proposed amendments to the Comprehensive Plan and Future Land Use Map relating to the Chevron property, which proposed amendments were the subject of the public hearing at our last Regular Session. When this item comes up for consideration on Monday, I intend to offer as an amendment a package of revisions that I believe (1) will help clarify the proposal and emphasize its protections by stating them more expressly, and (2) are also responsive to the public input we received, including by taking those protections a bit further by introducing them earlier in the process.

I am submitting this memo with my proposed revisions for inclusion in the packet, to give Council and the public an opportunity to review them in advance of the meeting.

FRAMING THE ISSUES

A. PLANNING VS. ZONING: PLANNING IDENTIFIES POTENTIAL LAND USES, ZONING THEN PROTECTS THE PUBLIC INTEREST BY REGULATING THOSE USES

As an initial matter, in my view there's a major disconnect underlying the public discourse on the proposal. It's a *planning* document, but the discussion has largely focused on *zoning* concerns. Understandably and rightly so—the neighbors are looking for assurances they'll be protected against various uses being proposed, and want to understand how. For the most part, those protections don't appear in the proposed text, but that's because it's a planning document.

Given that planning is about uses, I believe what's missing in the discussion is an appreciation of the distinction between *permitted uses* on the one hand, and *specific uses* and *planned developments* on the other, and how that distinction serves to protect the adjacent residential neighborhood. The proposed text does not expressly address the difference between them, again because as a planning document it typically wouldn't. The distinction is found in the zoning regulations, not in the Comprehensive Plan.

Here's how it works:

- **Permitted Uses:** Single-family residential, for example, if included in the zoning as a permitted use, could be developed by right. As long as what the developer wants to do complies with the zoning code, it would be automatically permitted without further P&Z or Council proceedings.

- **Excluded Uses:** At the other end of the extreme are uses not on the list at all. Such as an amusement park. Developers would be told not to waste their time; we're simply not interested and won't even entertain an application.
- **Specific Uses/Planned Developments:** In between those two extremes are uses made possible as specific uses or planned developments. While not automatically allowed as permitted uses are, these uses could be proposed by the developer and then go through two levels of review—first by P&Z and then by Council—including two public hearings. If we don't like a proposal, we can say no to it.

In sum, while permitted uses can be developed by right, we will have the ability to consider, then approve or reject after two public hearings, anything else.

So why would P&Z have supported including on the list possible uses that the neighbors clearly don't favor? Because they recognized we don't yet have an actual development proposal to consider, and perhaps felt it premature to rule out possibilities we might at least like to see, and can still reject when the time comes. They approached it from a planning perspective, while some of the neighbors who spoke at the hearing were jumping ahead to zoning. P&Z understood that since the distinction between permitted uses and specific uses/planned developments would be adopted in the zoning at the appropriate time, the contemplated uses the residents are concerned about would not necessarily be permitted by right.

With all of the foregoing in mind, I respectfully submit it's not that P&Z ignored the public input they received. The problem, in my opinion, is that P&Z and the neighbors were talking past each other.

To resolve this disconnect, I propose revising the text to expressly distinguish between permitted uses and uses made possible as specific uses or planned developments. I freely admit that doing so breaks with convention by introducing *zoning* language into a *planning* document, and that it establishes zoning-type restrictions before we've even gotten to the zoning part of the process, which I'll also admit goes further than P&Z did. I'm comfortable with that, because in this situation (which is unique for a number of reasons) I think it's important to give those assurances to the neighbors now, even at the planning stage. And I don't think we'd be giving up too much flexibility, either, though of course I recognize that's debatable.

B. PAINTING WITH TOO BROAD A BRUSH, AND THEN THERE'S THE OFFICE BUILDING TO CONSIDER

My other main concern with the arguments we've heard, as I expressed at the public hearing, is that the Chevron site is not uniform across its entire area and does not necessarily need to be planned and then zoned as if it were. To my mind the frontage along 610 might be appropriate for uses that would not be appropriate adjacent to the homes on Mayfair. Plus there's the office building, which makes the property less of a "clean slate." Whether it stays or goes isn't our call, but in its immediate vicinity single-family homes might not be so desirable and

therefore should not be the sole development possibility. Providing some other options—as specific uses or planned developments, not permitted uses—will allow developers to at least think about how they might incorporate the existing office building, but with no guarantees of approval. The same is true, though perhaps to a lesser extent, of the existing gas station. Point is, those parts of the property should offer a bit more flexibility than along the northern boundary, adjacent to the homes on Mayfair.

