



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

APRIL 3, 2017

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

REGULAR SESSION - 7:00 P.M.

I. REGULAR MEETING

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 7:01 p.m. on Monday, April 3, 2017. The Regular Session was held in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401-4411.

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

Mayor Friedberg announced that a quorum of the members of 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 Ashley Parcus, Administrative Assistant to the Director of Development Services.

Tracy L. Dutton, City Clerk, was absent.

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

Roman F. Reed, Mayor Pro Tem, provided the inspirational reading for the evening.

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

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

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.

Mayor Friedberg read and presented a proclamation he issued proclaiming Jeffrey Collins and Sophia Collins as outstanding citizens of the City of Bellaire, Texas, for their community service. Jeffrey Collins and Sophia Collins were both present and accepted their proclamations from the Mayor.

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.

Mayor Friedberg announced that he was pleased to join with CenterPoint Energy and the Common Ground Alliance in observing the month of April 2017 as "National Safe Digging Month" and read a proclamation that he had issued for that purpose.

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.

Mayor Friedberg read a proclamation he issued proclaiming the week of April 9-15, 2017, as "National Library Week" in the City of Bellaire, Texas. Diane K. White, Assistant City Manager, accepted the proclamation on behalf of Mary Cohrs, Director of Library.

F. Personal/Audience Comments.

Mayor Friedberg announced that comments on agenda item H(2)(b), the proposed amendments to the Comprehensive Plan and Future Land Use Map with regard to the future redevelopment of the Chevron property, would not be accepted this evening since oral public comment on that item was closed following the public hearing previously held. Comments were invited on items other than item H(2)(b).

Scott Frankel:

Mr. Frankel addressed City Council regarding Bellaire High School ("BHS"). He implored the City Council to take a stand and help HISD Trustee Mike Lunceford get BHS moved from its current location due to the limited size of BHS' existing property.

Keith Bowers:

Mr. Bowers addressed City Council in reference to an article he had read in a local newspaper regarding pollution on the Chevron property. Mr. Bowers indicated that he did not see any pollution on the property that would cause concern for anyone. He recommended that Bellaire obtain an opinion from a commercial developer before restricting the property.

Secondly, Mr. Bowers expressed concern regarding the selection of an instrumentation/electrical contractor to take care of water meters, residential waste treatment plants or water treatment plants. In his opinion, the selection method used by the City seemed to violate the law.

Additionally, reference was made to a recent drainage study performed by the City Engineer. Mr. Bowers indicated that he felt that the City could substantially reduce

the risk of flooding in several areas of the City by addressing low hanging fruit mentioned in the drainage study.

Lynn McBee:

Ms. McBee addressed City Council regarding page 90 of the agenda packet entitled "City Staff Response to Questions Relevant to the Proposed North Bellaire Special Development Area." Ms. McBee advised that the author of the document was not listed, which was of concern to her.

Secondly, she referenced a memorandum included in the agenda packet dated March 30, 2017, from Mayor Andrew Friedberg. Ms. McBee indicated that for the first time she could recall, a sitting member of City Council committed to writing in advance what his positions and reasons were on a matter. She commended and thanked Mayor Friedberg for providing his position, which was very meaningful to her. Ms. McBee encouraged other members of City Council to prethink their positions and put them in writing.

Catherine Lewis:

Ms. Lewis addressed City Council and stated that there was not just one property available in or near Bellaire for Bellaire High School. She indicated that Harris County owned property on Chimney Rock that could serve as an option for HISD.

Written Comments:

Mayor Friedberg advised that eleven comments related to the Chevron Property were received following the public hearing and prior to the deadline for written comments. For the record, Mayor Friedberg summarized the comments as follows:

Rani:

Rani's family opposed Bellaire High School, multi-family homes, apartments, or commercial developments for the Chevron property citing crime, traffic, and aesthetic concerns.

Catherine Lewis:

Ms. Lewis wrote in opposition to the amendment as recommended by the Planning and Zoning Commission asking that multi-family, restaurant, and retail uses be removed now rather than waiting for the zoning part of the process. Ms. Lewis preferred business park, office use, medical facilities, or detached single-family residential with big or small lots as being compatible with the neighborhood. She offered several additional thoughts prompted by the discussion of the public hearing and asked that safety, security, and quality of life take priority over tax revenue.

Laolu Yemitan:

Mr. Yemitan viewed the proposed sale of the Chevron property as the best opportunity to facilitate conversion of perhaps the only remaining large tract within the city limits into the kind of comprehensive development that stood to significantly augment Bellaire residents' ability to live and play in their own community. He disagreed with those who had spoken in opposition to the proposal referencing several other attempts for redevelopment that had repeatedly been met with opposition based on the same concerns. New development seldom had an adverse

impact, but rather the contrary, in his opinion. Mr. Yemitan favored approval of a comprehensive mixed-use development that would enhance our lifestyle within proximity of where we lived.

Benjamin Lavine:

Mr. Lavine saw the proposed sale of the Chevron property as an opportunity to develop a link and some continuity between streets north of Chevron and the rest of the Bellaire residents to the south. He believed the combination of business, retail and residences would work if done in the right manner and that a combination of office park, single-family town homes, and retail on the first floor with offices or high-end luxury high-rise above could work. He emphasized two important points: (1) the need for a buffer zone between properties on Mayfair Street and the Chevron property, citing the City of Dallas' use of single-family town homes for that purpose; and 2) that the property was not an ideal location for historical retail, and that the right retail needed to locate there in order to be supported by the local residential community that surrounded it.

Edmond D. Wulfe, Chairman and CEO of Wulfe & Co.:

Mr. Wulfe strongly encouraged the adoption of the proposed amendment. He advised that a Wulfe & Co. partnership recently purchased the 2.5-acre site with the existing gas station on it that adjoined the Chevron property. He referenced his company's prior redevelopment of Meyerland Plaza and recent mixed-use BLVD Place development in the Uptown area. Mr. Wulfe stated that the 2.5-acre site they had purchased could be used independently or collectively with the Chevron tract as a unique opportunity for the City of Bellaire 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, while providing a high-profile people place for living, working, and shopping, with dining and entertainment amenities. He noted that 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 and believed that it was in the best interest for the City of Bellaire and its residents to make it possible for a comprehensive, upscale mixed-use development to be sensitively integrated into the lifestyle of the neighborhoods to the benefit of all.

HFF, L.P.:

HFF, L.P., advised that they were recently hired by Chevron to advise on the disposition of the company's office complex and property in Bellaire, Texas. They expected that the prime location would attract interest from many prominent developers and, given its characteristic, developers would likely be interested in re-purposing the property into a mixed-use development with a variety of uses. They submitted that high land values in Bellaire would result in high quality development, regardless of the use. Unlike the City of Houston, Bellaire's zoning provided further safeguards by governing future land use.

HFF referenced benefits to Bellaire through greater amenities, additional housing options, including single-family homes, and re-tenanting of the existing office building. HFF supported the proposal as permitting more potential uses in the current designation while maintaining control through the zoning process for specific uses.

Michael and Lek Tweedy:

Mr. and Mrs. Tweedy included with their written comment 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 Planning and Zoning Commission or City Council depending on the vote.

The Tweedys 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 proposed Urban Design and Beautification Conceptual Master Plan presented in December 2016.

The Tweedys noted that the tool was a product of Stanford University and Strategic Decisions Group.

Ed Umbright, III:

Mr. Umbright offered his observation from the public hearings and discussions with neighbors. He stated that he and his neighbors had aligned their concerns with the principles and goals set forth in the Comprehensive Plan, yet felt that the Planning and Zoning Commission and City Council had not responded with principles which led to feelings of either being ignored or that the principles on which decisions were being made were not being communicated.

The absence of principles led to guesses and theories, which had been denied, but not answered, in his opinion. Mr. Umbright indicated that he and his neighbors felt that if the City could respond in principle later, the City ought to be able to respond in principle now without waiting to see what kinds of offers Chevron and the City got.

He urged City Council to take a stand now acknowledging that it might mean approving the proposal, but the Council should at least offer affirmative principles in doing so. The neighbors might not like the principles and might not agree, but at least the response would be on the same level as their concerns and the guesses and theories resolved as opposed to being denied.

Joe Keathley:

Mr. Keathley stated that he did a double-take when he read that residents of Bellaire wanted the Chevron property to be zoned for nothing other than single-family residential. A native Houstonian living in Bellaire for 32 years, Mr. Keathley stated he had watched The Village, Highland Village, River Oaks, and the Heights all develop and grow with new modern restaurants, bars, shops, and other multi-family developments and, yet, here it still sat--the old Bellaire Triangle.

Mr. Keathley saw the sale of the Chevron property as the golden opportunity--the chance for a big new modern shiny 30-acre development easy access and cool new restaurants, retail shopping, and green areas to sit out and have an ice cream cone with the kids or a cold beer. He felt a master plan could be worked out that would be something to be proud of--a grand achievement.

Bryan Wogenstahl:

Mr. Wogenstahl wrote in opposition to the current Planning and Zoning Commission recommendation saying that the people of the far north side of town did not want anything other than single-family houses on the Chevron property, and that the Planning and Zoning Commission appeared to have disregarded all the public

comments at their meetings by including so many other uses in the recommendation to City Council.

Mr. Wogenstahl asked that City Council to please send the recommendation back to the Planning and Zoning Commission and demand that they use the public opinion to rewrite their recommendation to Council.

Ross and DeEtte Spence:

Mr. and Mrs. Spence opposed any mixed-use or multi-family use of the Chevron property. They suggested that punting the issue to the Planning and Zoning Commission was not fair to that Commission or to Chevron. The Spences stated the overwhelming sentiment of the citizens of the City of Homes was for more homes, not apartments or mixed-use. They felt this was 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.

Mayor Friedberg announced that public comment was concluded and continued to the next item on the agenda.

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.

Paul A. Hofmann, City Manager, presented the City Manager's Report dated April 3, 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 February 28, 2017 - Submitted by Terrence Beaman, Chief Financial Officer.

Terrence Beaman, Chief Financial Officer, presented the Monthly Financial Report for the Period Ending February 28, 2017, to members of City Council.

At the conclusion of the report, **Mayor Friedberg** opened the floor for questions from City Council. Hearing no questions, Mayor Friedberg advised that the Monthly Financial Report was concluded and moved to the next item on the agenda.

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

Mayor Friedberg asked if there were any corrections to the minutes

dated March 6, 2017, as presented. Hearing none, Mayor Friedberg announced that by general consent the minutes were adopted as presented.

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.

Motion:

To adopt the resolution as presented accepting the donation of a 30' flagpole from Cub Scout Pack 130 and Boy Scout Troop 222 to be installed in Evelyn's Park.

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

Mayor Friedberg opened the floor for questions and deliberation. Following questions, Mayor Friedberg called for action on the motion.

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

- 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.

Mayor Friedberg read the caption of the agenda item before City Council and advised that the item was the subject of a public hearing at City Council's last Regular Session and was introduced and presented at that time. He noted that the item had received much attention and public discussion.

Mayor Friedberg continued and advised that, in addition to the oral and

written comments received at the public hearing, written comments submitted after the hearing and before the deadline were included at packet page 73 and summarized earlier in the evening during the public comment period.

Secondly, the City Manager and Staff addressed several questions raised during the public hearing in a "Q&A" format at packet page 90.

Lastly, Mayor Friedberg advised that he wished to make abundantly clear his intent in submitting his own memo, which was included in the packet at page 94. He stated that it was not elevated to any higher importance just because it was in the packet or just because it was offered by the Mayor. The Mayor had one vote, the same as any other Council Member. He noted that he had prepared and submitted the memo just as he would have and, from time to time, did on various issues when he was a Council Member.

Mayor Friedberg concluded by entertaining a motion for the purpose of starting discussion and deliberation.

Motion:

To adopt the ordinance as presented approving and adopting the proposed amendments to the Comprehensive Plan and Future Land Use Map as recommended by the Planning and Zoning Commission.

{Moved by Roman F. Reed, Mayor Pro Tem, and seconded and by Pat B. McLaughlan, Council Member}

Following the motion, Mayor Friedberg opened the floor for questions and deliberation. Following comments from members of City Council regarding the proposed ordinance, Mayor Friedberg offered an amendment to the motion.

Amendment (No. 1) to Motion:

To amend the ordinance by adopting the several amendments included at packet pages 99-101 to the proposed Comprehensive Plan amendment language recommended by the Planning and Zoning Commission.

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

Mayor Friedberg described the purposes of the revisions he had recommended. He referred to his memo in the meeting packet for a complete discussion, but spoke to a couple of points. A key change that needed to be stated and that he openly acknowledged was that the amendments he proposed would take what would typically be zoning questions, and move them in the process to the planning stage. Mayor Friedberg concluded noting that approximately ten years ago, when he served as a Commissioner on the Planning and Zoning Commission and since that time, he had developed and articulated the position that the City should remain sensitive to and address commercial and institutional

impacts on adjacent residential areas.

Mayor Friedberg opened the floor for deliberation on the amendment to the motion.

Amendment (No. 1a) to Amendment (No. 1):

To delete revision three (i.e., the revisions that would eliminate multi-family development).

{Moved by Pat B. McLaughlan, Council Member, and seconded by Michael Fife, Council Member}

Mayor Friedberg opened the floor for deliberation on the amendment to the amendment.

Gary Mitchell, President, Kendig Keast Collaborative, and John McDonald, Director of Development Services, provided clarification to members of City Council regarding the recommendations from the Planning and Zoning Commission as related to multi-family development.

Vote on the Amendment (No. 1a) to Amendment (No. 1):

RESULT:	FAILED [3 TO 4]
MOVER:	Pat B. McLaughlan, Council Member
SECONDER:	Michael Fife, Council Member
AYES:	Reed, McLaughlan, Fife
NAYS:	Friedberg, Pollard, Pappas, Montague
ABSENT:	None

Roman F. Reed, Mayor Pro Tem, offered an amendment to the amendment.

Amendment (No. 1b) to Amendment (No. 1):

To eliminate multi-family development for a period of three (3) years, to be formally revisited at the end of three years.

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

Mayor Friedberg opened the floor for deliberation on the amendment to the amendment. Following deliberation, Mayor Friedberg called for action on the amendment to the amendment.

Vote on the Amendment (No. 1b) to Amendment (No. 1):

RESULT:	FAILED [3 TO 4]
MOVER:	Roman F. Reed, Mayor Pro

	Tem
SECONDER:	Gus E. Pappas, Council Member
AYES:	Reed, Pappas, McLaughlan
NAYS:	Friedberg, Pollard, Fife, Montague
ABSENT:	None

Gus E. Pappas, Council Member, offered an amendment to the amendment.

Amendment (No. 1c) to Amendment (No. 1):

To add back in the phrase ", including restaurants."

{Moved by Gus E. Pappas, Council Member, and seconded jointly by Michael Fife, Council Member, and Roman F. Reed, Mayor Pro Tem}

Mayor Friedberg opened the floor for deliberation on the amendment to the amendment. Following deliberation, Mayor Friedberg called for action on the amendment to the amendment.

Vote on the Amendment (No. 1c) to Amendment (No. 1):

RESULT:	ADOPTED [5 TO 2]
MOVER:	Gus E. Pappas, Council Member
SECONDER:	Michael Fife, Council Member, and Roman F. Reed, Mayor Pro Tem
AYES:	Reed, Pollard, Pappas, McLaughlan, Fife
NAYS:	Friedberg, Montague
ABSENT:	None

Mayor Friedberg called for action on the amendment (no. 1), as amended.

Vote on Amendment (No. 1), as Amended:

RESULT:	ADOPTED [5 TO 2]
MOVER:	Andrew S. Friedberg, Mayor
SECONDER:	David R. Montague, Council Member
AYES:	Friedberg, Pollard, Pappas, Fife, Montague
NAYS:	Reed, McLaughlan
ABSENT:	None

Following further discussion and deliberation, **Mayor Friedberg** called for action on the motion, as amended.

Vote on Motion, as Amended:

RESULT:	ADOPTED AS AMENDED [5 TO 2]
MOVER:	Roman F. Reed, Mayor Pro Tem
SECONDER:	Pat B. McLaughlan, Council Member
AYES:	Friedberg, Pollard, Pappas, Fife, Montague
NAYS:	Reed, McLaughlan

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

Community interest items from the Mayor and City Council included expressions of thanks and appreciation to the Patrons for Bellaire Parks and the Parks, Recreation and Facilities Department on a successful Wine & Tapas fundraising event; an expression of congratulations to Jim Harrison on his promotion to Assistant Director of Finance for the City; and a special thanks to Ashley Parcus, Administrative Assistant to the Director of Development Services, for stepping in for City Clerk Tracy L. Dutton during her absence.

J. Adjourn.

Mayor Friedberg announced that the Regular Meeting of the City Council of the City of Bellaire, Texas, was adjourned at 10:37 p.m. on Monday, April 3, 2017.

II. CLOSED MEETING

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

Andrew S. Friedberg, Mayor, called the closed meeting of the City Council of the City of Bellaire, Texas, to order at 10:37 p.m. on Monday, April 3, 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 Ashley Parcus, Administrative Assistant to the Director of Development Services.

Tracy L. Dutton, City Clerk, was absent.

*Pat B. McLaughlan, Council Member, announced that he was not staying for the

closed meeting and departed when Council retired into the conference room.

C. Retire into Closed Meeting in the Council Conference Room:

Mayor Friedberg announced that the City Council was retired into closed meeting at 10:38 p.m. on Monday, April 3, 2017, 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:

Mayor Friedberg advised that members of City Council had met in closed meeting to consult with the City Attorney and seek advice on legal matters related to the Linbeck construction contract and were now reconvening the open portion of the meeting at 11:52 p.m. on Monday, April 3, 2017.

Mayor Friedberg opened the floor for any motions that were in order at this time. Hearing none, Mayor Friedberg announced that no action would be taken on the subject of the closed meeting.

E. Adjourn.

Mayor Friedberg announced that the closed meeting was adjourned at 11:54 p.m. on Monday, April 3, 2017.



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



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



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.

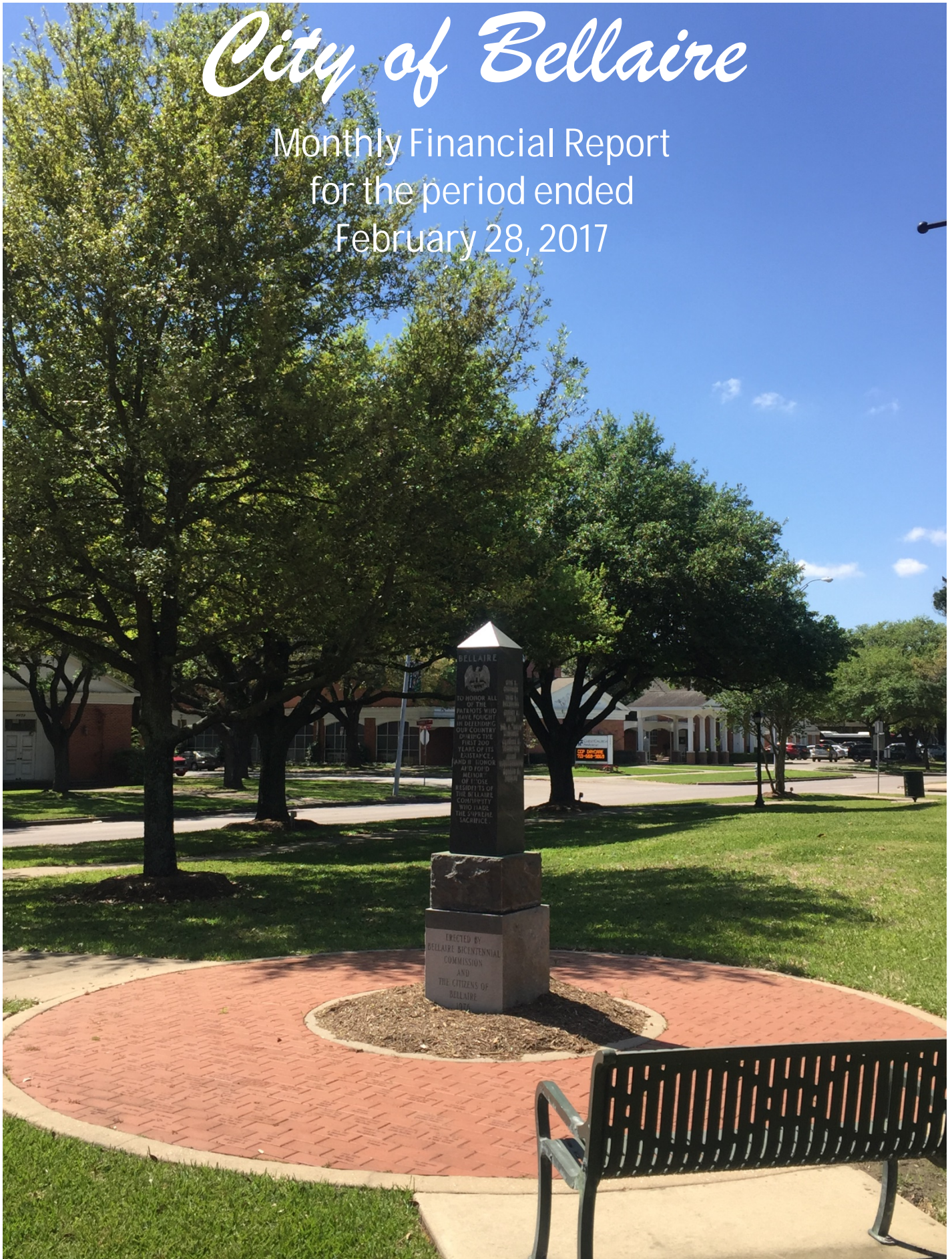
In Witness Whereof, I have hereunto set my hand and seal this 3rd day of April, 2017.



Andrew S. Friedberg, Mayor
City of Bellaire, Texas

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.

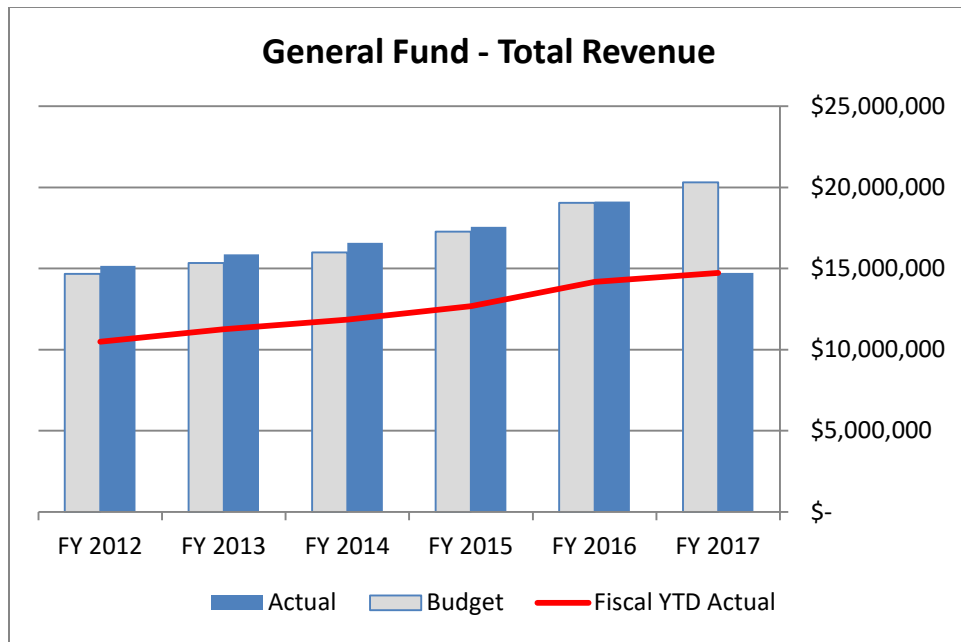
The allocated budget accounts for cyclical trends in revenues and expenditures versus allocating a straight 1/12 of the annual budget per month. The allocated budget is based on the actual revenue/expenditures incurred by month as a percentage of the total revenue/expenditures incurred by year for the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

GENERAL FUND

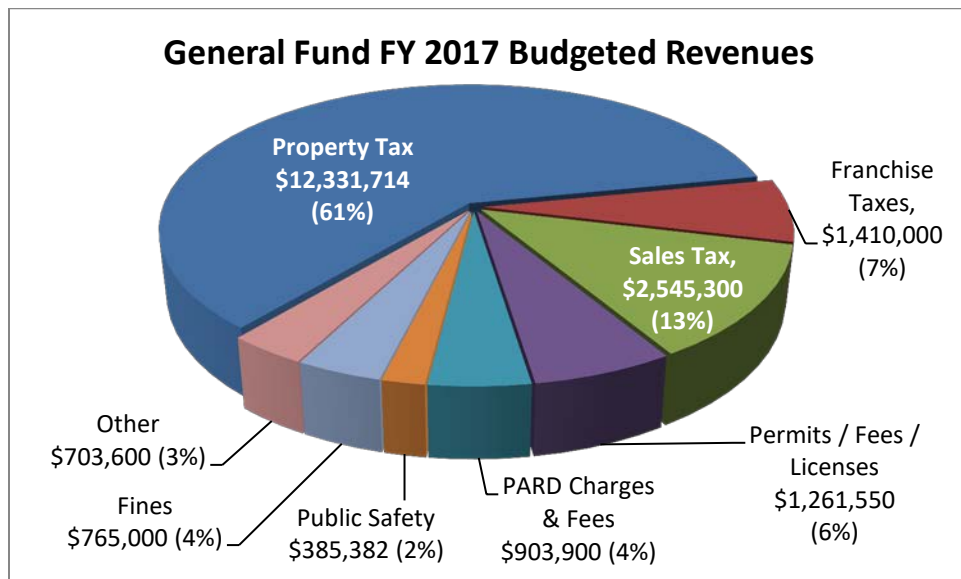
General Fund Revenues:

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%.

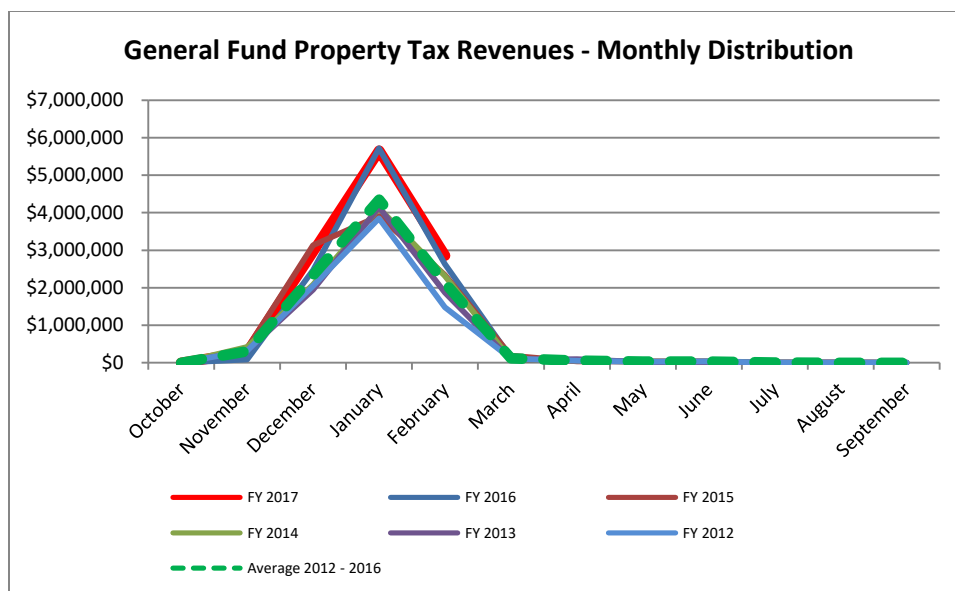


Property tax makes up the largest category of revenues in the General Fund at 61% of all FY 2017 budgeted revenues, followed by sales tax at 13% and franchise taxes at 7%.

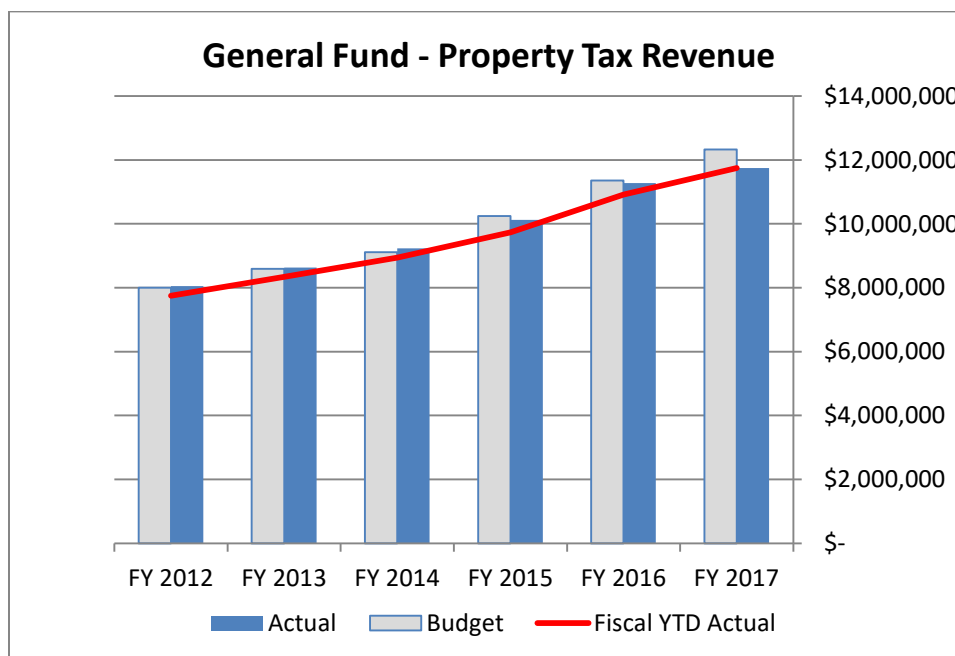


Property Tax

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.

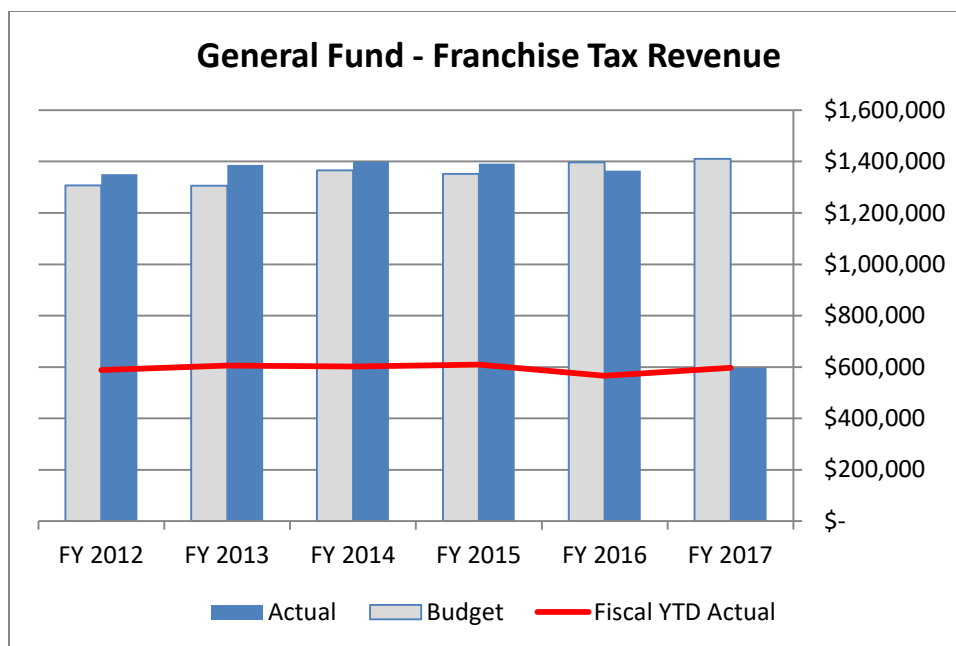


Overall, the General Fund ultimately expects to collect approximately \$12.3 million in property taxes in FY 2017, an increase of \$1.0 million over FY 2016's \$11.3 million. The expected increase in property taxes is driven by a general tax rate increase of \$0.005 per \$100 of assessed value increase,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



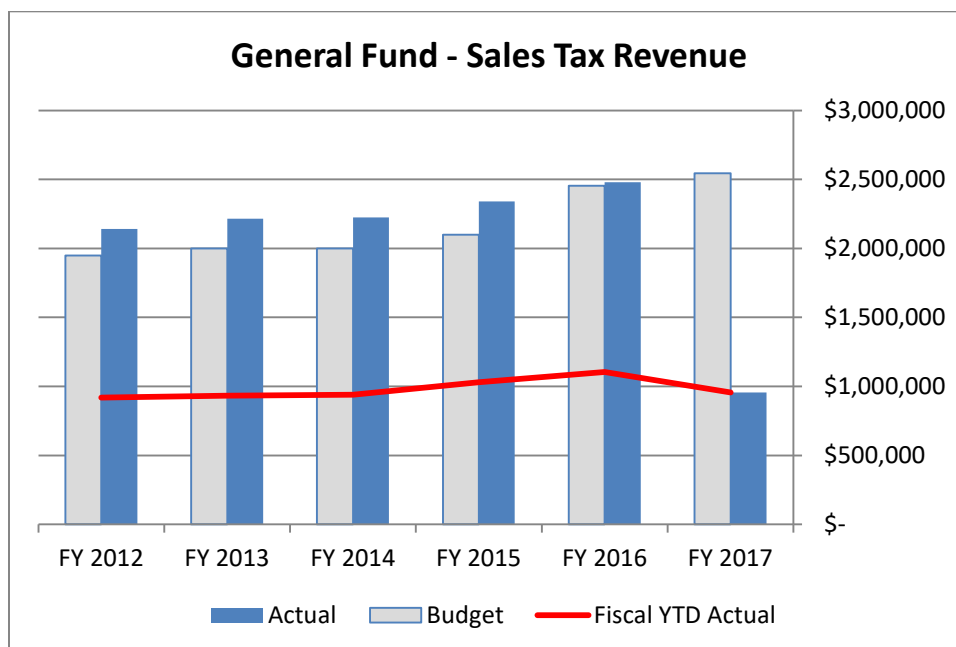
Franchise Taxes

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%.



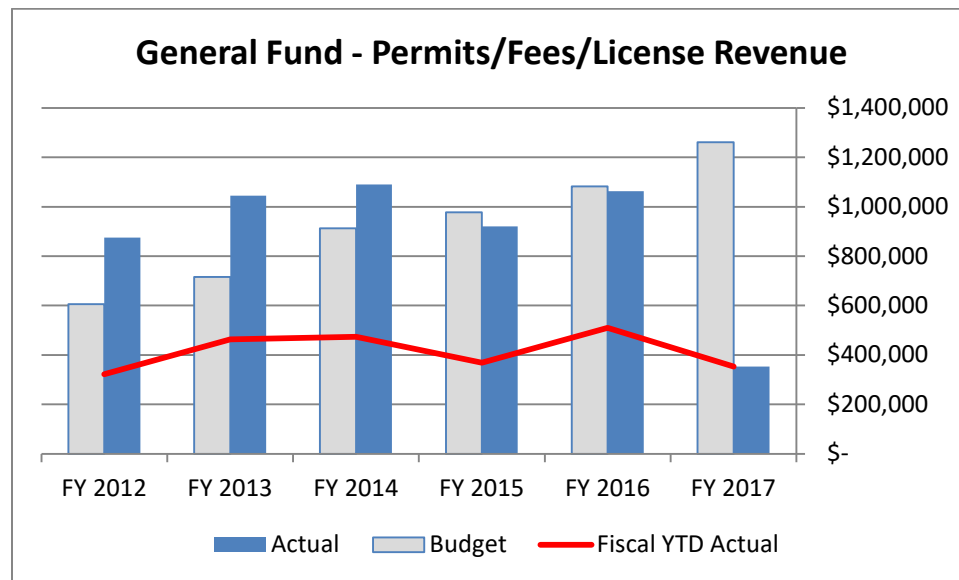
Current year refunds as well as lower than anticipated sales within the City of Bellaire have contributed to sales tax revenue coming in under the allocated budget.

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.



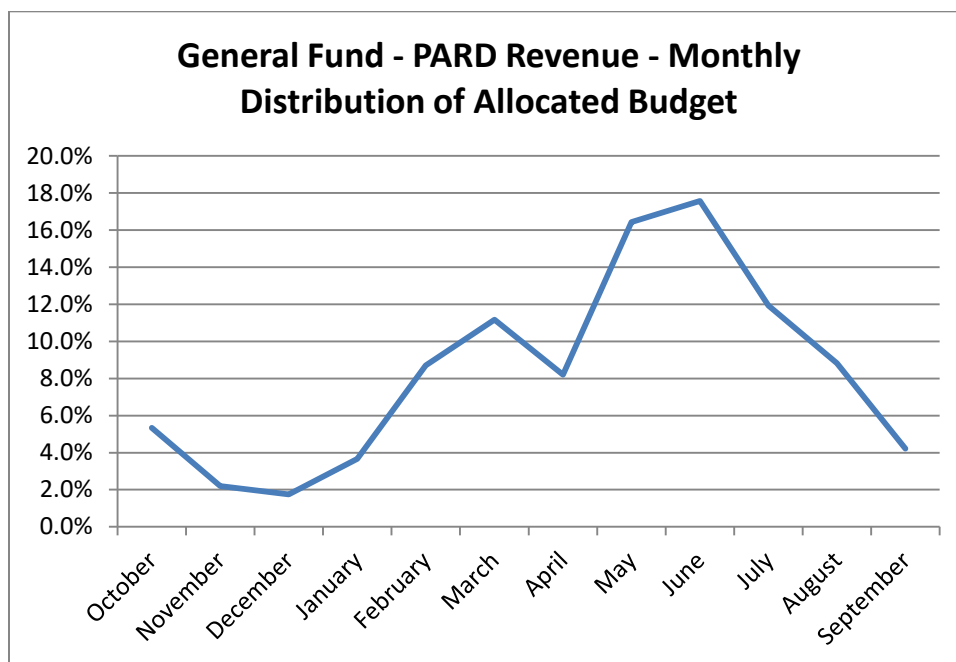
As reflected in the previous chart, actual fiscal year-to-date permit/fees/license revenue is lower than prior years, so the timing of the H-E-B permit revenue is not the only factor contributing to the variance from the allocated budget. Reduced new home construction has resulted in several major permit/fees/license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

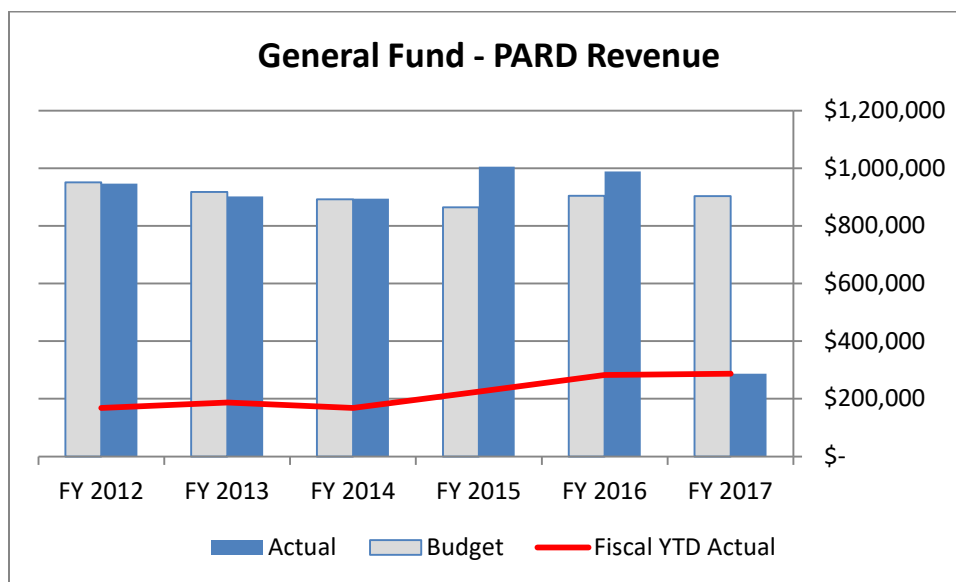
Table includes all G/L accounts in this revenue category with original budgets in excess of \$50,000.

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.

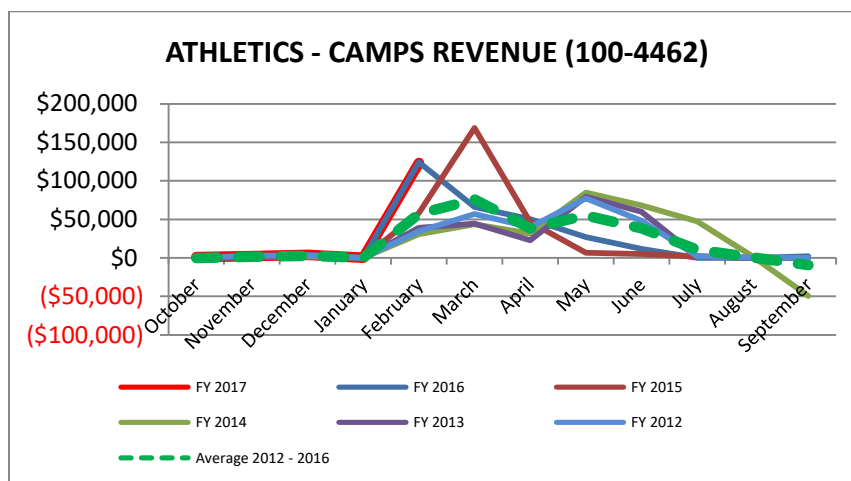


Parks and Recreation fees of \$287,408 are over the allocated budget by \$91,749, or 47%.



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.

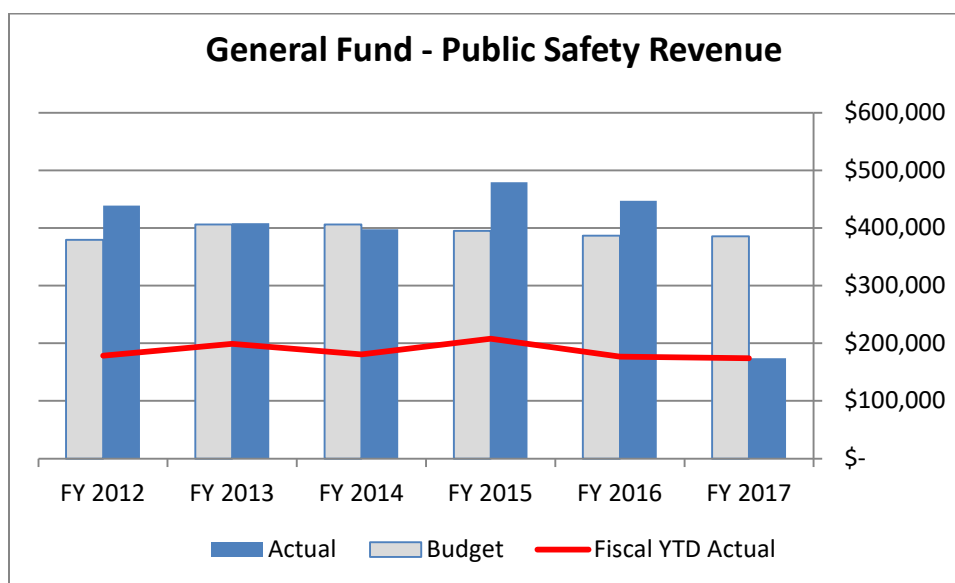


The five months ended February 2017 included \$12,210 in swim lesson revenue. The average of the prior five years for the comparable period is just \$4,012. The increase in swim lesson revenue is primarily due to a restructuring of the personal services contract related to “Swim 300” swim lessons.

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.

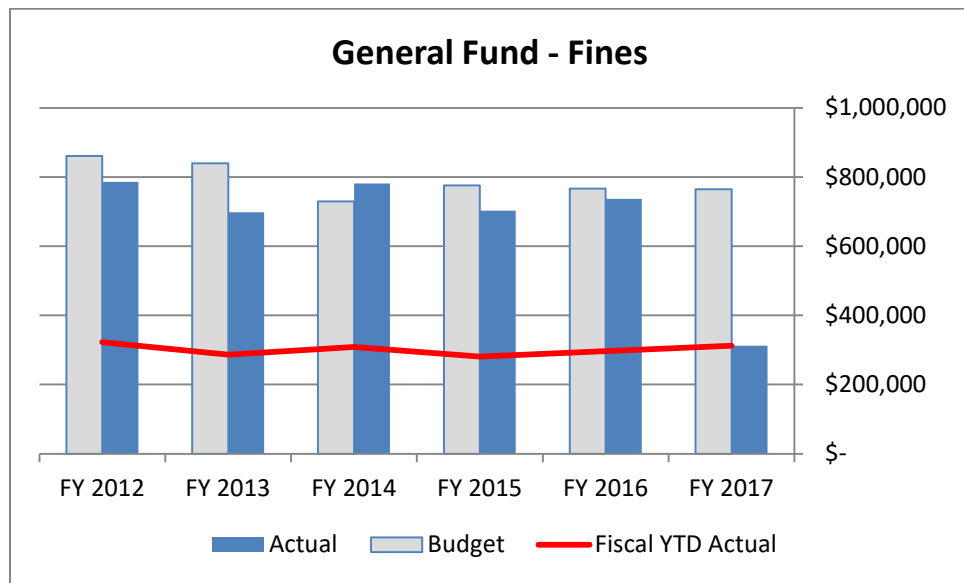
Public Safety

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



Fines

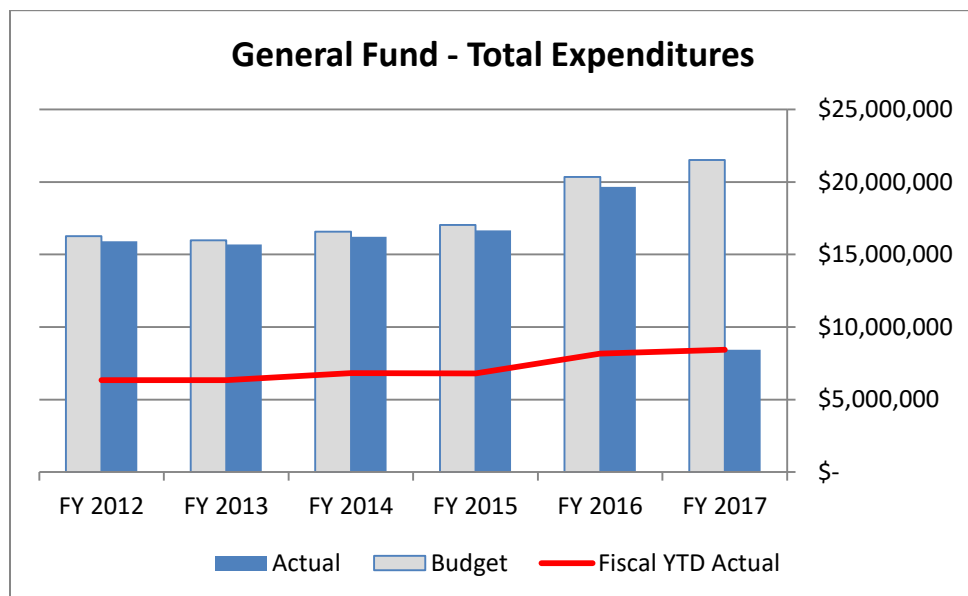
Fine revenues of \$312,741 are above the allocated budget by \$4,129, or 1%.



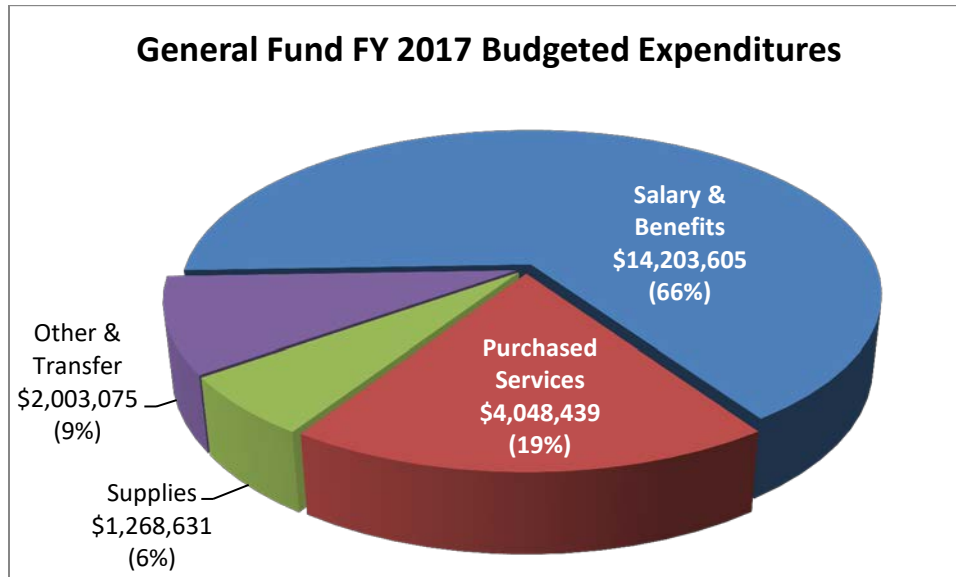
General Fund Expenditures:

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%.

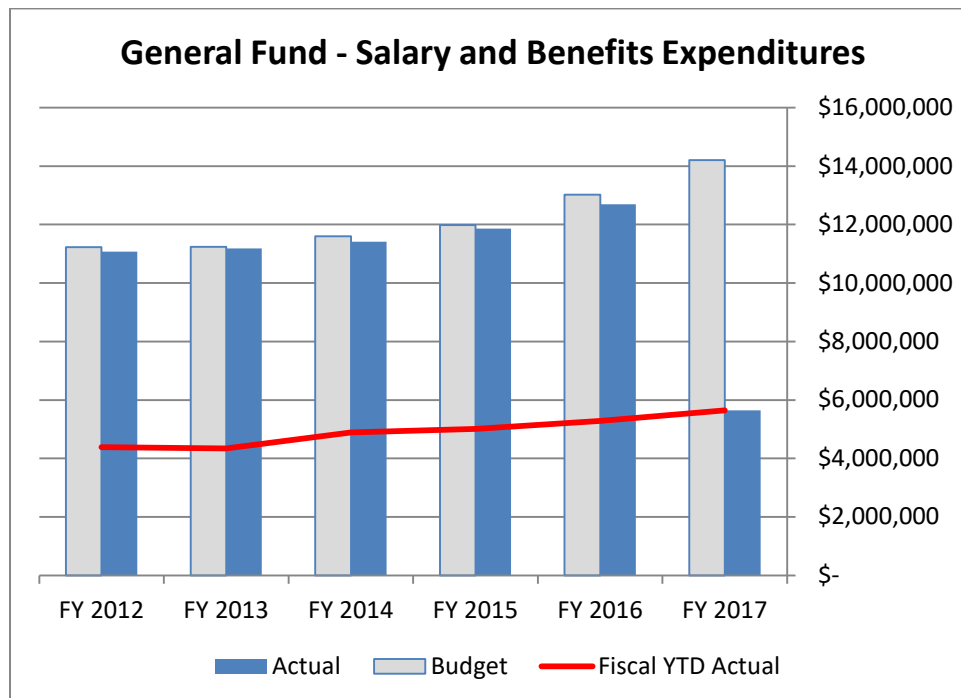


Salaries and benefits make up the largest category of expenditures in the General Fund at 66% of all FY 2017 budgeted expenditures, followed by purchased services at 19%.