The proposal (next-to-last paragraph on page 2 of 3) does call for different tiers of use intensities. My amendment would take that a step further by committing to single-family residential as the only permitted use throughout the entire property, and contemplating other uses—as specific uses or planned developments—in the areas identified for higher and moderate use intensities (further removed from the adjacent neighborhood).

WHAT I’M PROPOSING

Accompanying this memo are the revisions I will offer on Monday (redlined and a clean copy for readability). To summarize what I’m proposing:

The two revisions already discussed above, to emphasize neighborhood protections

Revision 1. Expressly distinguish between permitted uses and uses made possible as specific uses or planned developments, so that it is better understood that not all of the contemplated potential uses would automatically be available by right, and the City would still have the opportunity to reject specific proposals after review by P&Z and then Council, including two public hearings.

Revision 2. Build upon the existing language that recognizes different levels of development intensity in different portions of the property, by committing to single-family residential as the only permitted use in all portions and allowing for other possibilities—as specific uses or planned developments—in areas further removed from the adjacent homes on Mayfair and especially in the immediate vicinity of the existing office building.

- Because this revision elevates the prospect of a large-scale residential development, in contrast to the incremental homebuilding that we’ve seen over the past few decades in Bellaire, I additionally suggest consideration of residential design standards in the zoning regulations for this area to ensure quality development outcomes.

Other revisions responsive to public input

Revision 3. Eliminate multi-family as a contemplated use.

- It has already been acknowledged that P&Z left this open, essentially leaving it to Council to decide whether to take it out.

- Even the proposed text itself presents multi-family only as a contingency. After noting that multi-family is already provided for elsewhere in the City and for that reason is less desired for the Chevron property, it then goes on to provide for it “if land costs and development economics make [it] among the only viable residential options for the area.” As I suggested in a question I raised at the public hearing, we don’t need to make this compromise now; if we leave it out and the land doesn’t redevelop in the coming years, future Councils can revisit it at that time if they feel they need to.

Revision 4. Eliminate tax base considerations from the stated rationale for the North Bellaire Special Development Area and its future land use.

- Anticipating possibly vigorous discussion on this point, I would respectfully suggest that regardless which side of the issue you’re on, the language in question doesn’t really add anything to the text overall. Even accepting tax base enhancement as the objective—or at least, an objective—it doesn’t need to be in there for its supporters to have their way.
- Relatedly, I propose rewording the section that refers to “capitalizing” on the opportunity for redevelopment. I understand how the phrase was intended but more than one speaker read it a different way.
- Also take out their tax-exempt status as the reason for rejecting public or faith-based educational campuses, and instead point to their prevalence elsewhere throughout the City.

Revision 5. Eliminate the reference to the existing office building having “long ago set a precedent of 10 stories,” which is to suggest that future zoning should simply adopt that as a height limitation, and simply for that reason.

Revision 6. Soften somewhat the language expressing desired “lifecycle” residential development outcomes.

Revision 7. Strike as unnecessary the specific calling out of restaurants from among the range of potential “retail and service uses.”

CONCLUSION

Planning and zoning almost always involves a balancing act. P&Z and then Council must consider both the broader community’s stated objectives and the desires of the nearby residents most affected by a proposed change. For the past several years our Council Priorities document has included a commitment to “[r]emain sensitive to and address commercial/institutional

impact on adjacent residential areas.” (And I’m well aware of the intent of that language, as I was the one who proposed it.) That commitment helps guide us in our balancing act.

In defense of P&Z and the proposed text presently under consideration, as I hope I have demonstrated above it does include protections for the adjacent residential areas. But for the most part it does so implicitly; the amendment I will offer on Monday (revisions 1 and 2) would take those protections and state them explicitly, to make them more easily understood and to provide assurances to the nearby residents that they’re in there. To be sure, by adding in zoning-type restrictions at this stage of the process my proposal does take those protections further (or at least earlier) than P&Z intended, and further than would typically be included in a planning document, which are important considerations for discussion. My remaining revisions (3-7) are intended to be responsive to specific comments we received in the public hearing.

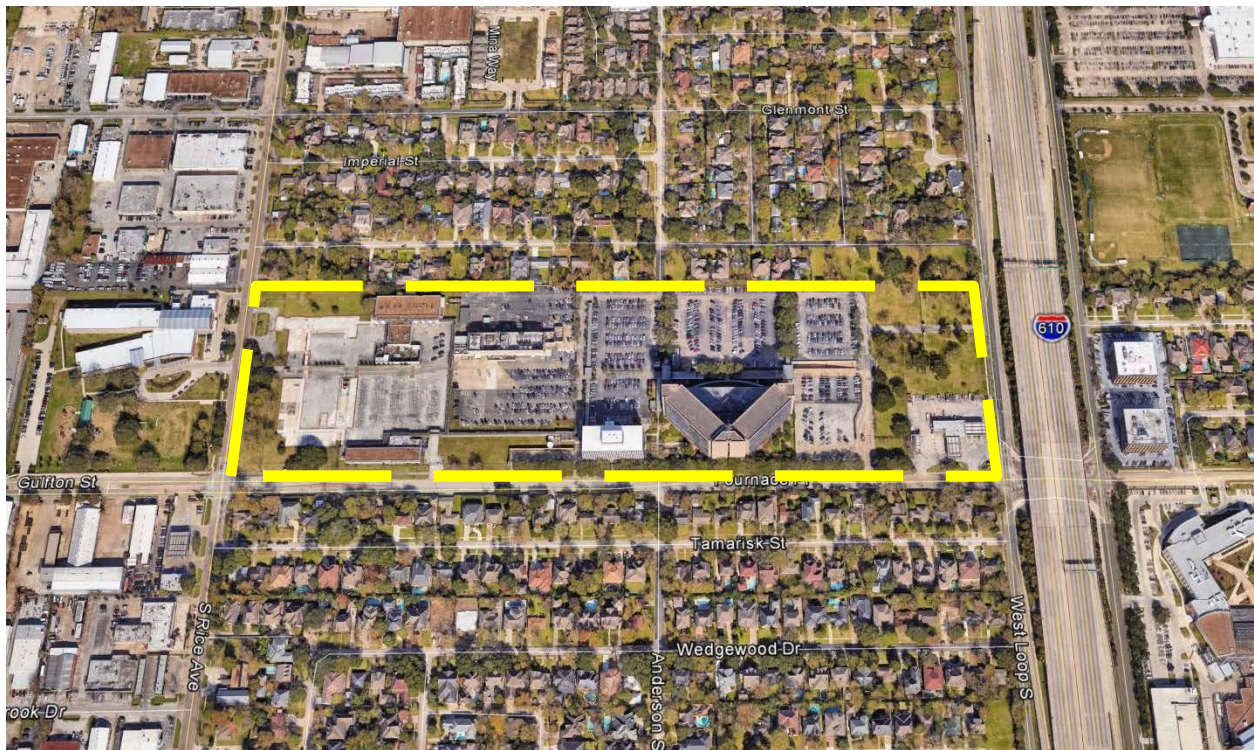
Thank you for your consideration of my proposed amendment. I look forward to a good discussion on Monday evening.

A.S.F.

Attachments: Proposed revisions, redlined and clean

North Bellaire Special Development Area

Since the 1940s, the area just north of Fournace Place, between the present-day West Loop 610 on the east and South Rice Avenue on the west, has been devoted to technical/research functions and other office space, first by Texaco and in recent decades by Chevron Corporation. Through its zoning ordinance, the City of Bellaire applied a Technical Research Park (TRP) classification to the area, including several adjacent properties that front on Loop 610. One of these properties has long been in use as a gas station at the northwest corner of Fournace and the Loop. The zoning classification corresponded with a Business Park designation for this area on the Future Land Use and Character map within the City's Comprehensive Plan. This Land Use and Community Character section of the plan previously described the Business Park designation as appropriate for "areas already developed as, or envisioned for office and research and technology-related uses in a campus-like environment."



In summer 2016, Chevron announced its plans to remove all activities from this location by 2017 and sell the property. This turn of events opened up redevelopment possibilities for a contiguous, rectangular area of some 30 acres in north Bellaire, with the corner gas station property also going on the market. This is similar to significant property sales and land use transitions seen in nearby areas of central Houston, and particularly to the north around the West Loop 610 corridor through Uptown Houston. The difference is that Bellaire uses a Comprehensive Plan and zoning regulations to set parameters for land use and clarify desired community outcomes from new development and redevelopment activity. This is essential as the North Bellaire Special Development Area is bordered not only by busy arterial streets ~~and~~ but also a major freeway. Long-established neighborhoods of single-family detached homes are immediately north of the area and also to the south across Fournace Place.