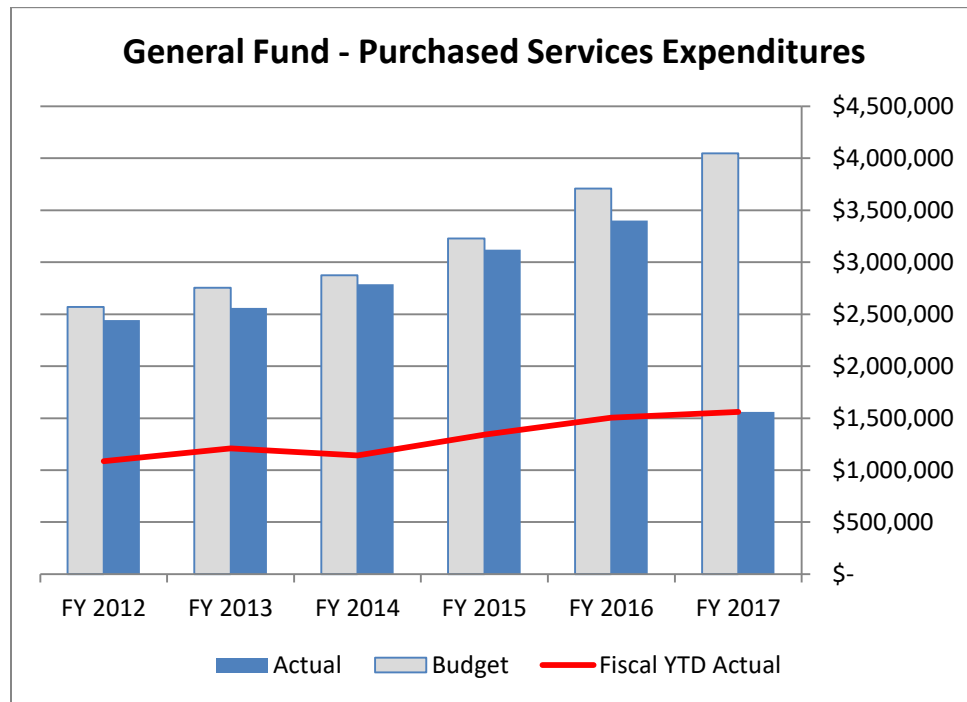
Salary and Benefits

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.

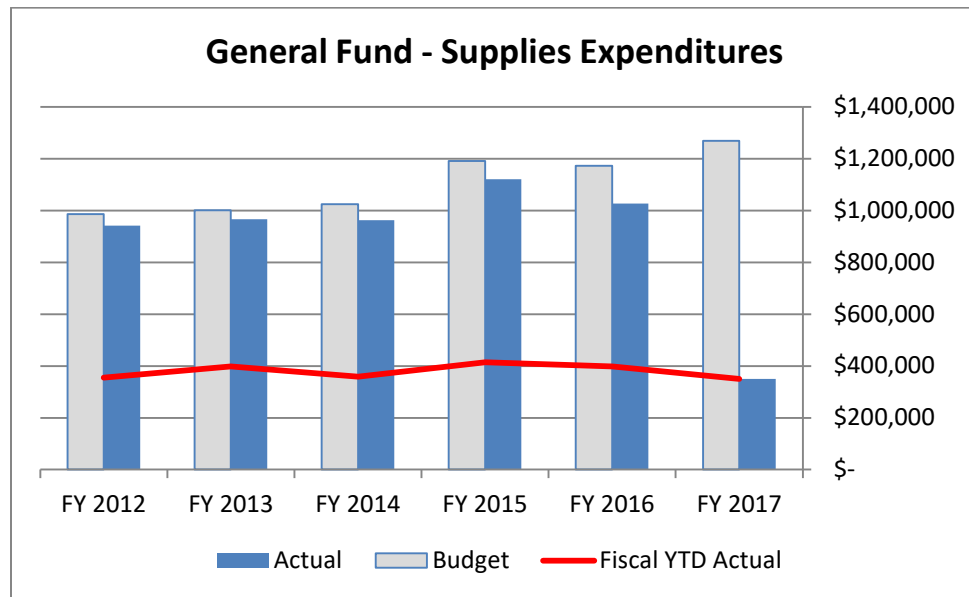
- Public Works (Streets) – Maintenance, which is primarily related to vehicles and traffic signals, was \$25,544 for the five months ended February 2017 as compared to the prior five-year average of \$36,934.

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:

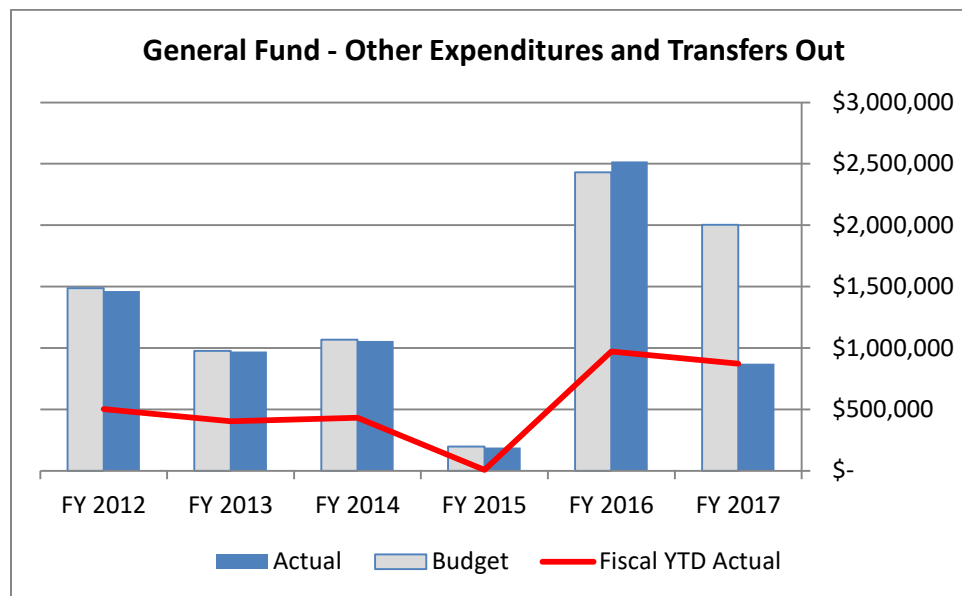
- All Departments – Natural gas expenditures are a contributor to supplies being under the allocated budget. Natural gas expenditures were \$11,338 for the five months ended February 2017 as compared to \$15,335 in FY 2016 and \$21,317 in FY 2015. The City's primary use of natural gas relates to heating 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.

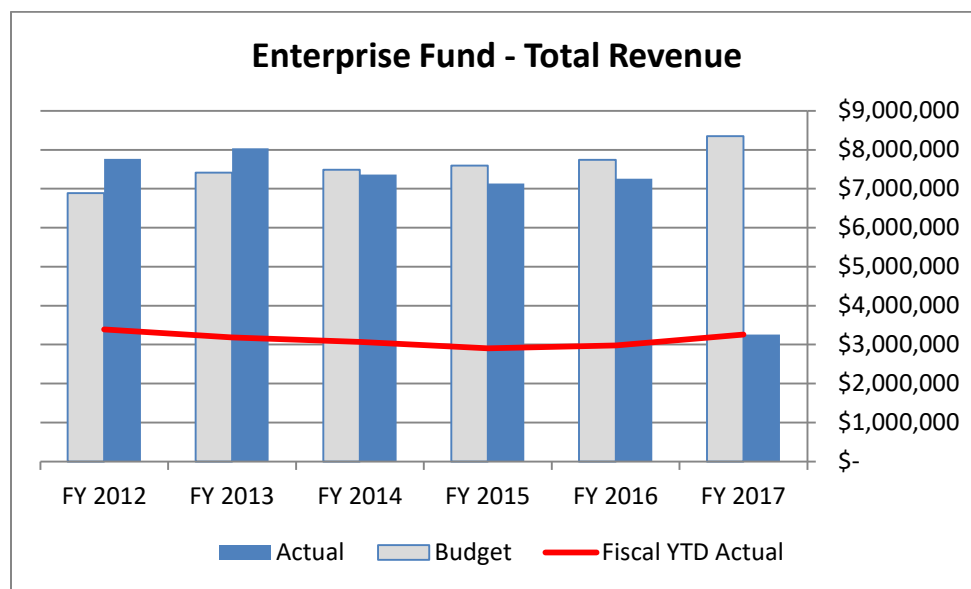


ENTERPRISE FUND

Enterprise Fund Revenues:

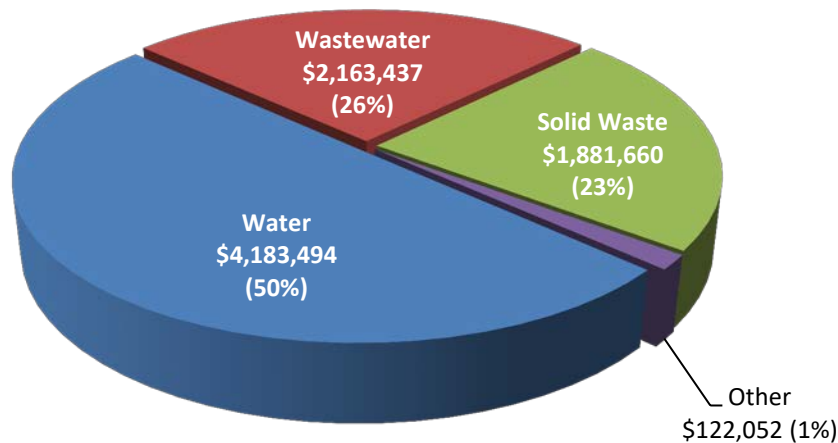
FY 2017 Budget	YTD Allocated Budget	YTD Actual	Over/(Under) Allocated Budget
\$8,350,643	\$3,444,721	\$3,260,958	(\$183,763)

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%.

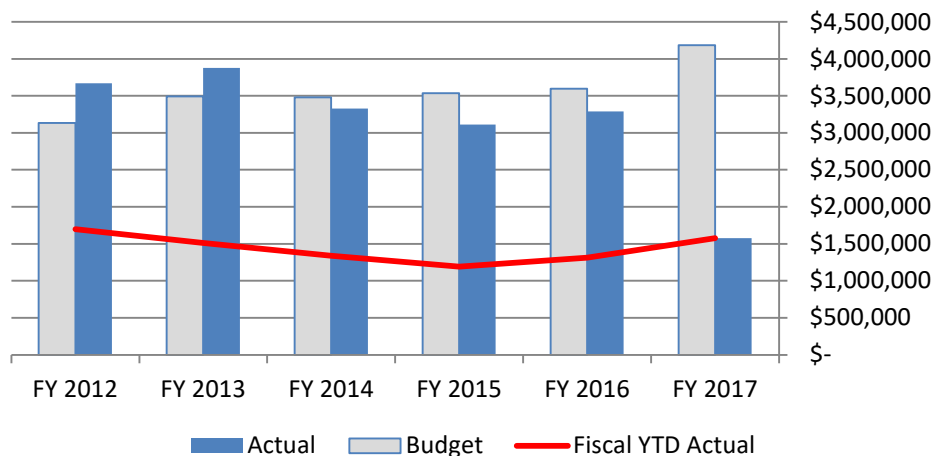
Enterprise Fund FY 2017 Budgeted Revenues



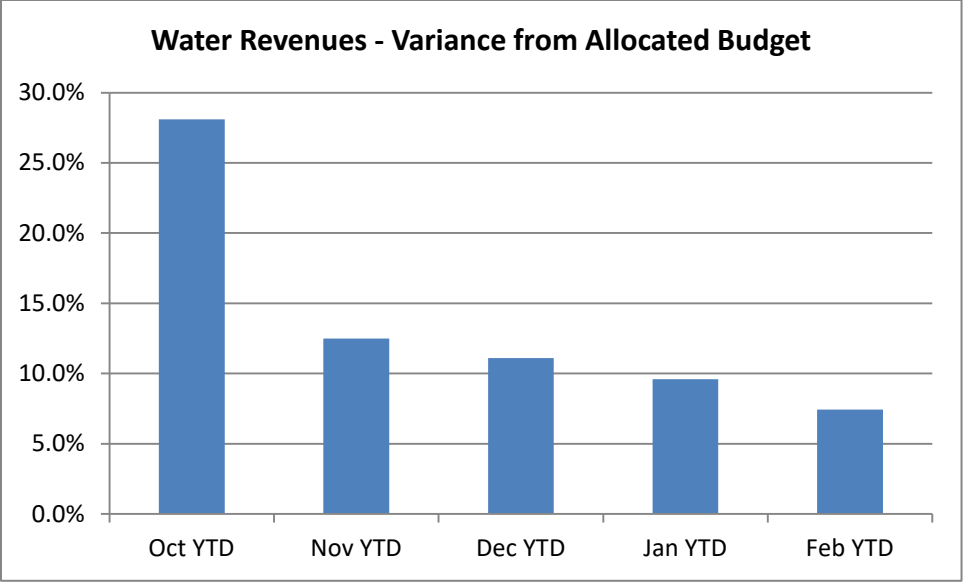
Water Revenue

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

Enterprise Fund - Water Revenue

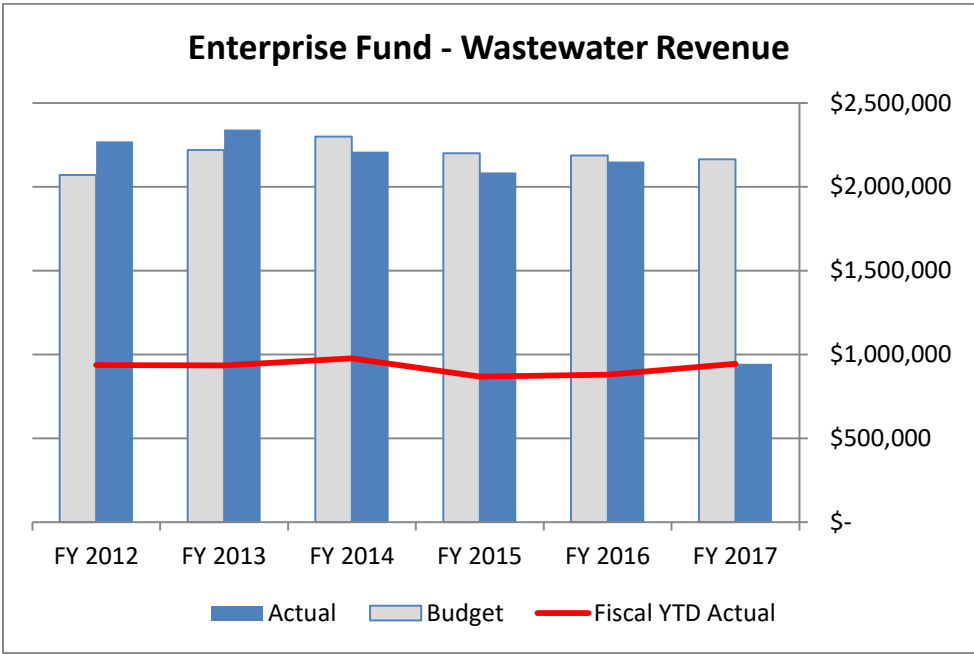


Changes in water revenues directly correlate to changes in water consumption. The allocated budget presumes water rates remain constant throughout the fiscal year; however, for the current fiscal year water rates were increased effective October 1st. The revenue actually collected in October relates 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.



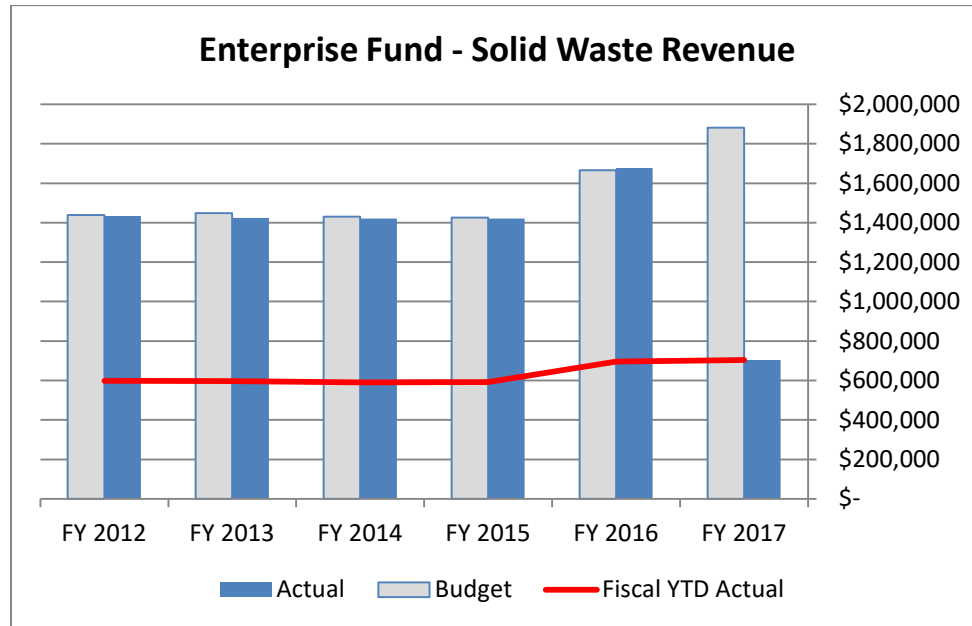
Wastewater Revenue

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%.

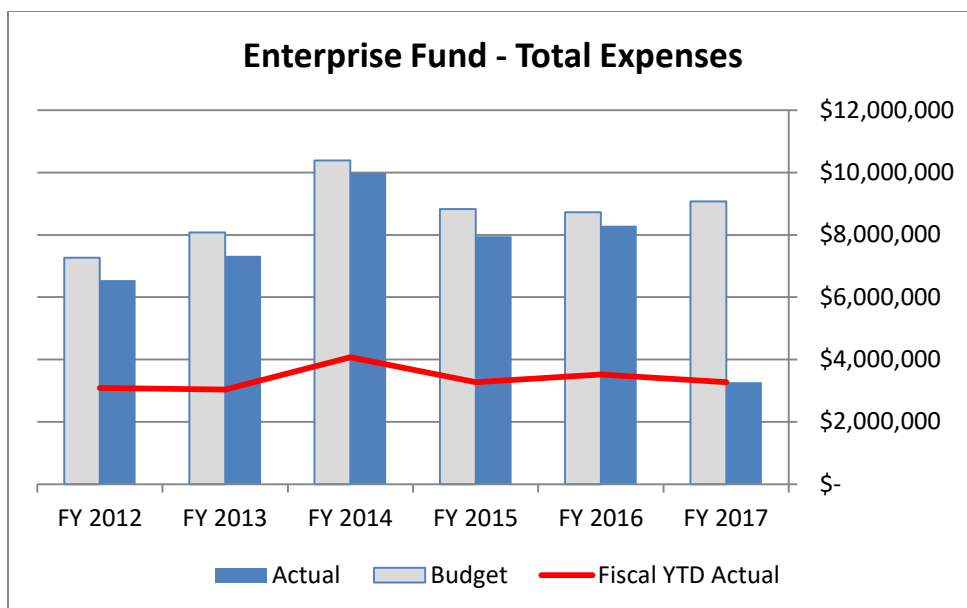


As initially reported in the first quarter report, a budget error caused the solid waste revenue amount to be inflated by approximately \$200,000. As of month ending February 2017, solid waste expenditures are approximately \$150,000 less than revenues collected. As communicated previously, staff will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

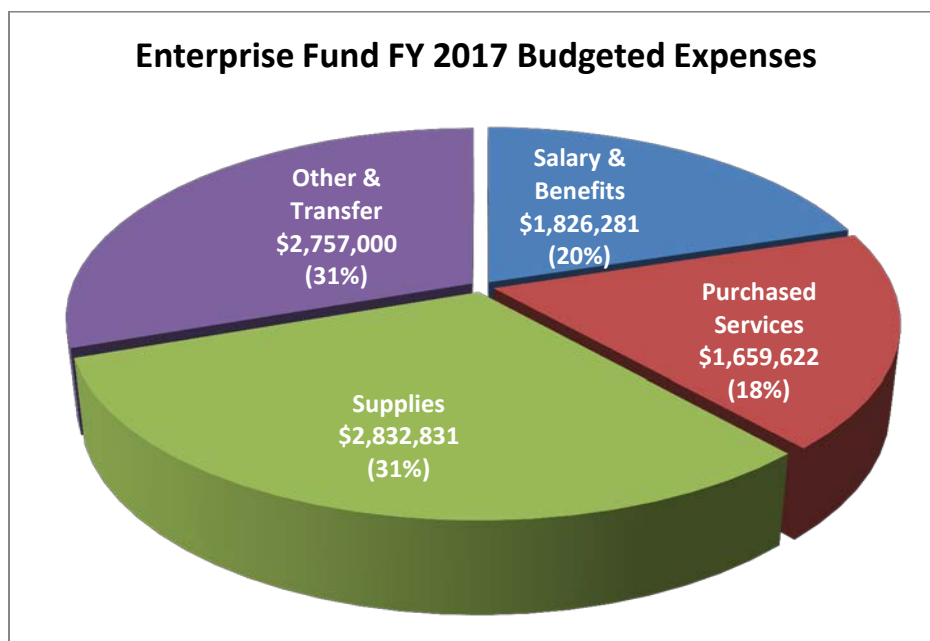
Enterprise Fund Expenses:

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".

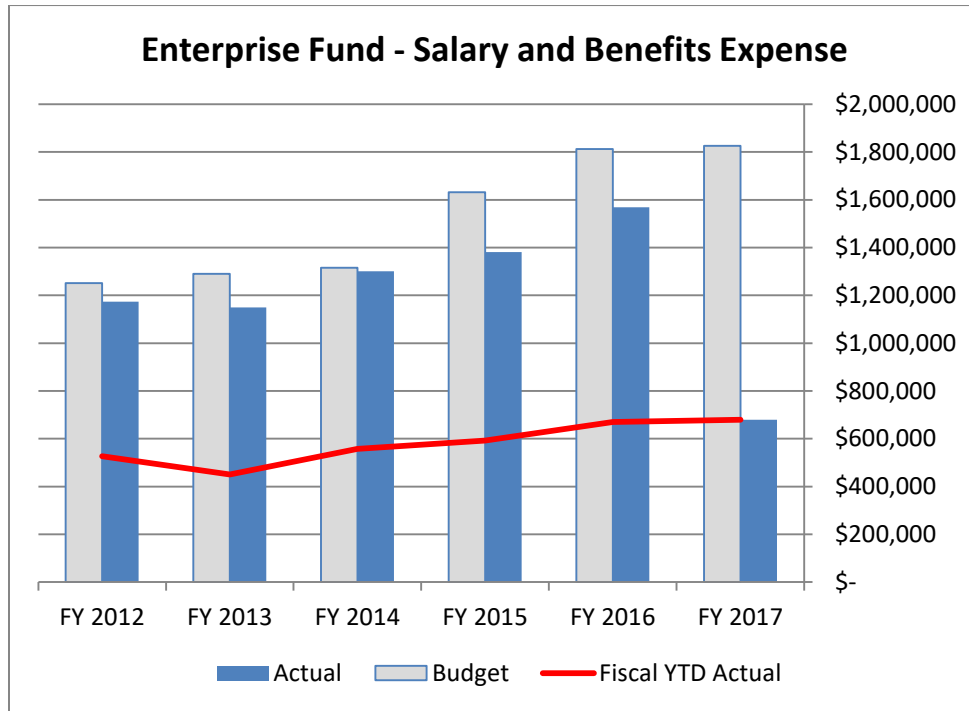


Supplies (which includes water purchased from the City of Houston) makes up the largest category of expenses in the Enterprise Fund at 31.2% of all FY 2017 budgeted expenses, followed by “other and transfers” at 30.4%. Other and transfers includes \$11,000 of budgeted operational expenses and \$2,746,000 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.



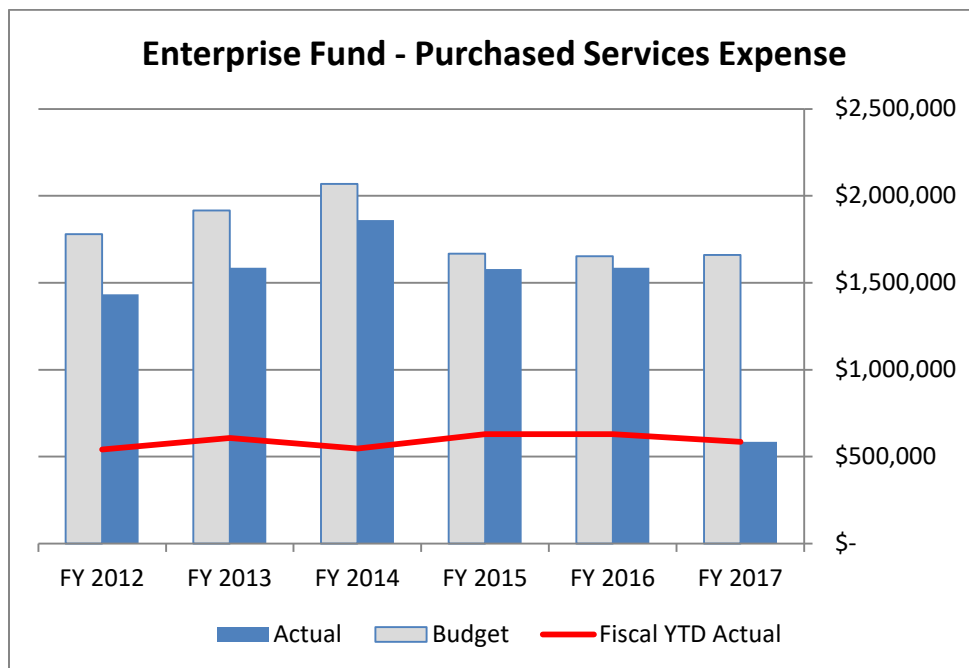
Salary and Benefits

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.



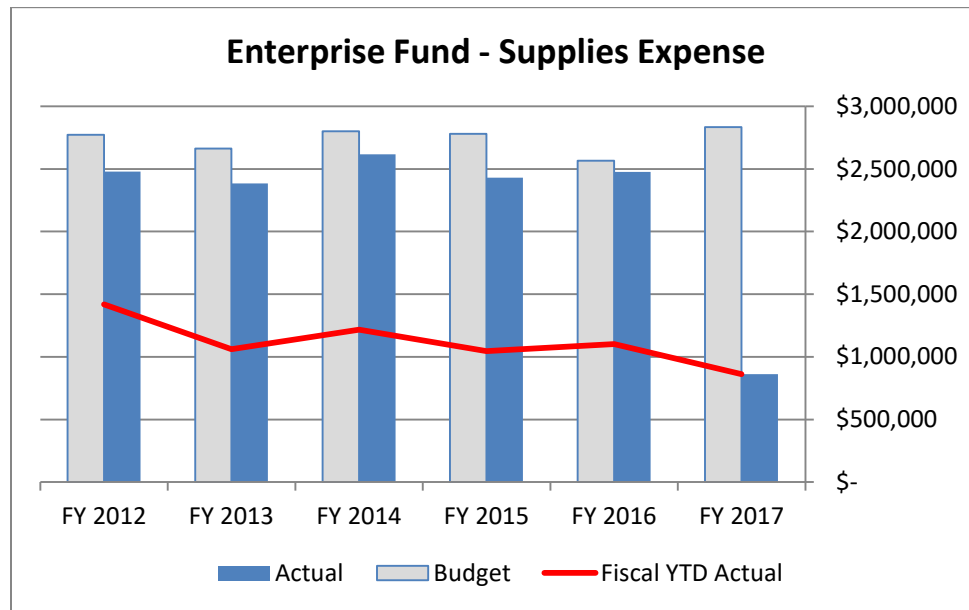
Purchased Services

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.

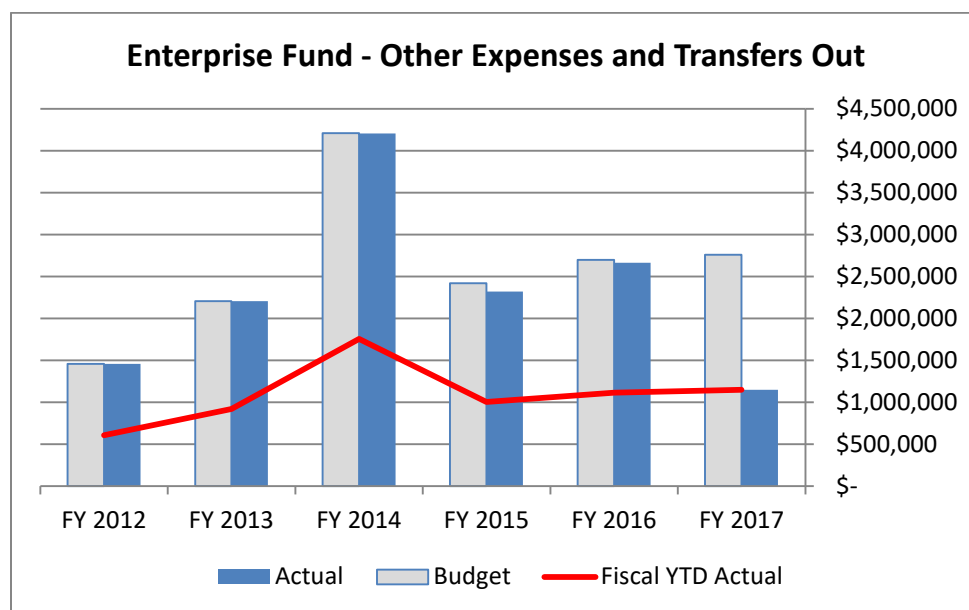
In addition, the variances below are timing related and should diminish prior to year-end.

- **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	

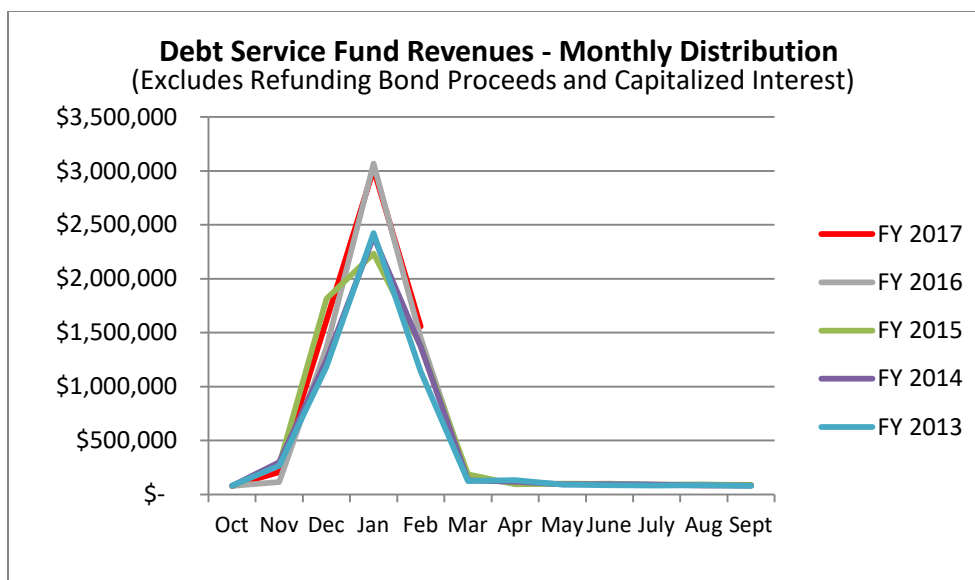
DEBT SERVICE FUND**Debt Service Fund Revenues:**

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:

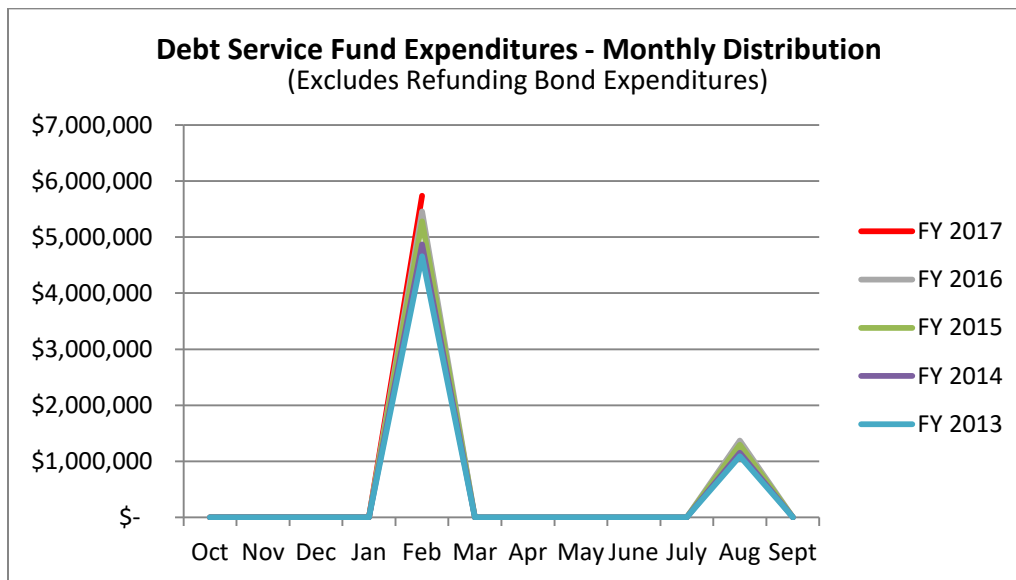
FY 2017 Budget	YTD Actual	Over/(Under) Budget
\$7,310,967	\$15,686,951	\$8,375,984

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>			

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	*** 64	34,682,458	541,913
2011	56	30,064,905	536,873
2012	*** 93	54,914,376	590,477
2013	*** 113	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>
<u>Total Purchase Orders</u>	320	\$ 3,450,562	265	\$ 900,844	187	\$ 651,711	772	\$ 5,003,118
<u>PO for \$5,000 - \$50,000</u>	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>
<u>Total Purchase Orders</u>	240	\$ 1,866,761	213	\$ 1,525,304	-	\$ -	453	\$ 3,392,065
<u>PO for \$5,000 - \$50,000</u>	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>
<u>Total Purchase Orders</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
<u>PO for \$5,000 - \$50,000</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
% 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>
<u>Total Purchase Orders</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
<u>PO for \$5,000 - \$50,000</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
% 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.



Town Hall Meeting Bonds for a Better Bellaire 2016 Project Selection Process

Presented By

James B. Andrews, *P.E.*

City Engineer

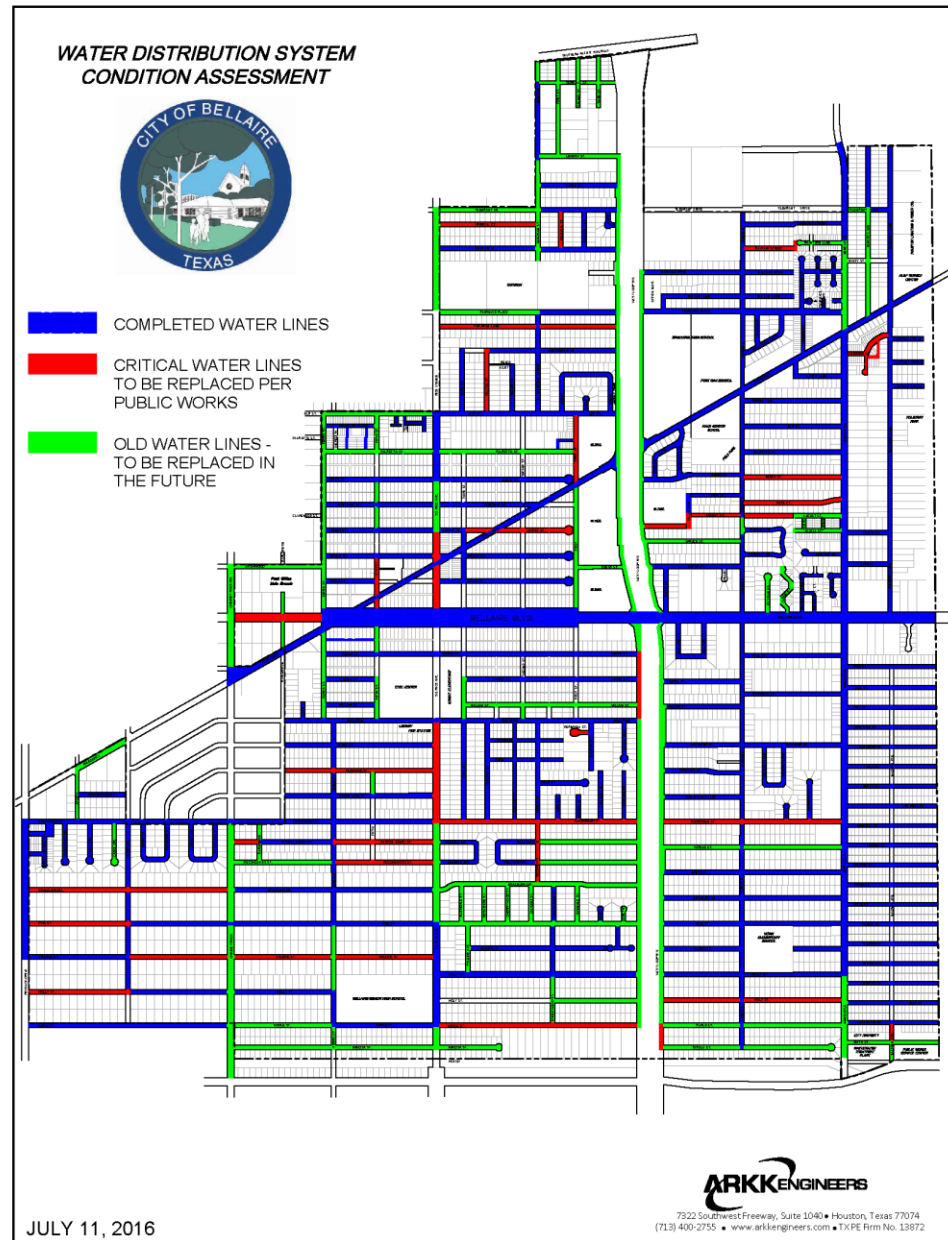
Bonds for a Better Bellaire 2016

Tonight's Discussion

WATER & WASTEWATER LINES

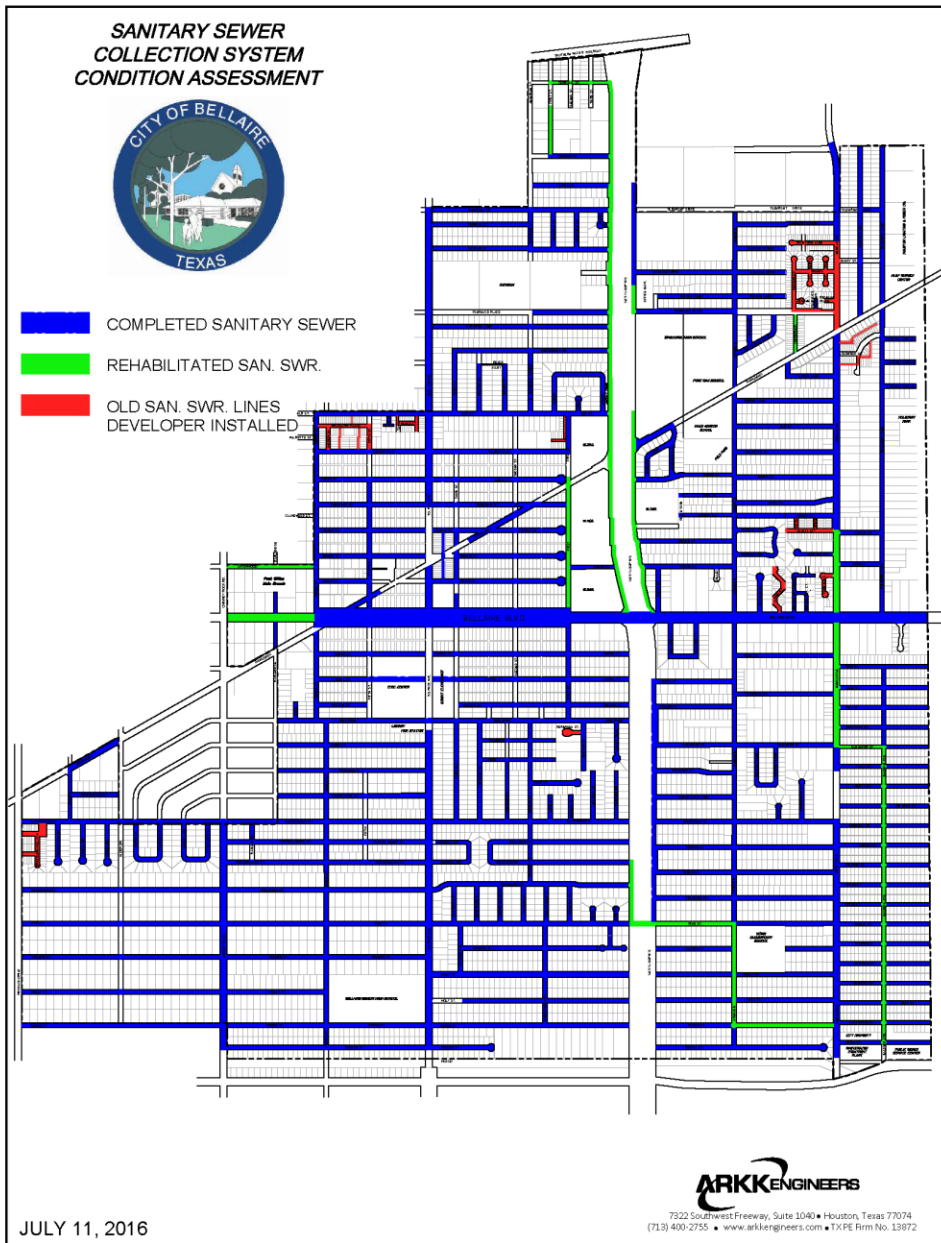
STREET & DRAINAGE

SIDEWALKS



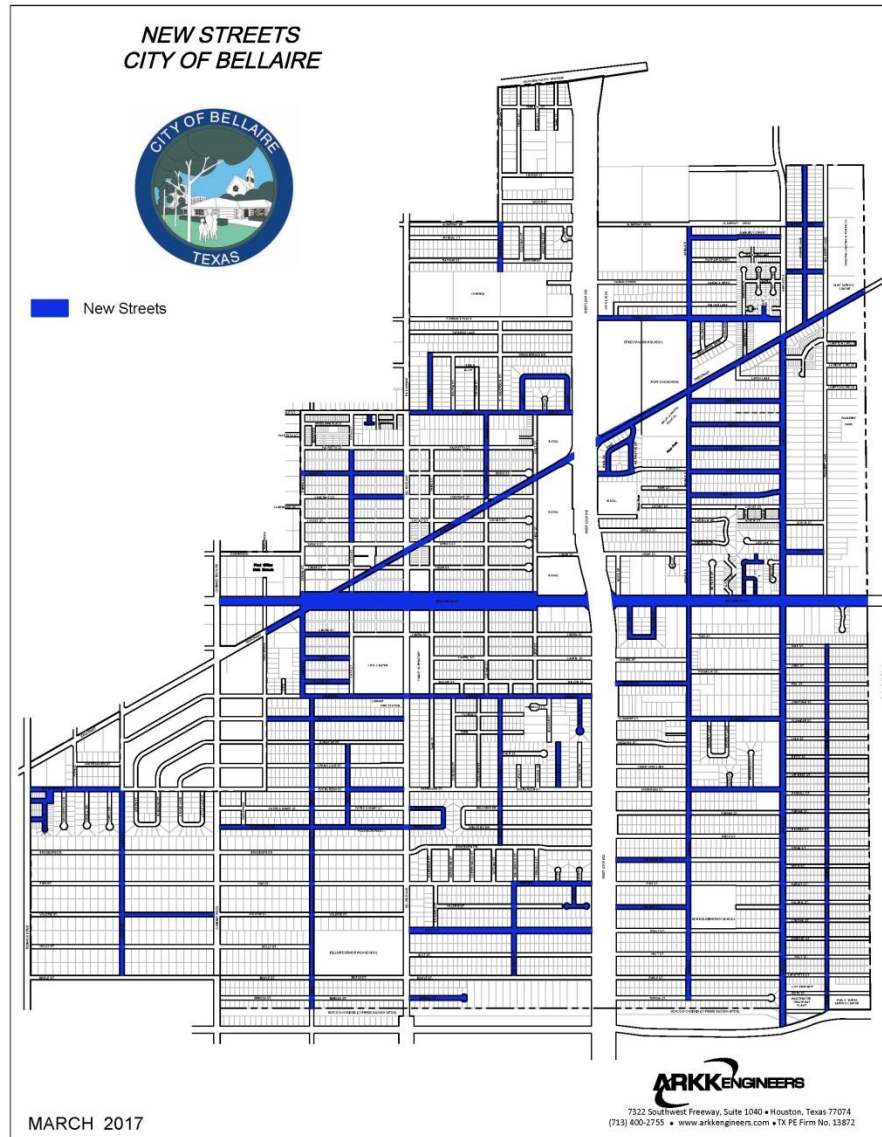
WATER LINE DISTRIBUTION SYSTEM CONDITION ASSESSMENT

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



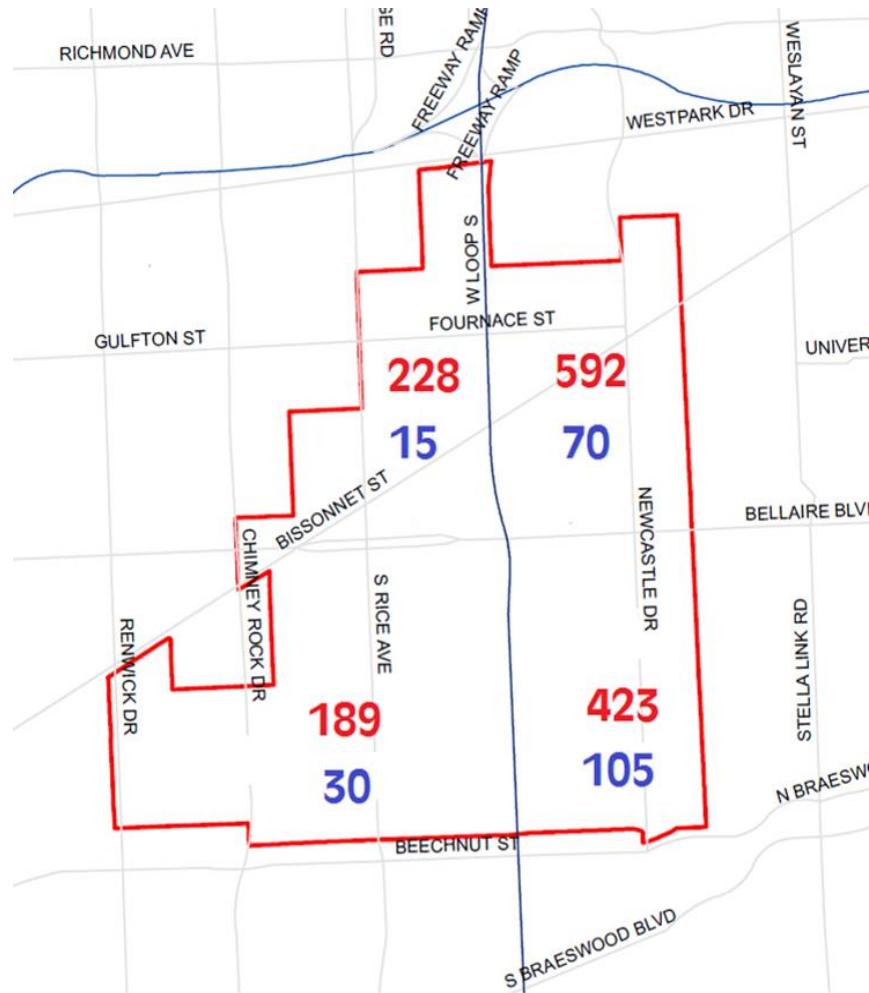
SANITARY SEWER COLLECTION SYSTEM CONDITION ASSESSMEN'

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



NEWER CONCRETE STREETS

- Flooded structures by area during Tropical Storm Allison & the May 2015 Storm



Reported Structures Flooded

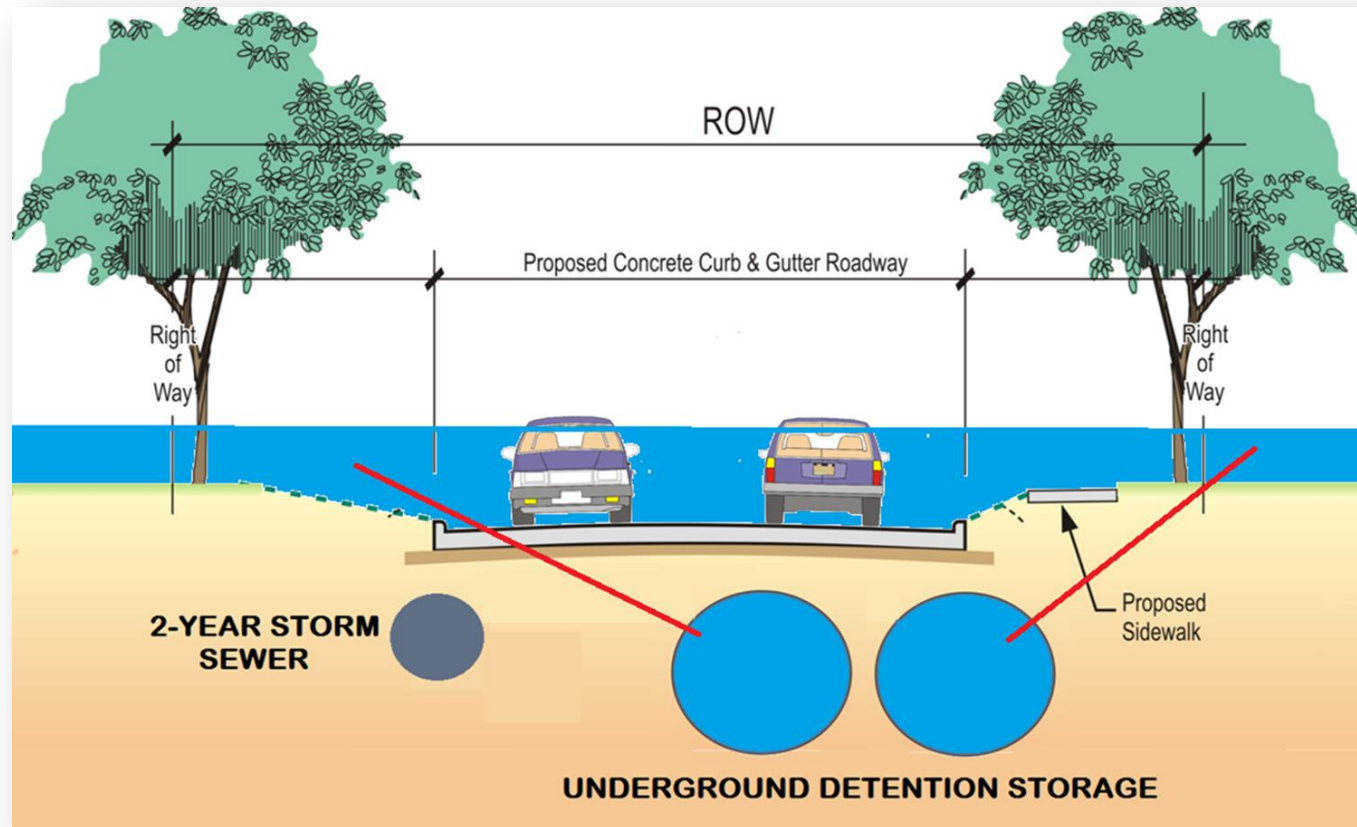
Allison 1432

JUNE 9, 2001

May 2015 220



Current Drainage Standards vs Future Opportunities



Street & Drainage Assessment Criteria

Purpose:

To protect the citizens and property of the City of Bellaire by reducing the damage and hazards associated with stormwater run-off.