Given this context, the area ~~presentsis envisioned as potentially accommodating a range of uses that would capitalize on this a~~ unique redevelopment opportunity. A range of potential uses might be appropriately accommodated, but only with such uses being located and designed to provide protection to adjacent

residential areas. ~~With an eye to the City's long-term financial outlook and costs of public service provision, the development prospects for this area clearly must take into account the net tax base effect as the area transitions from its previous land uses. Specifically, the most intensive uses in the Special Development Area, and their associated vehicular access points, should be located along or near the Loop 610 frontage. A next tier of use intensity could occur along the South Rice Avenue frontage and, secondarily, along the Fournace Place frontage, especially in the areas nearest the existing office building on the Chevron site, constructed in the 1970s and situated close to Fournace. The lowest development intensities, together with adequate separation and buffering, should occur along the northern boundary of the area, closest to the single-family homes that front on Mayfair Street. The current TRP district imposes a six-story building height limitation as was typical of various Bellaire zoning districts prior to more recently established districts that provide greater height flexibility. However, the existing office building on the Chevron site, constructed in the 1970s and situated close to Fournace, long ago set a precedent of 10 stories. As in the other Bellaire zoning districts that involve the interface between low-density residential and higher-intensity land uses, a "height-setback plane" (greater setback of upper portions of buildings) should govern the allowable height of potential multistory buildings near single-family homes to maintain openness and protect residential privacy.~~

Along with creating value and quality for the community, residential options developed in the area should help to satisfy housing needs of current and prospective Bellaire residents at various stages of life (i.e., homes for young professionals and families, "downsizing" options for senior residents), to the extent that development economics allow. ~~Such a~~ The predominant "lifecycle" residential component ~~should be~~ might include single-family homes developed in a clustered fashion, on small lots and ~~likely possibly~~ with a more vertical house profile (i.e., three ~~four~~ stories) than seen previously in Bellaire but common in residential construction in the vicinity in recent years, including in redeveloping areas along Bellaire Boulevard in the City of Southside Place. To ensure quality development outcomes, design standards should be considered for all residential development in the area, both traditional and "lifecycle."

Multi-family development is provided for in several other areas of Bellaire, including within the Residential-Multifamily (R-MF) zoning district, as well as the more recently established Urban Village-Downtown (UV-D), Urban Village-Transit Oriented Development (UV-T) and Corridor Mixed Use (CMU) districts. For this reason, the North Bellaire Special Development Area is seen as more appropriate for other uses. ~~However, if land costs and development economics make multi-family among the only viable residential options for the area, then limitations on the quantity and standards for the quality of such use should apply as in the UV-D, UV-T and CMU zoning districts. Likewise, any multi-family use in the Special Development Area should occur only as part of mixed-use development.~~

Non-residential development outcomes and amenities should contribute to residents' quality of life through potential new retail and service uses, ~~including restaurants~~. It is recognized that some portion of the area may still be attractive for office use, either as a stand-alone development or as part of a mixed-use scenario. Medical or other institutional uses are also possible, although ~~tax-exempt uses, including~~ public or faith-based educational campuses, ~~are not desired given the fiscal considerations noted above~~ their prevalence elsewhere throughout the City.