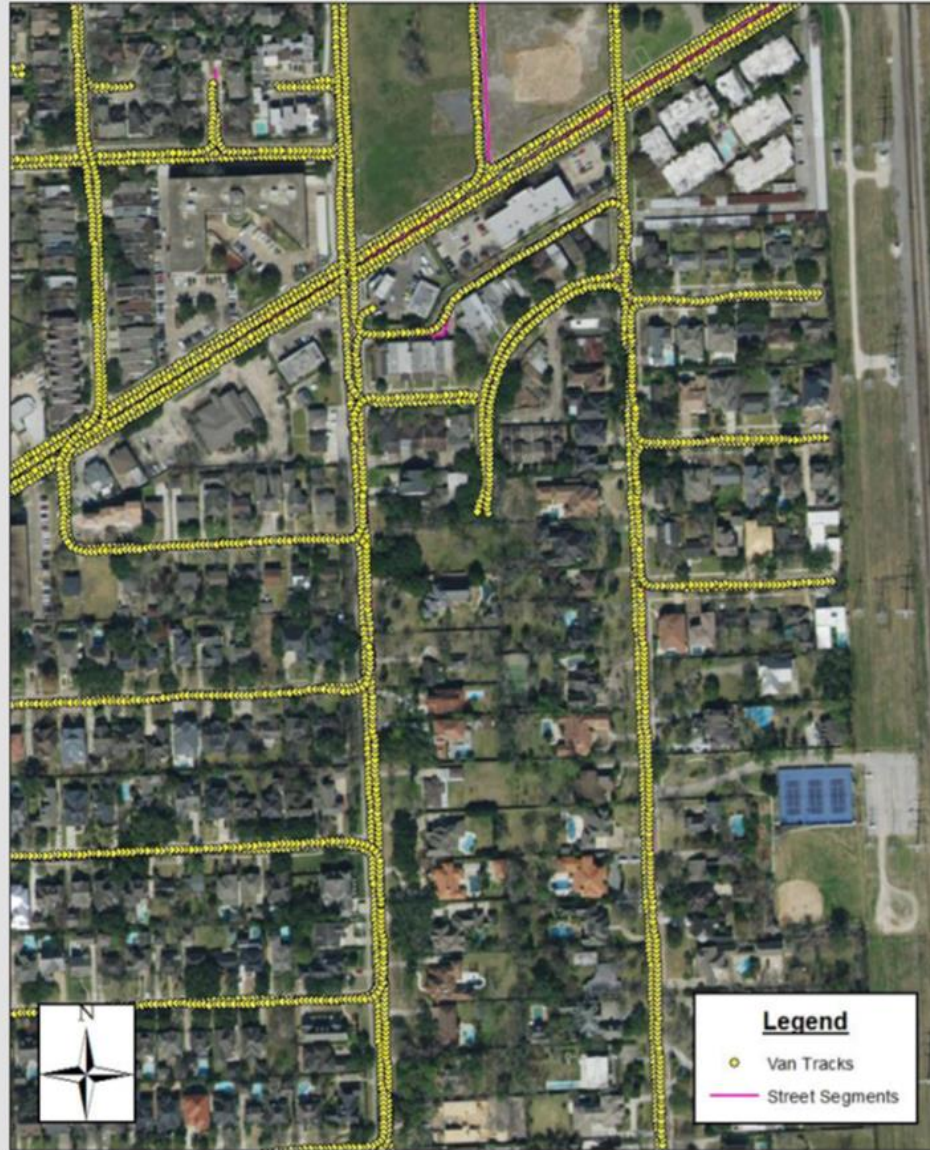
Calculation:

Each block/segment in the City starts off with a Drainage Ranking Score (DRS) of 0. P are added as shown below in order to provide a ranking of areas for candidate pr locations. This calculation may be redone as new information becomes available.

Item #	Criteria Description	Points
1.)	Structural Flooding Damage	25 maxim
	No Structures Flooded	0
	Pre 1980 Construction	10
a	Structural Flooded Recorded	15
	1980-1994	20
	1995-2004	25
	2005-Present	25
2.)	Existing Drainage Infrastructure	10 maxim
	less than 25%	10
a	Existing Capacity Versus a 2- Year Standard Design	8
	25% to 50%	5
	50% to 75%	0
	Greater than 75%	0
3.)	Drainage Study	10 maxim
	Excessive Ponding Identified in the Drainage Study	0
a	No	10
	Yes	10
4.)	Drainage Area	5 maxim
	Less Than 0-10 Acres	0
a	Size of Drainage Area Served by Storm Sewer	2
	10-20 Acres	4
	20-50 Acres	4
	Greater than 50 Acres	5
5.)	Open Ditch	5 maxim
	Is the block served by an open ditch	0
a	No	5
	Yes	5
6.)	Project Readiness	35 maxim
	No Design Complete	0
a	Design Status	15
	Partial Design Finished	35
	Complete Design	35
7.)	Regional System	5 maxim
	Is there an opportunity for Consideration in a Regional Drainage Project	0
a	No	5
	Yes	5
8.)	Redevelopment Opportunity	5 maxim
	Is there an opportunity for future redevelopment on this block	0
a	No	5
	Yes	5
		100 MAXIM

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

City of Bellaire, TX
Network Coverage Example Map



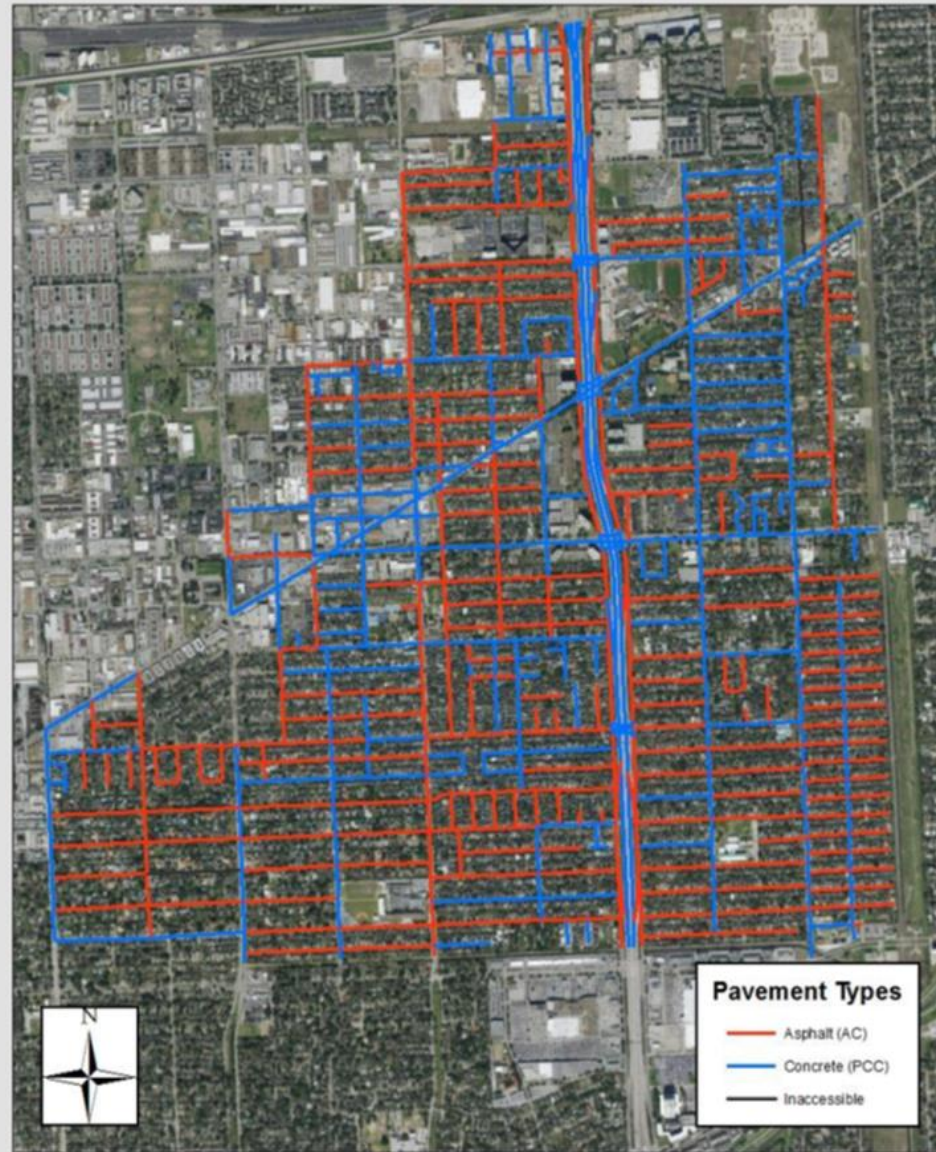
DTS Street Mapping Coverage

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

DTS Street Pavement Types

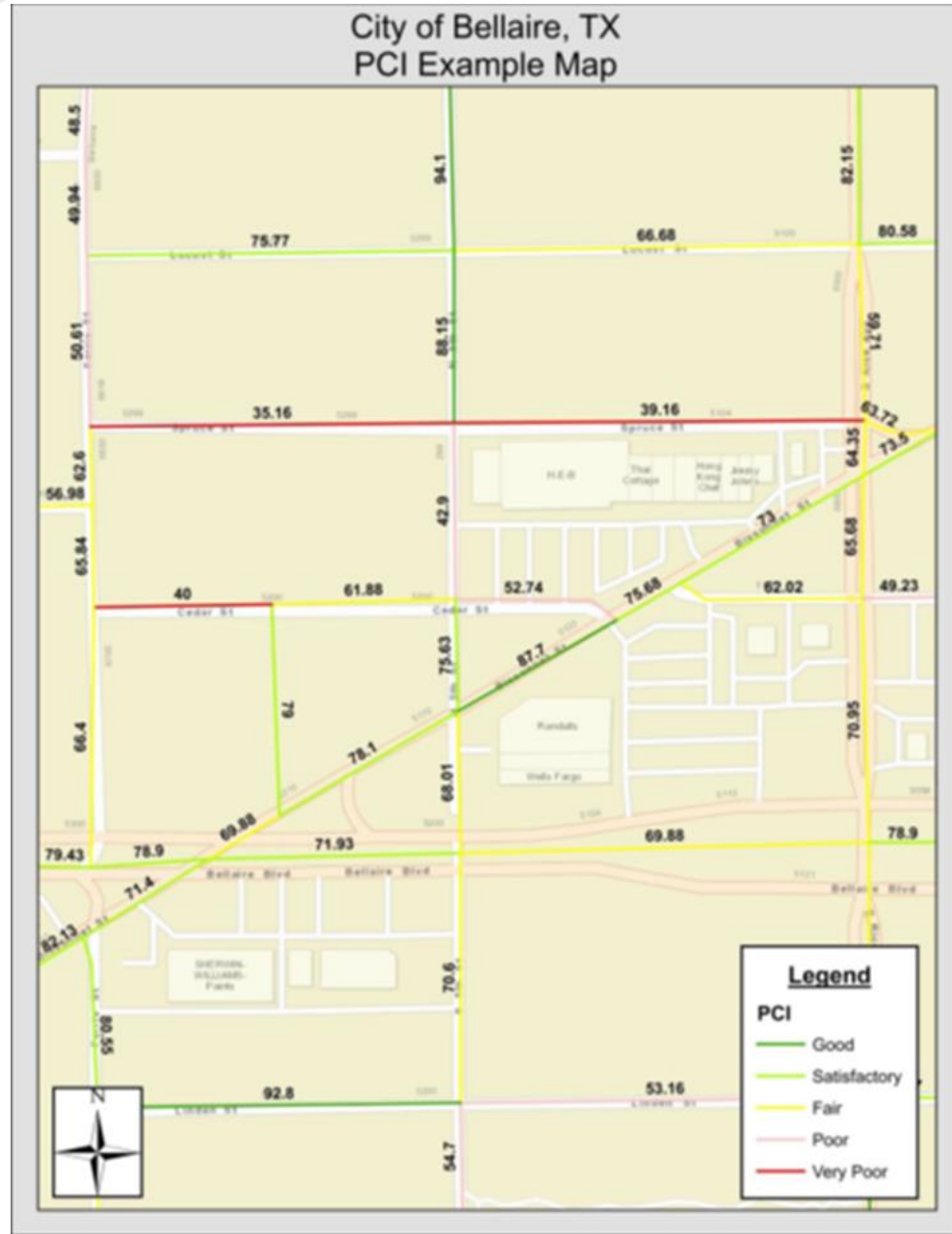
Minutes Acceptance: Minutes of Mar 6, 2017 6:00 PM (Adoption of Minutes:)

City of Bellaire, TX
Pavement Type Distribution



- **RED** Asphalt Surface

- **Blue** PC Concrete



DTS PCI Example Map of Spruce Street Area

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

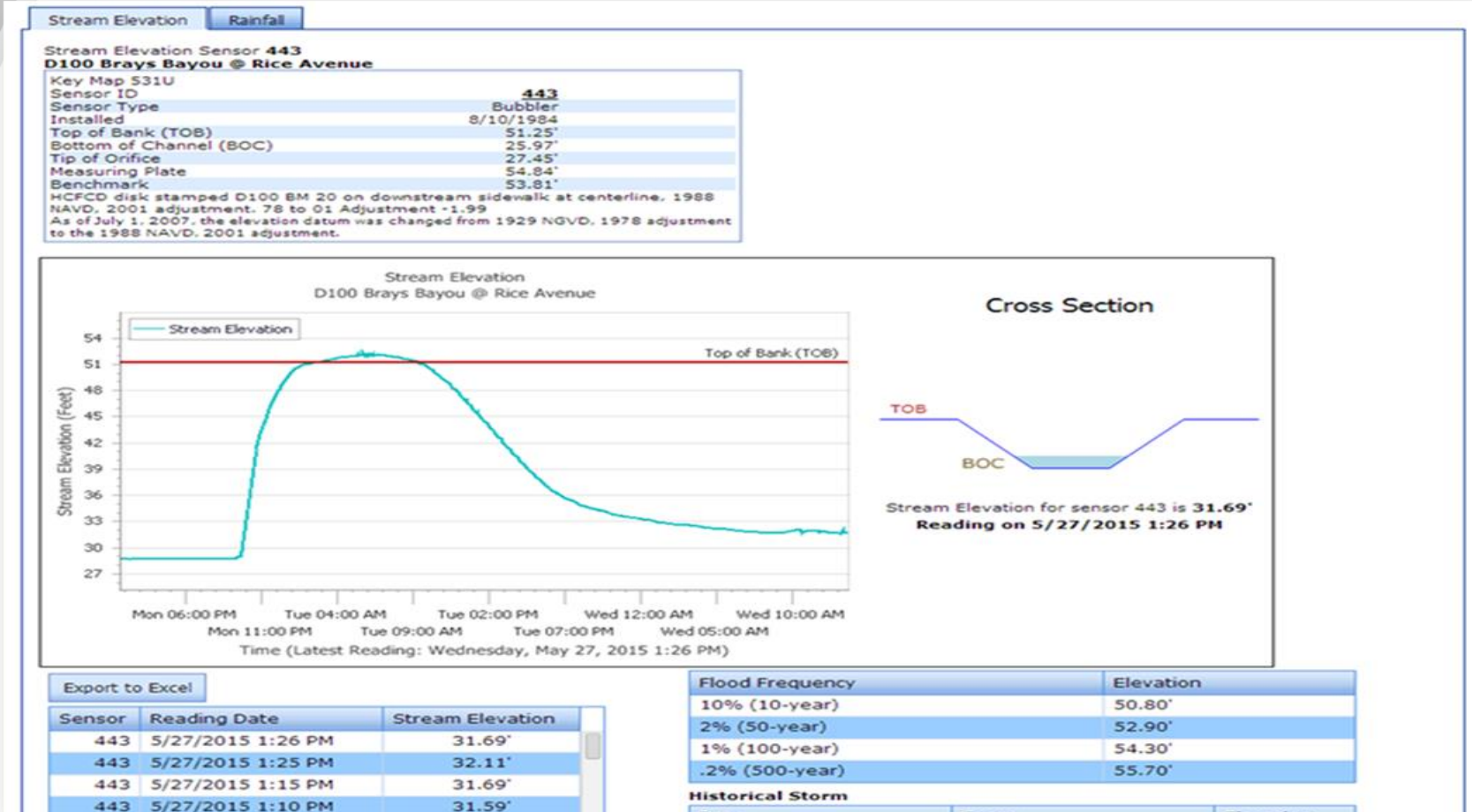


1955

TSA June 2001

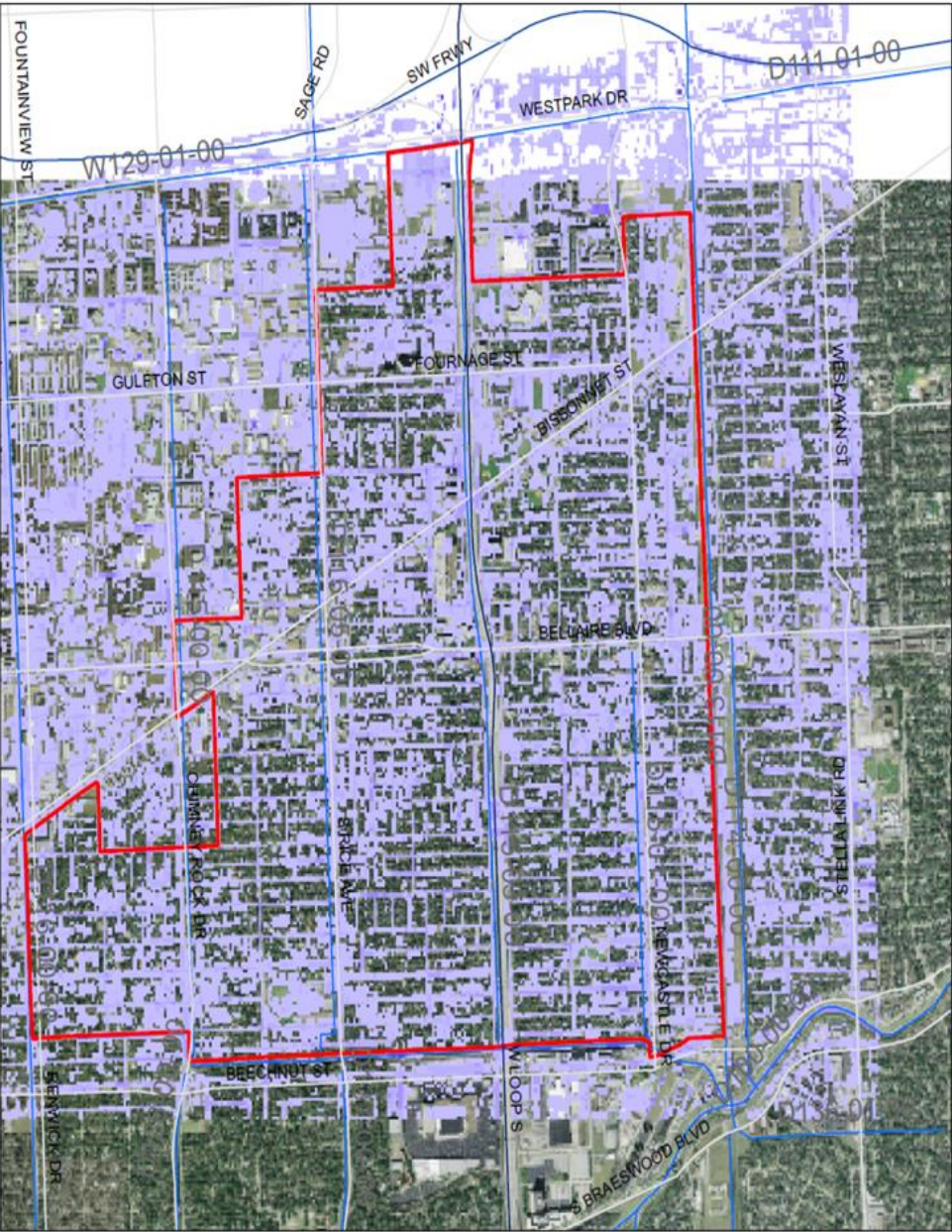
May 2015

Brays Bayou May 2015 HCFCD S. Rice Gage



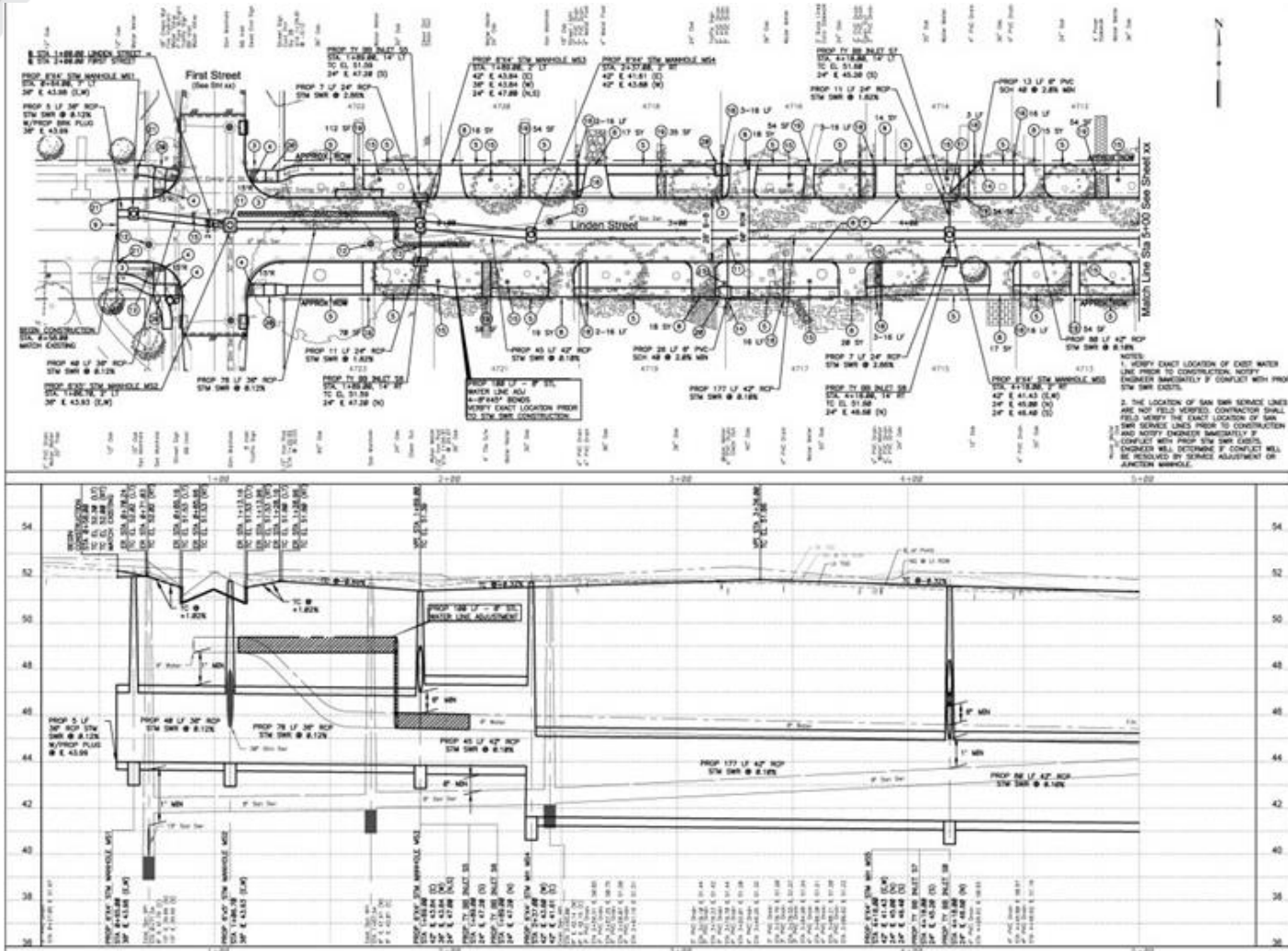
Finished Floors





SOBEK Mode

Project Ready Design Complete



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

DETAILED STREET RANKING

Block	Street	Previous Road Project	Street Classification	Segment Length	Criterion #1				Criterion #2	Criterion #3	Criterion #4	Criterion #5	Criterion #6	Criterion #7	Criterion #8	Maximum Score 2011	Maximum Score 2012	Score 2011							
					Structure Handing																				
					Ward	Pre-1940	1940-2004	2005-present																	
550	2ND		LOCAL	253		2	120.00%	C	N	0	0	N	0	None	3	N	0	N	C	3	2	95			
561	2ND		LOCAL	248		1	1.000%	F	N	0	0	N	0	None	3	N	0	N	C	3	35	62			
110 (1540)	3RD		LOCAL	283		1	30.26%	F	N	0	0	N	0	None	3	N	0	N	C	3	2	95			
650	7TH		LOCAL	203		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
210	7TH		LOCAL	264		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	27	73		
1550	ALABAMA	*H200 PHS	LOCAL	293		1	110.43%	F	N	0	0	4.78	0	N	0	None	3	N	0	N	C	3	2	95	
7300-7400	ALABAMA		LOCAL	713																					
7100	ALABAMA	88 PHASE 2B	LOCAL	880		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
7300	ALABAMA	88 PHASE 2B	LOCAL	430		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
7800	ALABAMA	88 PHASE 2B	LOCAL	417		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	1	2	95	
7500	ALABAMA	88 PHASE 2B	LOCAL	407		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
3000	ALABAMA	88 PHASE 2B	LOCAL	455		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
110	ALABAMA		LOCAL	314		1	51.51%	F	N	0	0	0.80	0	N	0	None	3	N	0	N	C	3	24	74	
1	ALBANY	*Y2000 Ph2 C2	LOCAL	733		3	145.00%	C	N	0	0	2.33	0	N	0	None	3	N	0	N	C	3	33	62	
800	ANDERSON ST	*Y2000 Ph2 C1	LOCAL	617		27	44.87%	F	N	0	0	2.64	0	N	0	None	3	N	0	N	C	3	16	42	
900	ANDERSON ST		LOCAL	513		1	23.52%	F	N	0	0	2	0	N	0	None	3	N	0	N	C	3	7	35	
900	ANDERSON ST		LOCAL	194		3	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	24	74		
1000	ANDERSON ST		LOCAL	144		3	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	14	58		
1100	ANDERSON ST		LOCAL	522		1	88.13%	F	N	0	0	6.4	0	N	0	None	3	N	0	N	C	3	2	95	
1100	ANDERSON ST	*Y2000 Ph2 C1	LOCAL	180		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
1200	ANDERSON ST	*Y2000 Ph2 C1	LOCAL	938		2	88.43%	C	N	0	0	4.1	0	N	0	None	3	N	0	N	C	3	18	52	
1200	ANDERSON ST	*Y2000 Ph2 C1	LOCAL	873		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
1200-1400	ANDERSON ST		LOCAL	326		3	46.89%	B	N	0	0	7.28	0	N	0	None	3	N	0	N	C	3	17	53	
1300	ANDERSON ST		LOCAL	258		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	24	74		
5100-5200	ASPEN ST	88 PHASE 4	LOCAL	1313		1	22	120.00%	C	N	0	3.05	0	N	0	None	3	N	0	N	C	25	9	91	
5200	ASPEN ST	88 PHASE 4	LOCAL	658		1	11	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	18	9	92	
5300	ASPEN ST	88 PHASE 4	LOCAL	621		1	1	1.000%	F	N	0	4.63	0	N	0	None	3	N	0	N	C	5	4	69	
4800	AVI B	BMRP FY2003	LOCAL	493		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	35	62		
4600	AVI B	BMRP FY2003	LOCAL	223		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	14	58		
3100	AVI B	BMRP FY2003	LOCAL	154		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	18	52		
2100	AVI B	BMRP FY2003	LOCAL	186		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	8	92		
2100-2200	AVI B	BMRP FY2003	LOCAL	480		1	1.000%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	13	86		
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2100	AVI B	BMRP FY2003	LOCAL	317		1	1.000%	F	N	0	0	2	0	N	0	None	3	N	0	N	C	3	1	95	
2400	AVI B	BMRP FY2003	LOCAL	323		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	8	92		
2100	AVI B	BMRP FY2003	LOCAL	574		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	1	95		
2100	AVI B	BMRP FY2003	LOCAL	257		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	17	53		
2200	AVI B	BMRP FY2003	LOCAL	327		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	12	64		
2900	AVI B	BMRP FY2003	LOCAL	551		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	8	92		
2500	AVI B	BMRP FY2003	LOCAL	333		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	6	94		
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3300	AVI B	BMRP FY2003	LOCAL	287		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	12	59		
1	ALBANY TRAIL LN		LOCAL	201		1	1	30.17%	F	N	0	4.27	0	N	0	None	3	N	0	N	C	10	13	81	
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2100	BALDWIN AVE	88 BALDWIN	LOCAL	254		1	1.000%	F	N	0	0	0	N	0	None	3	N	0	N	C	3	1	95		
2200	BALDWIN AVE	88 BALDWIN	LOCAL	254		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	6	94		
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2300	BALDWIN AVE	88 BALDWIN	LOCAL	253		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	8	92		
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4300	BALDWIN ST	88 PHASE 1	LOCAL	1345		1	1	1	30.17%	F	N	0	4.81	0	N	0	None	3	N	0	N	C	23	10	81
4600	BEECH ST	88 PHASE 5A	LOCAL	803		2	132.70%	C	N	0	0	2.99	0	N	0	None	3	N	0	N	C	3	2	95	
4600	BEECH ST	88 PHASE 5A	LOCAL	333		2	120.00%	C	N	0	0	0	N	0	None	3	N	0	N	C	3	2	95		
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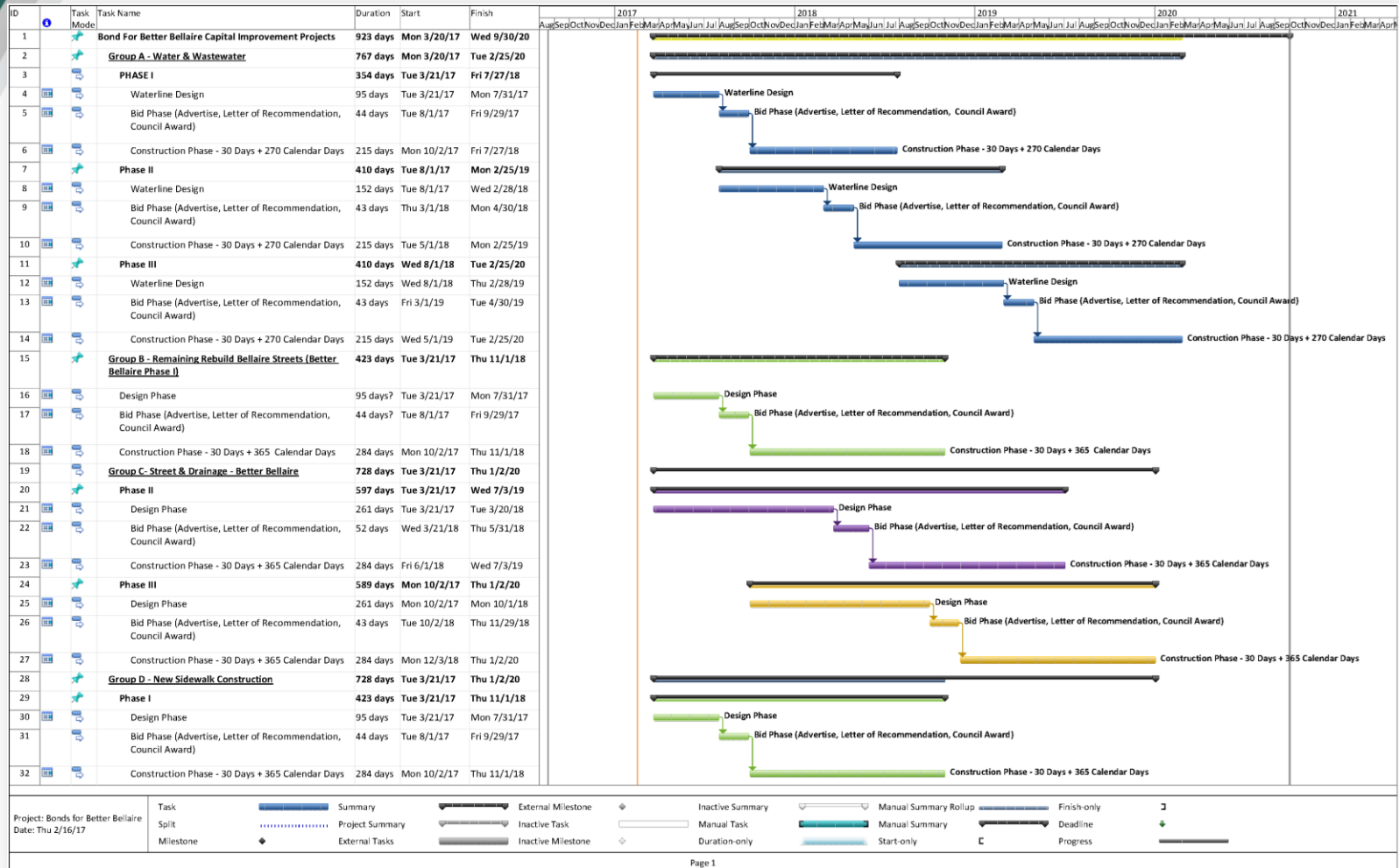
Bonds for a Better Bellaire 2016

Bonds For a Better Bellaire Street Ranking List						
Rank	Street		Bond Phase	Drainage Score	Paving Score	Cumulative Score <small>This is a weighted score of (drainage x .60) + (paving x .40)</small>
1	4700	WILLOW ST	Group B Phase I - 2017	68	23	50
2	4900-5000	MAYFAIR ST	Group B Phase I - 2017	43	55	48
3	500	BOLIVAR ST	Group C Phase II - 2018	33	69	47
4	4700	LINDEN ST	Group B Phase I - 2017	45	23	36
5	4900-5000	IMPERIAL ST	Group B Phase I - 2017	43	24	35
6	4500	MAPLE ST	Group C Phase II - 2018	42	22	34
7	4600	CEDAR ST	Group C Phase III - 2019	25	45	33
8	5100	SPRUCE ST	Group C Phase II - 2018	12	61	32
9	4300	CYNTHIA ST	Group C Phase III - 2019	34	24	30
10	4500	LARCH LN	Group C Phase III - 2019	30	30	30
11	4300	EDITH ST		7	63	29
12	6700	N 5TH	Group C Phase II - 2018	8	57	28
13	500	CHELSEA ST	Group C Phase III - 2019	0	64	26
14	4500	MIMOSA DR	Group C Phase III - 2019	30	20	26
15	5200	SPRUCE ST	Group C Phase II - 2018	0	65	26
16	4300	BETTY ST		34	11	25
17	4400	EDITH ST		20	32	25
18	4500	HOLLY ST		25	25	25
19	4900-5000	MAPLE ST		25	24	25
20	4300	VALERIE ST		25	24	25
21	5200	CEDAR ST		0	60	24
22	5300	DASHWOOD DR		12	43	24
23	4300	DOROTHY ST		30	15	24
24	4400	LAFAYETTE ST		25	22	24
25	4700	LEHIGH ST		5	53	24
26	4900	VALERIE ST		20	31	24
27	1	AZALEA TRAIL LN		25	19	23
28	4500	BEECH ST		25	19	23
29	4800	FERN ST		15	34	23
30	6300	FERRIS DR		0	57	23
31	4800	GLENMONT DR		25	20	23
32	4700-4800	HOLLY ST		15	36	23
33	7300	S RICE AVE		30	12	23
34	4400	WENDELL ST		25	20	23
35	4500	BIRCH ST		25	17	22
36	4700	CEDAR ST		17	30	22
37	5000	CHESTNUT ST		25	18	22
38	4300	EFFIE ST		30	11	22
39	5100	ELM ST		5	47	22
40	6400	FERRIS DR		0	55	22
41	6400	FERRIS DR		0	55	22
42	4300	HOLT ST		25	17	22
43	4700-4800	HOLT ST		30	10	22
44	4700	LEHIGH ST		15	32	22
45	5100	LINDEN ST		5	47	22
46	4500	LOCUST ST		0	54	22
47	5100	LOCUST ST		15	33	22
48	4700	MAPLE ST		13	36	22
49	100	MARRAKECH CT		30	11	22
50	400	N 3RD ST		0	56	22
51	5100	PATRICK HENRY ST		25	17	22
52	500	S 3RD ST		28	13	22
53	800	ANDERSON ST		25	14	21
54	4400	DARSEY ST		25	16	21
55	5400	DASHWOOD DR		0	52	21
56	6600	FERRIS DR		0	52	21
57	4300	LAMPTON CIR		25	14	21
58	7000	N 5TH		0	52	21
59	4500	PINE ST		15	29	21

Street Ranking List

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

Bonds for a Better Bellaire 2016 Schedule

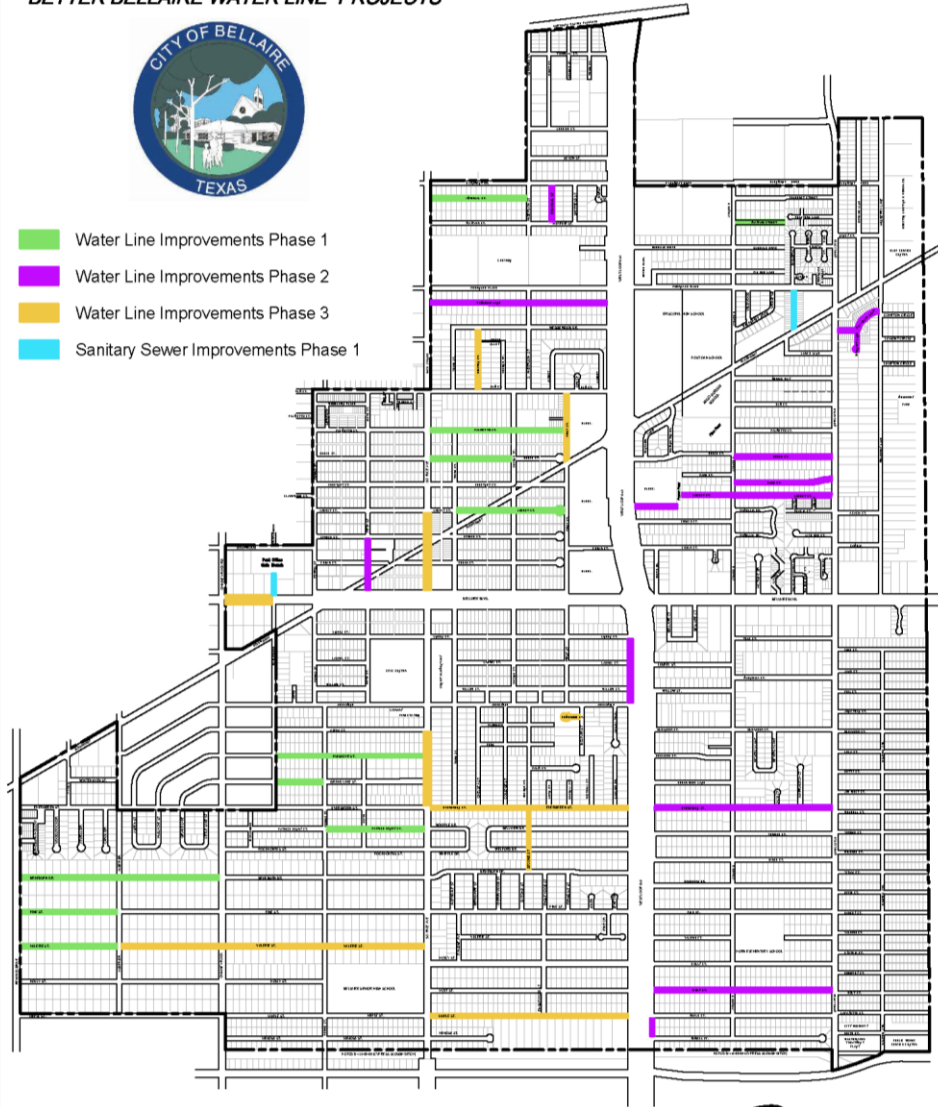


Minutes Acceptance: Minutes of Mar 6, 2017 6:00 PM (Adoption of Minutes:-)

**PROJECT GROUP A
BETTER BELLAIRE WATER LINE PROJECTS**



- Water Line Improvements Phase 1
- Water Line Improvements Phase 2
- Water Line Improvements Phase 3
- Sanitary Sewer Improvements Phase 1



FEBRUARY 2017




7322 Southwest Freeway, Suite 1040 • Houston, Texas 77074
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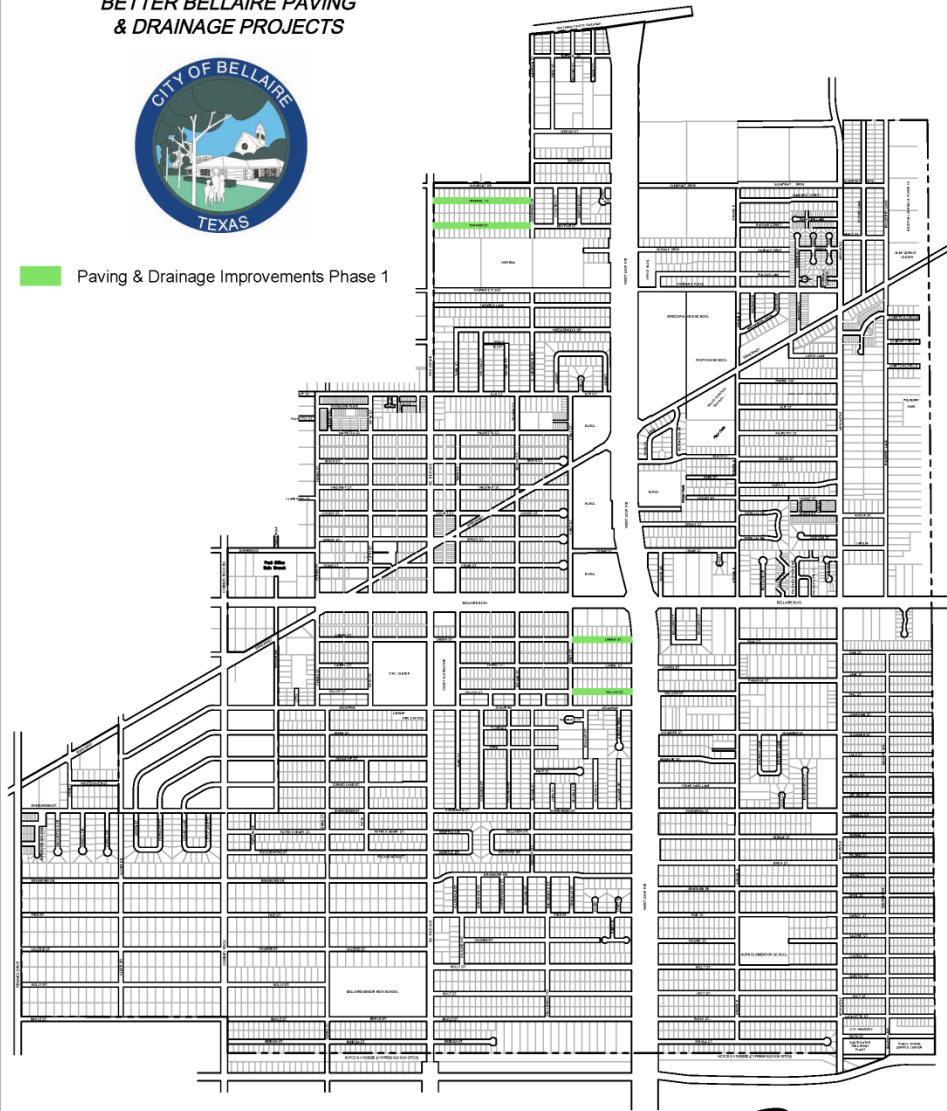
GROUP A Water & Wastewater Line Project Locations

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

**PROJECT GROUP B
BETTER BELLAIRE PAVING
& DRAINAGE PROJECTS**



 Paving & Drainage Improvements Phase 1



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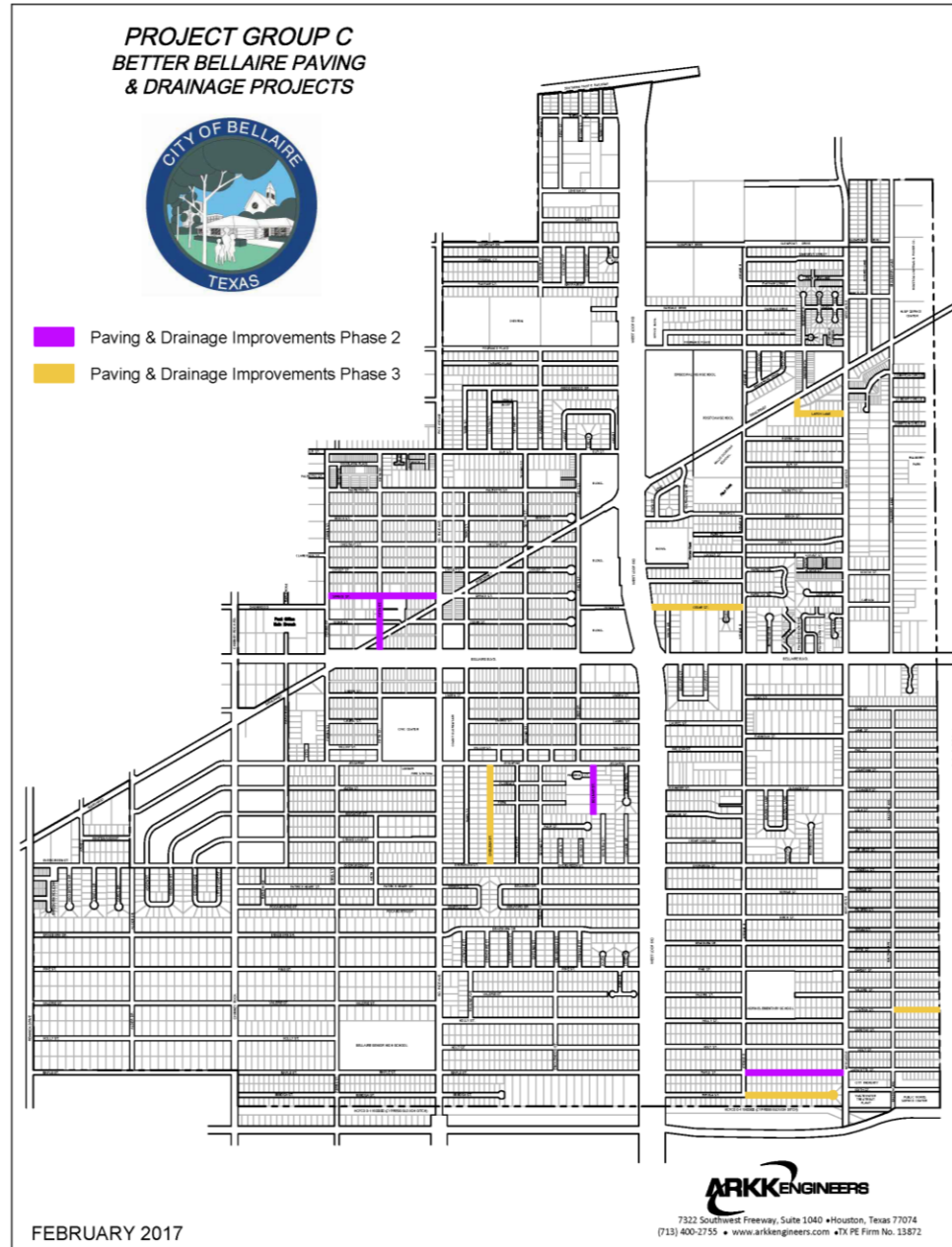
FEBRUARY 2017

GROUP B Remaining Rebuild Bellaire Locations

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

Street and Drainage

Street and Drainage



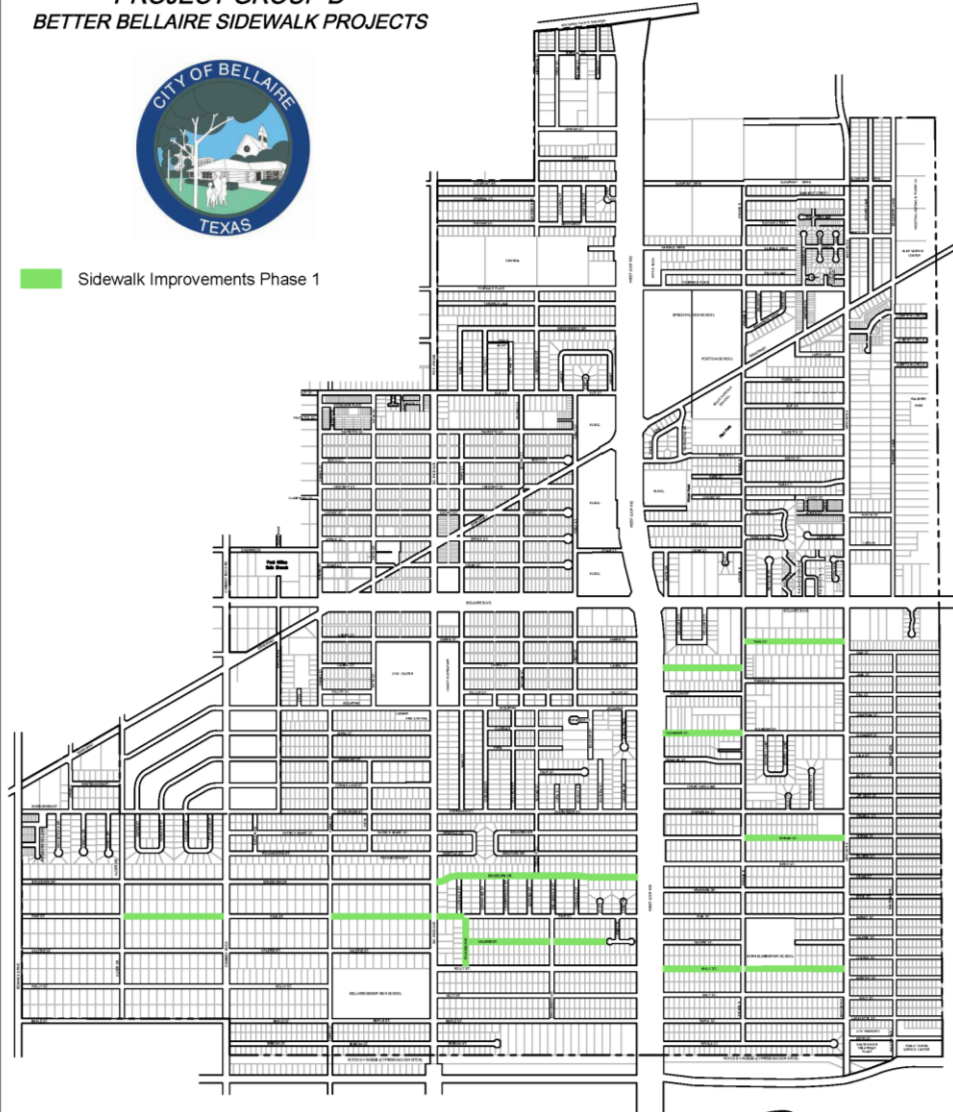
GROUP C Better Bellai Project Locations Phases A & B