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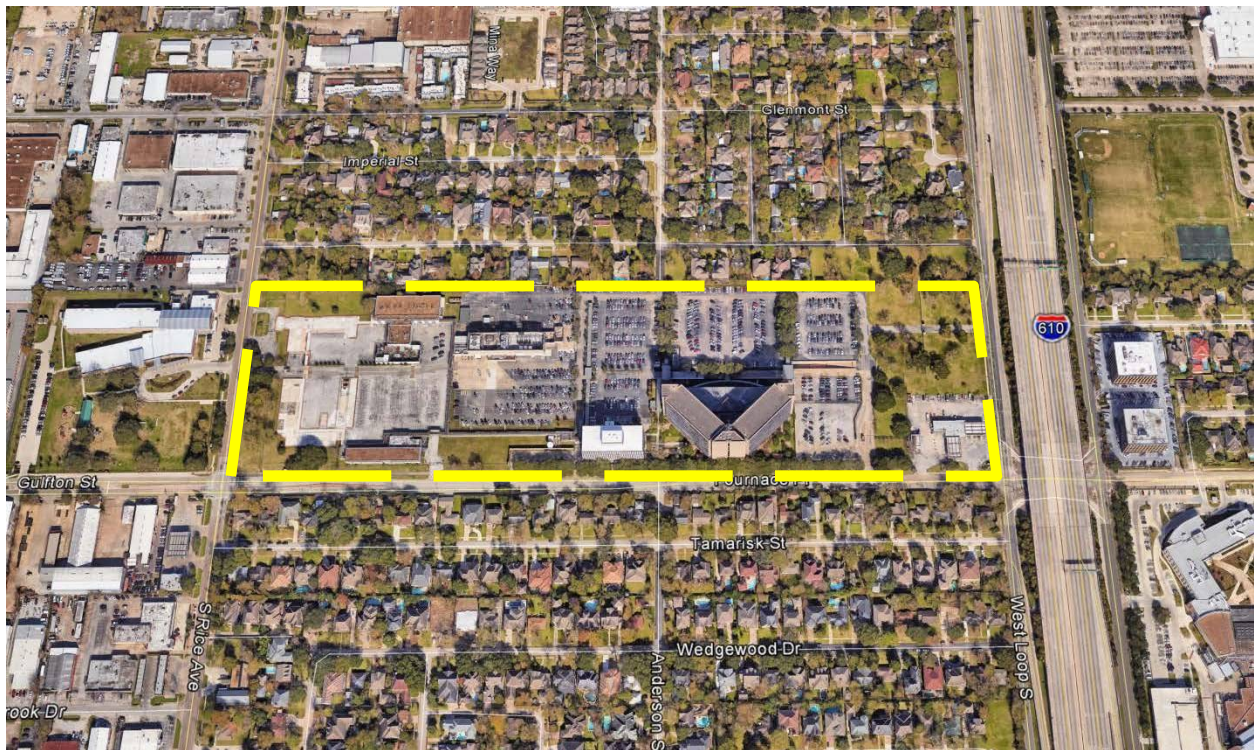
Traditional single-family residential development consistent with Bellaire’s identity as a “City of Homes” should be a permitted use throughout the entire North Bellaire Special Development Area, and “lifecycle” residential developments subject to specific development standards could be a permitted use as well. Non-residential and mixed-use developments should be considered as specific uses or for Property owners and developers always have the option of pursuing a Planned Development (PD) zoning approval, and should be concentrated in the portions of the area identified above for higher and moderate use intensities, and not in the portion along the northern boundary of the area, closest to the single-family homes that front on Mayfair Street for proposed development of some portion or all of the North Bellaire Special Development Area. As in other areas of the community, a PD application provides the opportunity to put forward a master-planned development approach that may involve an alternate set of land uses and/or special site design elements. As with proposals for specific uses, any such proposal for a PD would be vetted through a site plan review process and associated public discussion and hearings as provided for in the City’s development regulations and procedures.

Whether pursued through conventional development proposals or PD applications, the ~~“clean—slate”~~ redevelopment opportunity afforded by this significant land turnover in north Bellaire should also lead to creative site planning and design that incorporates green and open space areas into any proposed development. The tree-lined frontage and pathway along the north side of Fournace Place should also be maintained and extended all the way to South Rice Avenue. Residential areas could include orientation of homes toward landscaped mews (open space common areas), with rear garage access, to yield a true sense of neighborhood for residents living in relatively close quarters compared to many other areas of Bellaire. In non-residential and mixed-used areas, pocket parks, landscaped plazas and seating areas, and generous plantings within street rights-of-way would provide the desired green amenities and area enhancement. Additionally, landscaping plans across the entire Special Development Area should have a core objective of extending the signature urban tree canopy of Bellaire into the interior of the area—including through targeted installation of mature oaks from offsite rather than only through smaller plantings for future growth.



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Given this context, the area presents a unique redevelopment opportunity. A range of potential uses might be appropriately accommodated, but only with such uses being located and designed to provide protection to adjacent residential areas. Specifically, the most intensive uses in the Special Development Area, and their

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