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

PROJECT GROUP D
BETTER BELLAIRE SIDEWALK PROJECTS



 Sidewalk Improvements Phase 1



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FEBRUARY 2017

GROUP D **New Sidewalk** **Project** **Locations** **PHASE I**

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

New Sidewalk Requirements

- Neighboring municipalities, including City of Houston, require a 5' wide sidewalk for all new reconstruction projects.
- ADA requires minimum 4' wide sidewalks including a 5' wide passing zones every installed every 200'.
- ADA recommends 5' sidewalks

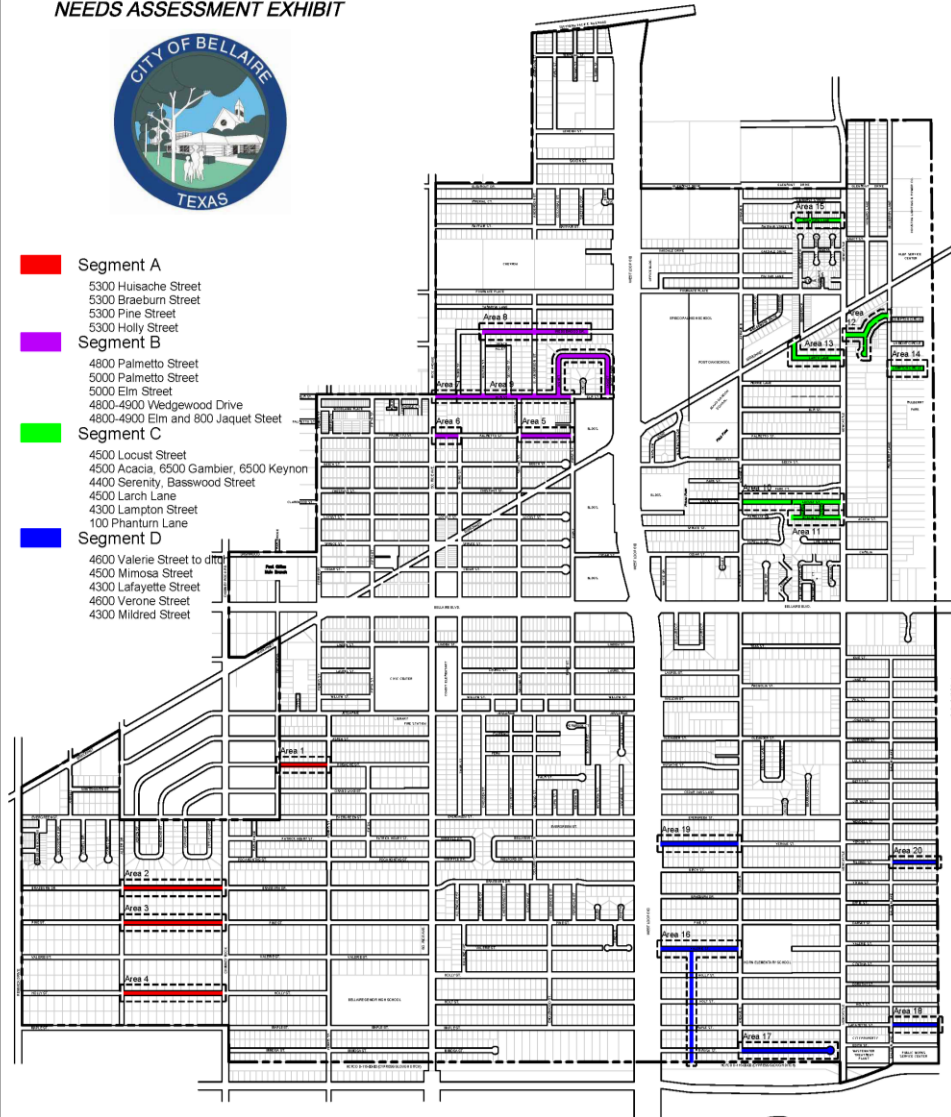
EXISTING DRAINAGE MAINTENANCE

- 20 areas identified for heavy drainage maintenance.

**STORM DRAINAGE MAINTENANCE
NEEDS ASSESSMENT EXHIBIT**



- **Segment A**
5300 Huisache Street
5300 Braeburn Street
5300 Pine Street
5300 Holly Street
- **Segment B**
4800 Palmetto Street
5000 Palmetto Street
5000 Elm Street
4800-4900 Wedgewood Drive
4800-4900 Elm and 800 Jaquet Street
- **Segment C**
4500 Locust Street
4500 Acacia, 6500 Gambier, 6500 Keynon
4400 Serenity, Basswood Street
4500 Larch Lane
4300 Lampton Street
100 Phantom Lane
- **Segment D**
4600 Valerie Street to 4500
4500 Mimosa Street
4300 Lafayette Street
4600 Verone Street
4300 Mildred Street



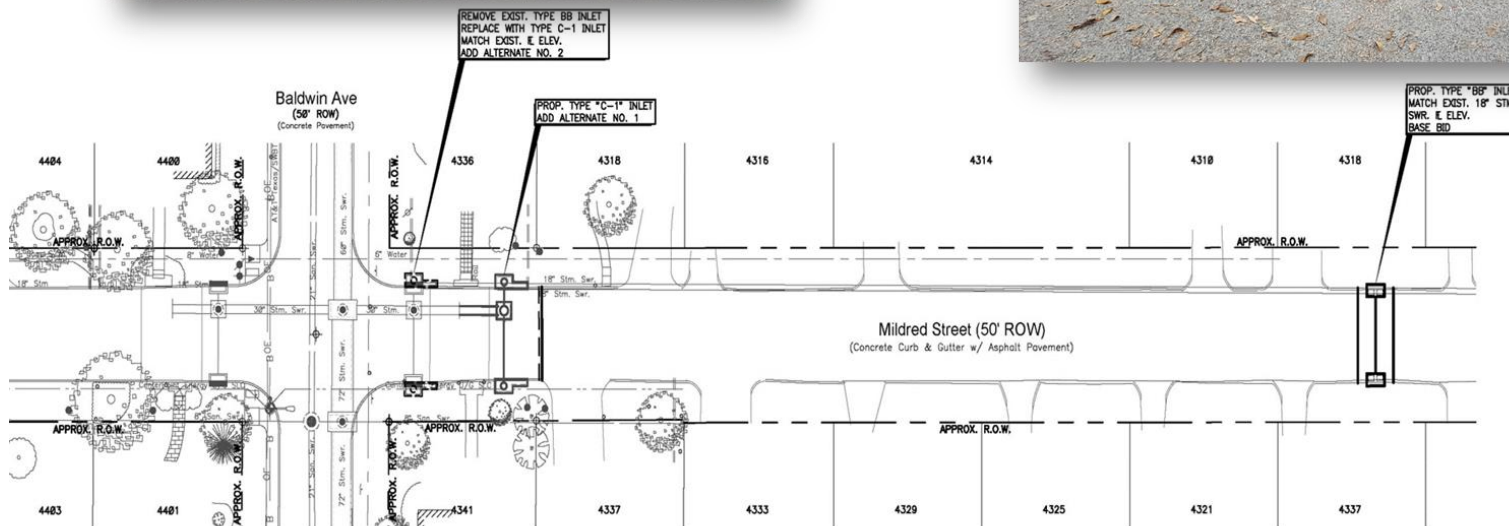
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OCTOBER 2016

Storm Drainage Heavy Maintenance Project

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

Added Inlet Capacity



City of Bellaire

Monthly Financial Report
for the period ended
January 31, 2017



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

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City of Bellaire Finance

MEMORANDUM

To: Paul A. Hofmann, City Manager

From: Terrence Beaman, Chief Financial Officer

Date: March 6, 2017

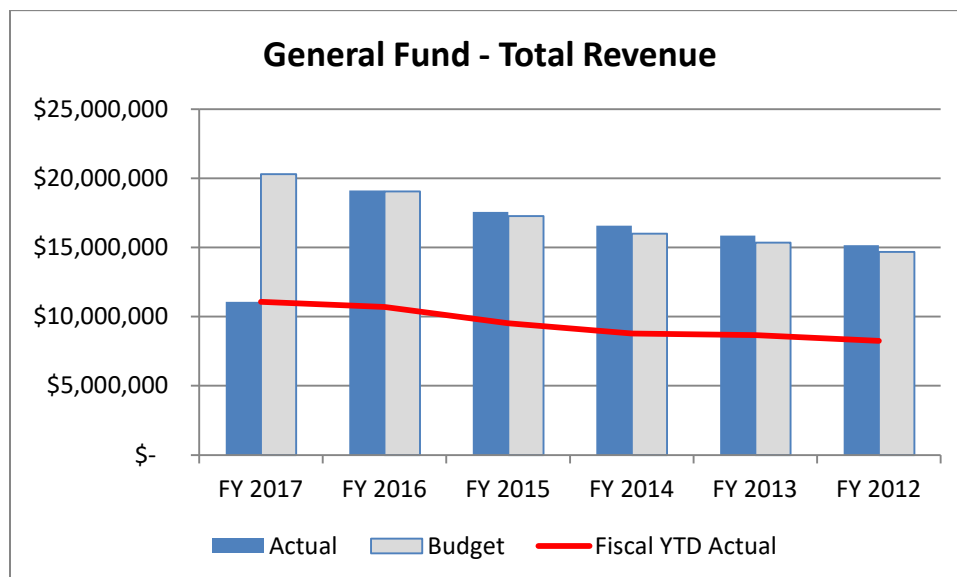
Subject: Financial Analysis for Four Months Ended January 31, 2017

GENERAL FUND

General Fund Revenues:

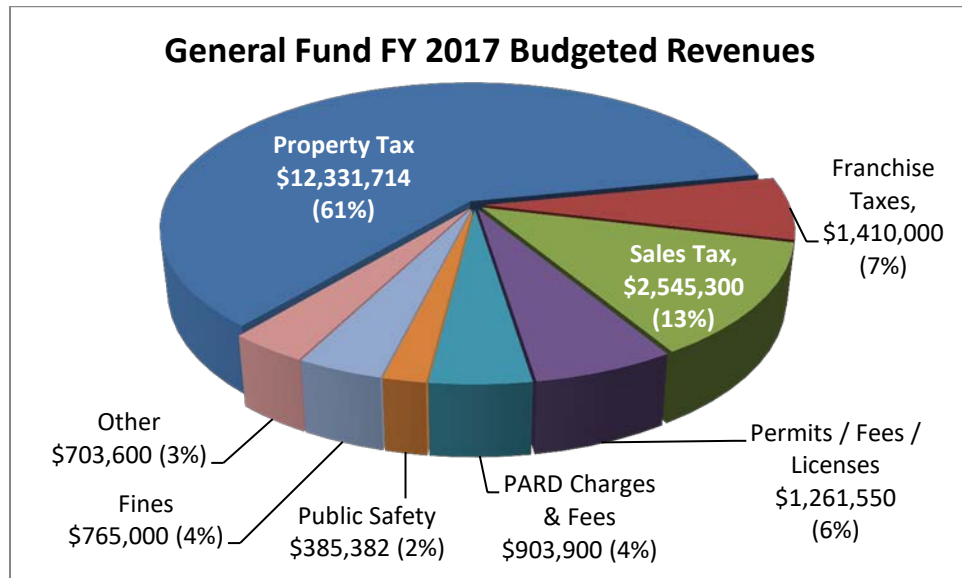
FY 2017 Budget	YTD Allocated Budget	YTD Actual 01/31/2017	Over/(Under) Allocated Budget
\$20,306,446	\$11,522,088	\$11,071,507	(\$450,581)

The allocated budget is a five year average of the percent of revenue collected as of the end of each month in the fiscal year by major categories. For the four months ended January 2017, the General Fund collected 55% of its total budgeted revenues and is under its allocated budget by \$450,581, or 4%.



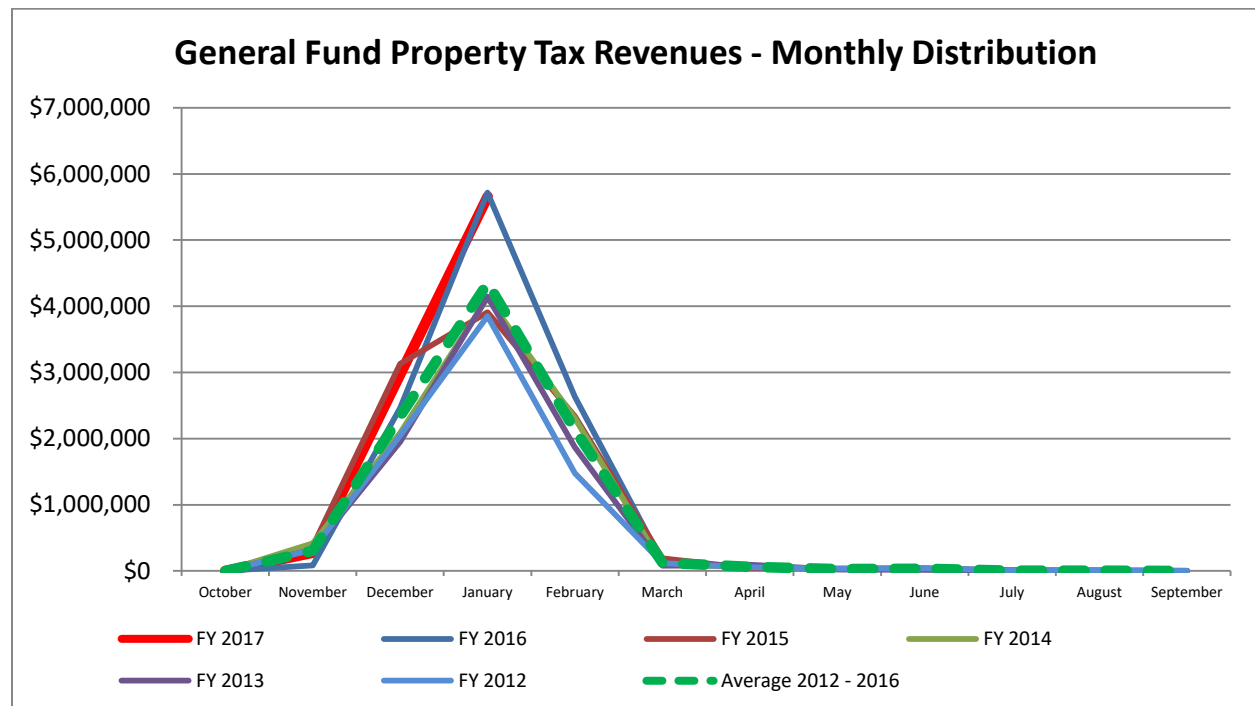
Minutes Acceptance: Minutes of Mar 6, 2017 6:00 PM (Adoption of Minutes:)

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%.

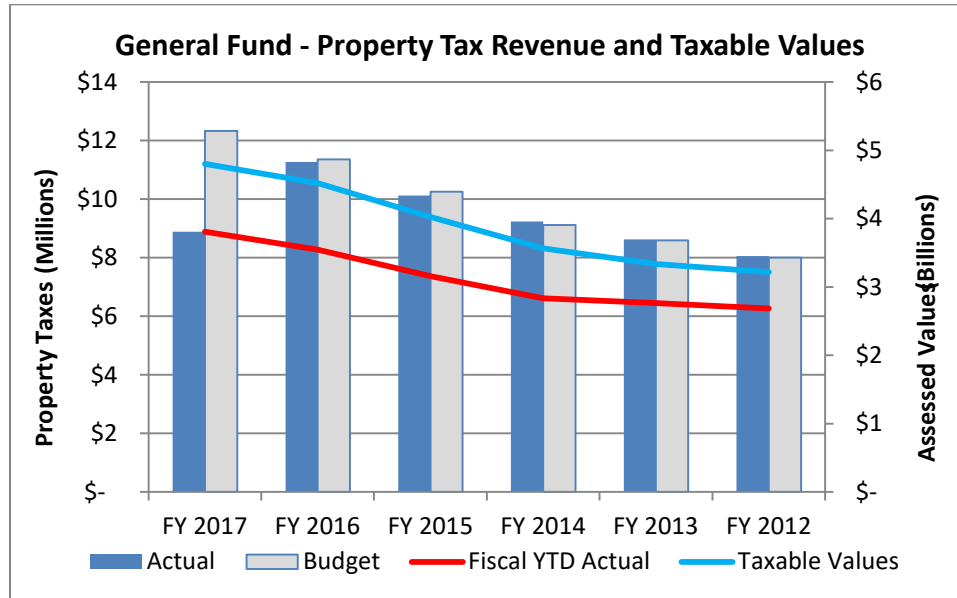


Property Tax

Historically, approximately 93% of property taxes are collected in the months of December through February. The City collected 72%, or \$8,883,365, of its budgeted property tax revenue through the four months ended January 2017, which is under the allocated budget by \$252,328, or 3%, due to refunds that occurred during November.

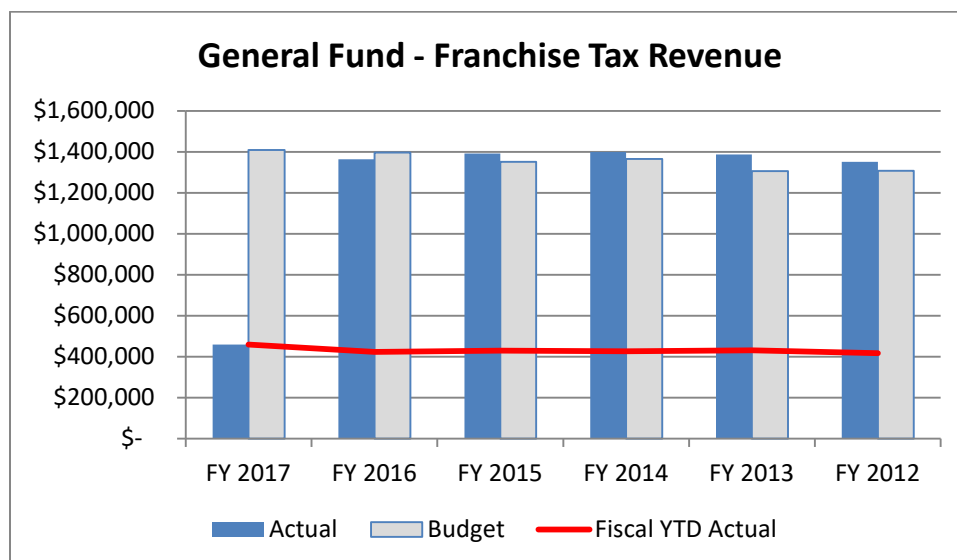


Overall, the General Fund ultimately expects to collect approximately \$12.3 million in property taxes in FY 2017, an increase of \$1.0 million over FY 2016's \$11.3 million. The expected increase in property taxes is driven by a \$0.005 increase in the operations and maintenance portion of the property tax rate and an increase in taxable values as reflected in the following chart.



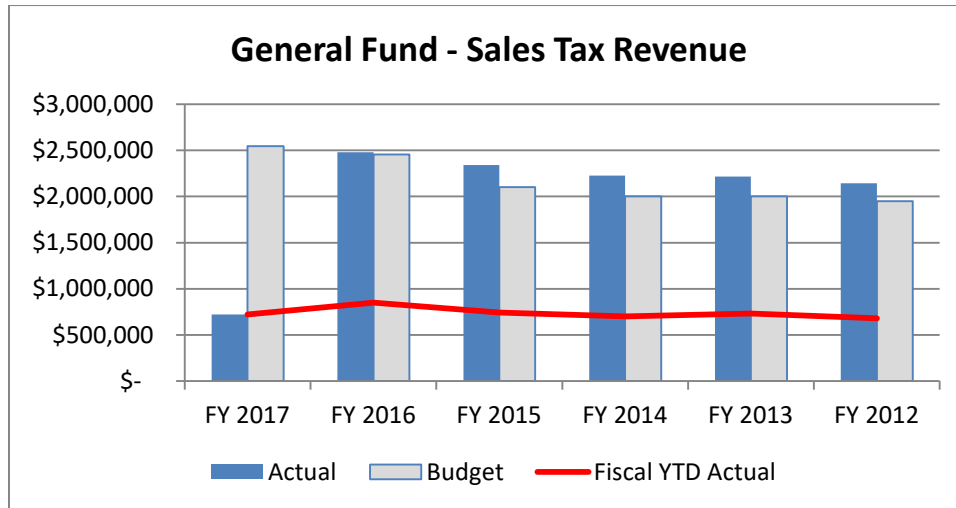
Franchise Taxes

Franchise taxes of \$459,024 for the four months ended January 2017 are over the allocated budget by \$24,062, or 6%. 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 \$722,942 for the four months ended January 2017 is under the allocated budget by \$103,241, or 28%.

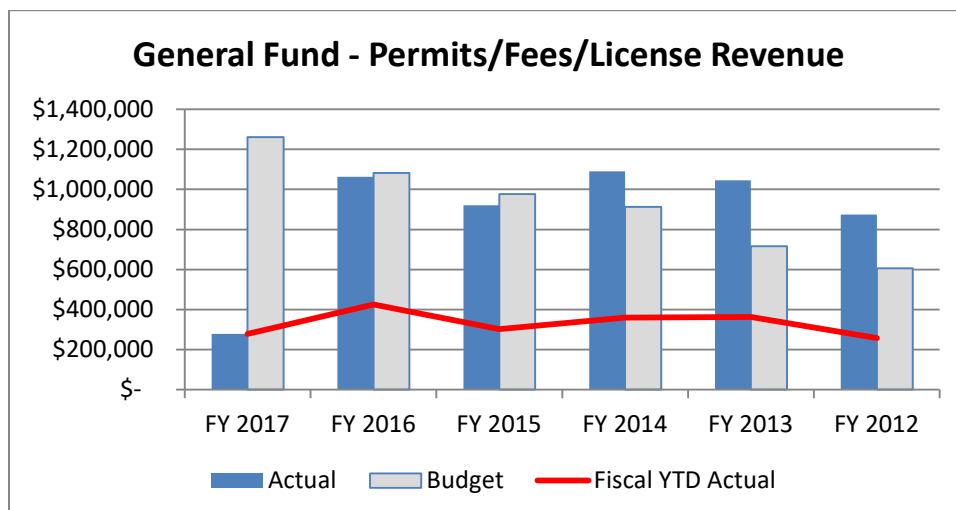


Current year refunds of prior year sales tax overpayments have reduced the sales tax remittances the City received from the State Comptroller.

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 \$278,970 are under the allocated budget by \$150,491, or 35%. 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 four months ended January 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.



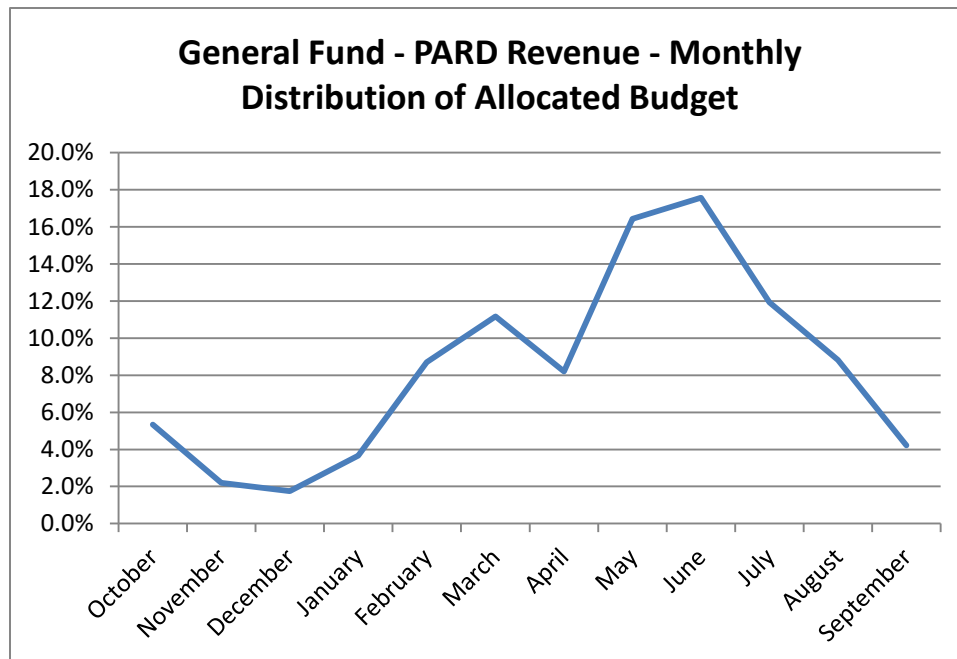
As reflected in the previous chart, actual fiscal year-to-date permit/fees/license revenue is lower than prior years, so the timing of the H-E-B permit revenue is not the only factor contributing to the variance from the allocated budget. Most major permit/fees/license revenue categories are currently 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	\$31,108	\$29,962	\$1,146
4103 – Permits Electrical	\$71,000	\$18,549	\$17,450	\$1,099
4104 – Permits Building	\$525,000	\$99,560	\$133,817	(\$34,257)
4121 – Contractor Registration	\$100,000	\$25,560	\$31,502	(\$5,942)
4130 – Plan Check	\$273,000	\$41,056	\$61,731	(\$20,675)

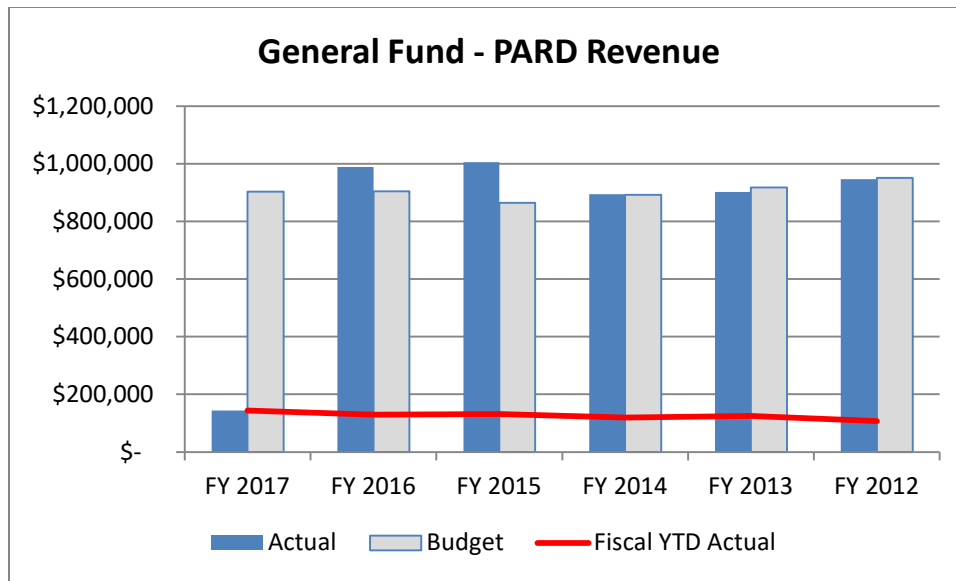
Table includes all G/L accounts in this revenue category with original budgets in excess of \$50,000.

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 \$143,472 are over the allocated budget by \$26,550, or 23%.

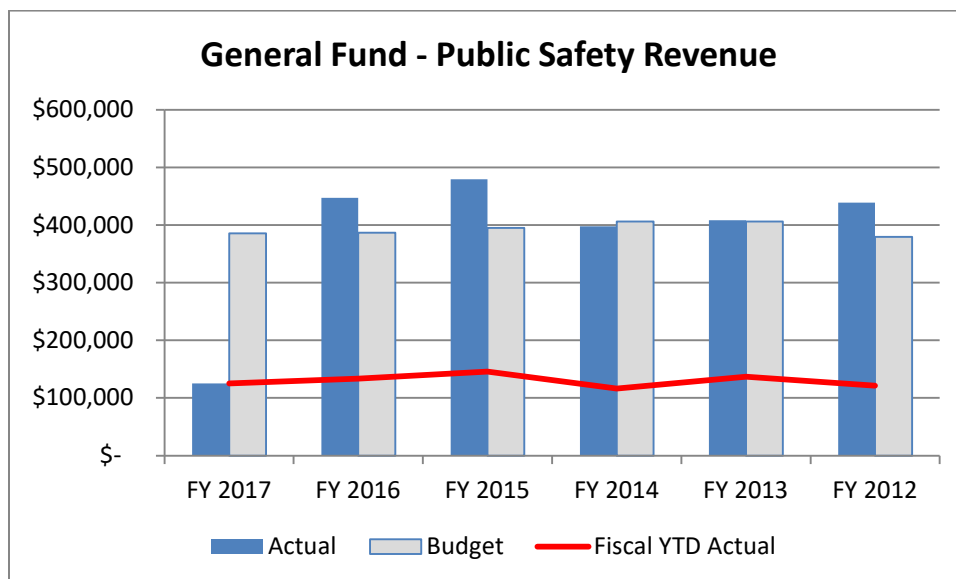


The four months ended January 2017 included pool rental revenue of \$11,120. The average of the prior five years for the comparable period is just \$6,359. The entire \$11,120 relates to reservations for the Episcopal High School swim team.

Additionally, the four months ended January 2017 included \$10,410 in swim lesson revenue. The average of the prior five years for the comparable period is just \$3,118. The swim lesson revenue is primarily due to a restructuring of the personal services contract related to “Swim 300” swim lessons.

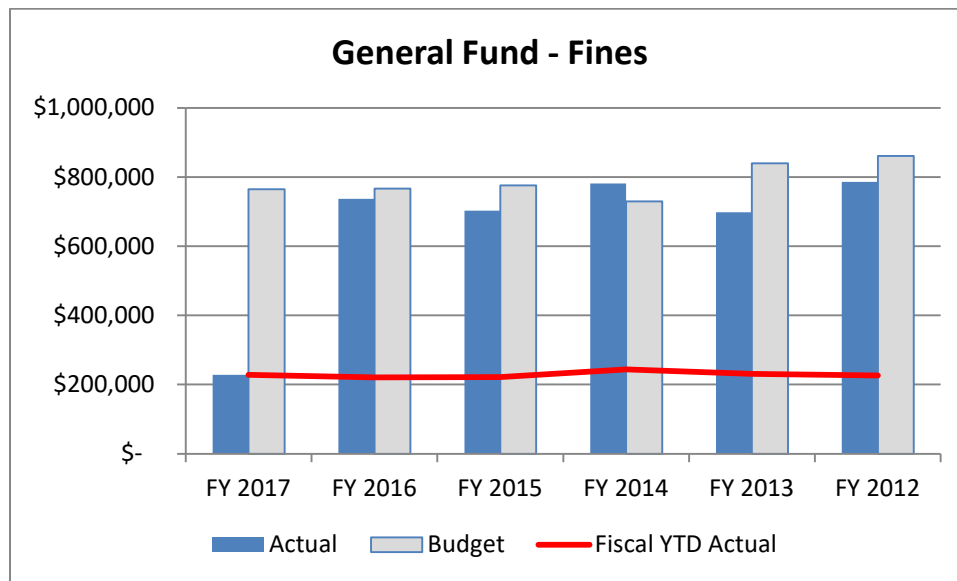
Public Safety

Public Safety revenues of \$125,044 are over the allocated budget by \$8,937, or 8%.



Fines

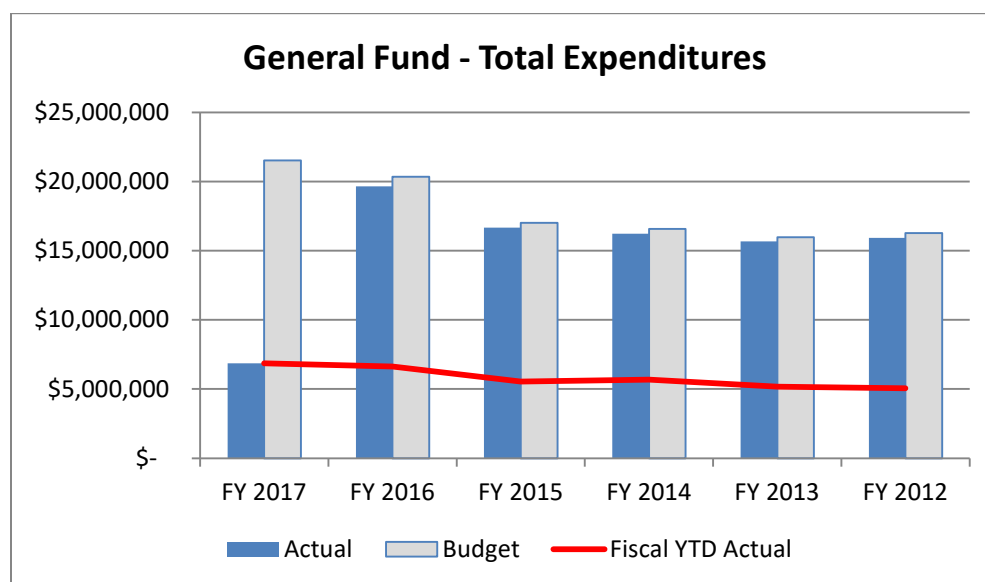
Fine revenues of \$228,081 are below the allocated budget by \$8,642, or 4%.



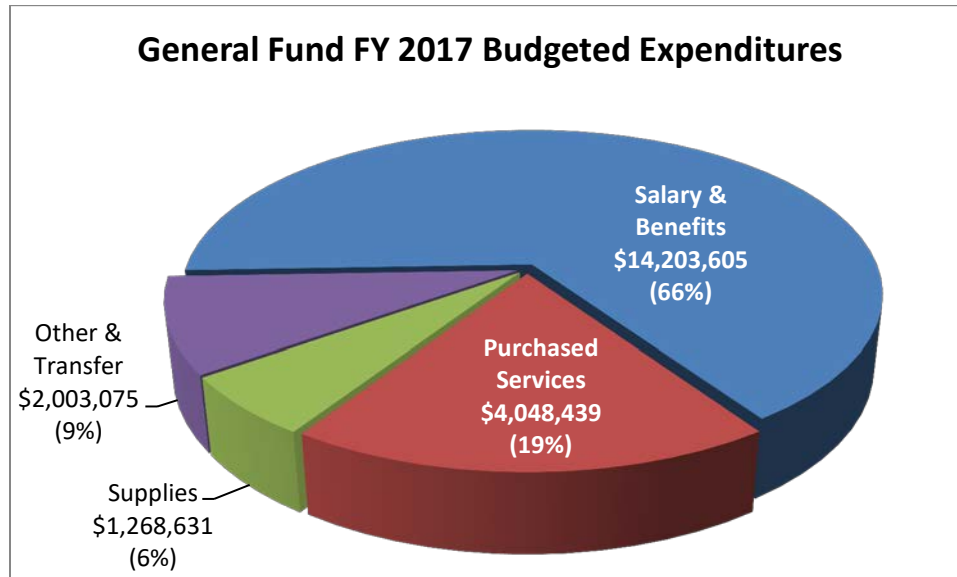
General Fund Expenditures:

FY 2017 Budget	YTD Allocated Budget	YTD Actual 01/31/2017	Over/(Under) Allocated Budget
\$21,523,750	\$7,216,441	\$6,857,949	(\$358,492)

For the four months ended January 2017, the General Fund expended 32% of its total budgeted expenditures and is under its allocated budget by \$358,492, or 5%.

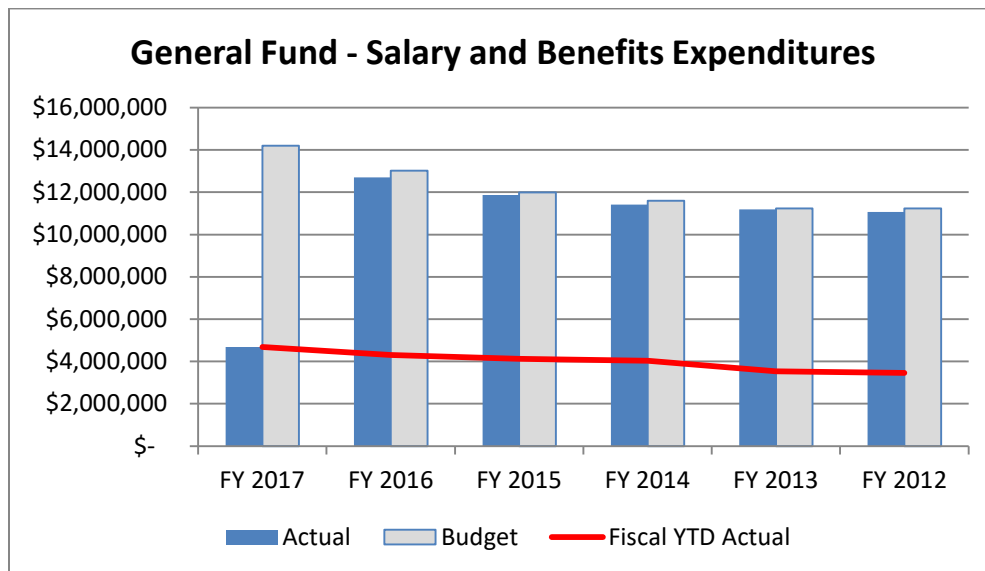


Salaries and benefits make up the largest category of expenditures in the General Fund at 66% of all FY 2017 budgeted expenditures, followed by purchased services at 19%.



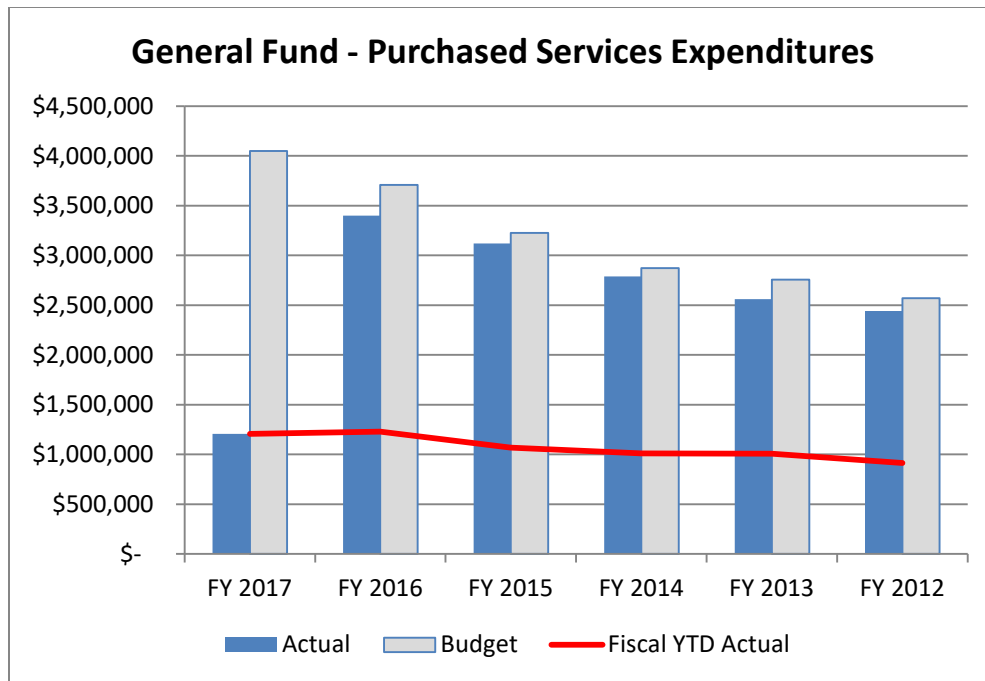
Salary and Benefits

Salary and benefits of \$4,681,512 are under the allocated budget by \$70,352, or 1%.



Purchased Services

Purchased services of \$1,208,092 are under the allocated budget by \$271,488, or 18%.

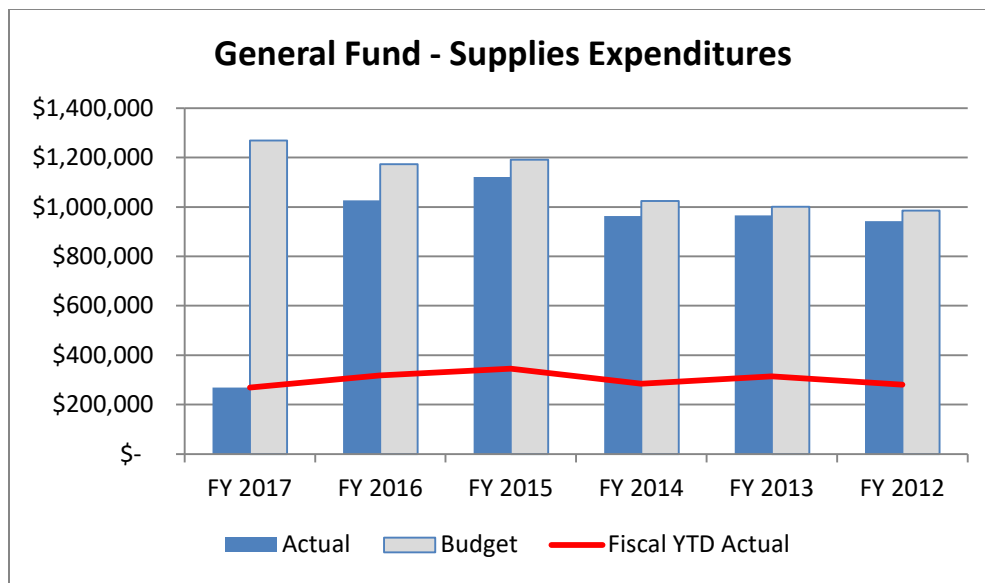


Some of the larger departmental level variances contributing to this category being below the allocated budget include:

- IT – IT communications maintenance (maintenance service agreements) was \$692 for the four months ended January 2017 as compared to the prior five-year average of \$8,527 because of the timing of annual maintenance agreement payments.
- Legal – Legal fees were \$7,254 for the four months ended January 2017 as compared to the prior five-year average of \$16,836 because of the timing of billings.
- Finance – Audit fees were \$0 for the four months ended January 2017 as compared to the prior five-year average of \$21,058 because of the timing of billings.
- Police Department – Maintenance, which is primarily related to vehicles, was \$14,795 for the four months ended January 2017 as compared to the prior five-year average of \$24,662.
- Parks (Maintenance) – Other contract labor was \$689 for the four months ended January 2017 as compared to the prior five-year average of \$7,143.
- Parks (Aquatics) – Pool maintenance was \$12,159 for the four months ended January 2017 as compared to the prior five-year average of \$15,837.
- Library – Permits & Licenses was \$1,817 for the four months ended January 2017 as compared to the prior five-year average of \$4,526.
- Public Works (Streets) – Vehicle maintenance was \$6,046 for the four months ended January 2017 as compared to the prior five-year average of \$10,923.

Supplies

Supplies of \$268,942 are under the allocated budget by \$120,900, or 31%.

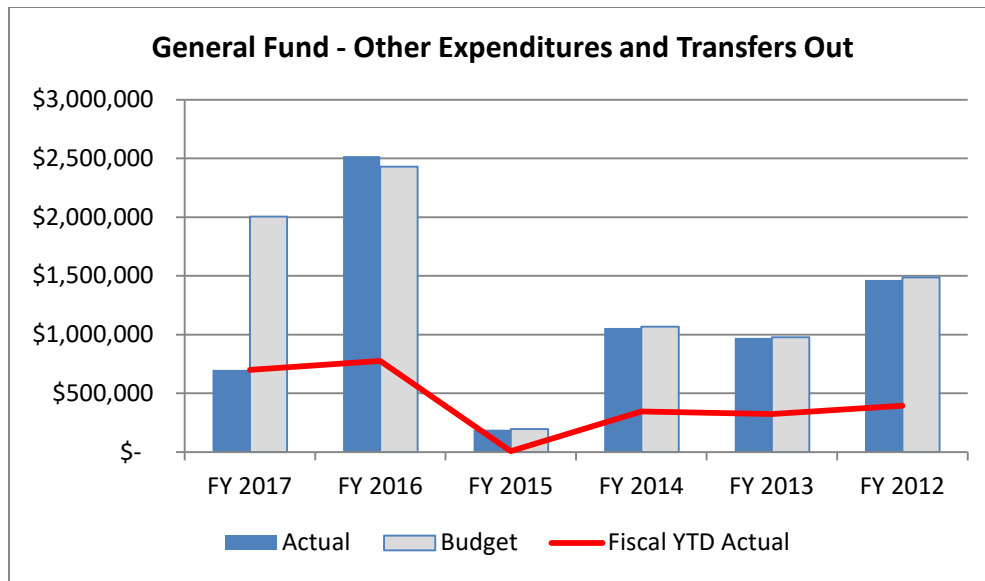


Some of the larger variances contributing to this category being below the allocated budget include:

- All Departments - Fuel expenditures of \$35,310 for the four months ended January 2017 represent a 15% increase over comparable prior year period, however, it is not as large as the 46% budgeted increase in fuel costs for FY 2017 over FY 2016 actual fuel expenditures of \$94,001.
- Information Technology – Hardware and Software supplies were \$3,213 for the four months ended January 2017 as compared to the prior five-year average of \$21,176. FY 2017 expenditures were lower due to an evaluation of technology needs while in transition with the Information Technology Director vacancy. This process will continue through the second quarter.
- Library – Expenditures for Library supplies, mainly books, were \$12,120 for the four months ended January 2017 as compared to the prior five-year average of \$15,248.
- All Departments - The January electricity invoice was not paid until February resulting in just three electricity payments in the four months ended January 2017 versus four payments in each of the years included in the allocated budget. The amount of the January invoice, which was paid in February, allocated to the General Fund was \$27,807.

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 four months ended January 2017 of \$699,403 are over the allocated budget by \$104,247, or 18%. Total budgeted transfers out of the General Fund are \$2,057,000, or \$171,417/month. The year-to-date expenditures are \$13,735 higher than the transfer amount because of banking fees.

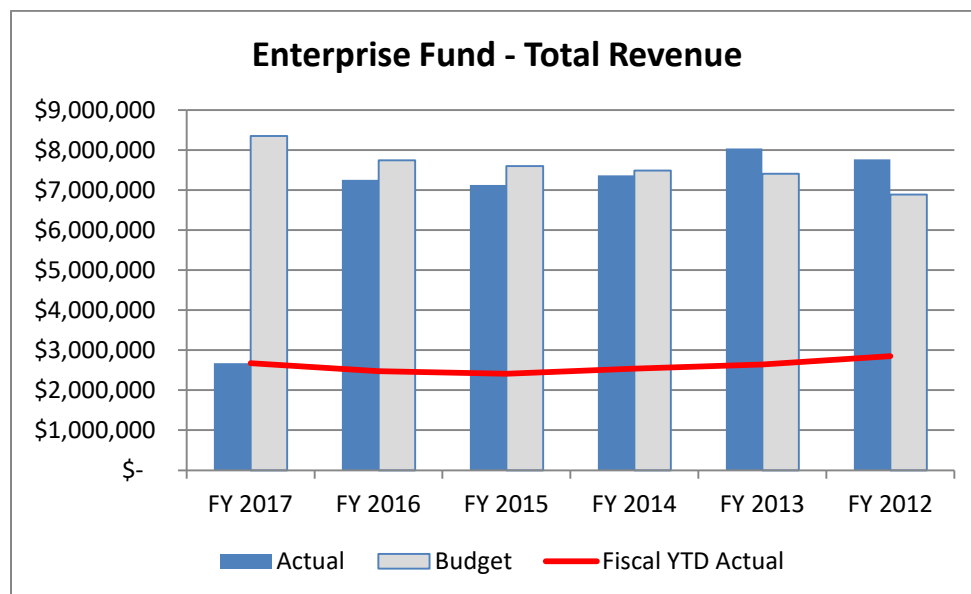


ENTERPRISE FUND

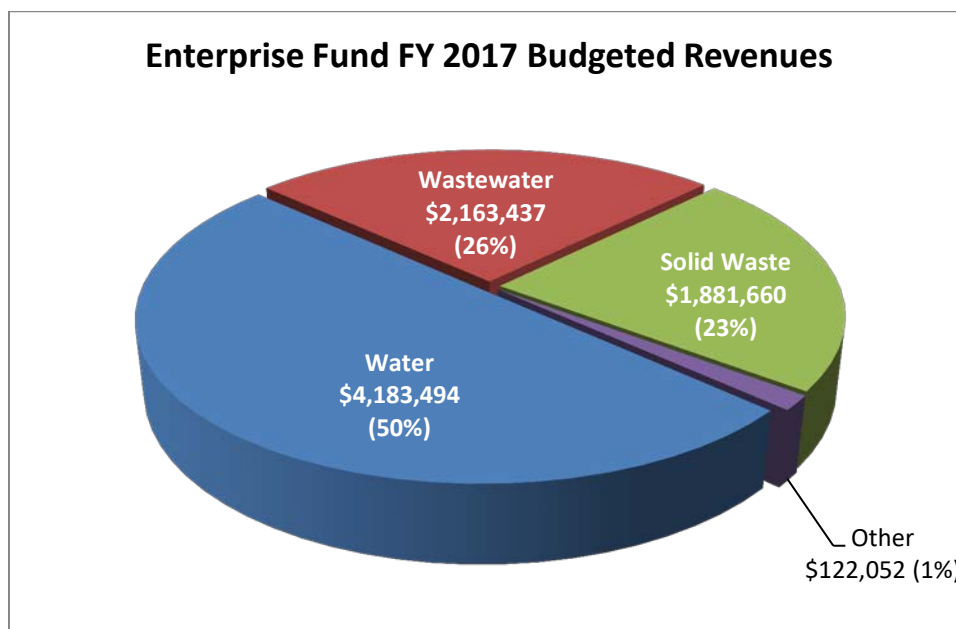
Enterprise Fund Revenues:

FY 2017 Budget	YTD Allocated Budget	YTD Actual 01/31/2017	Over/(Under) Allocated Budget
\$8,350,643	\$2,868,634	\$2,674,680	(\$193,954)

For the four months ended January 2017, the Enterprise Fund collected 32% of its total budgeted revenues and is under its allocated budget by \$193,954, or 7%. The largest variance contributing to the divergence from the allocated budget is water revenue, which is \$141,480 below the allocated budget.

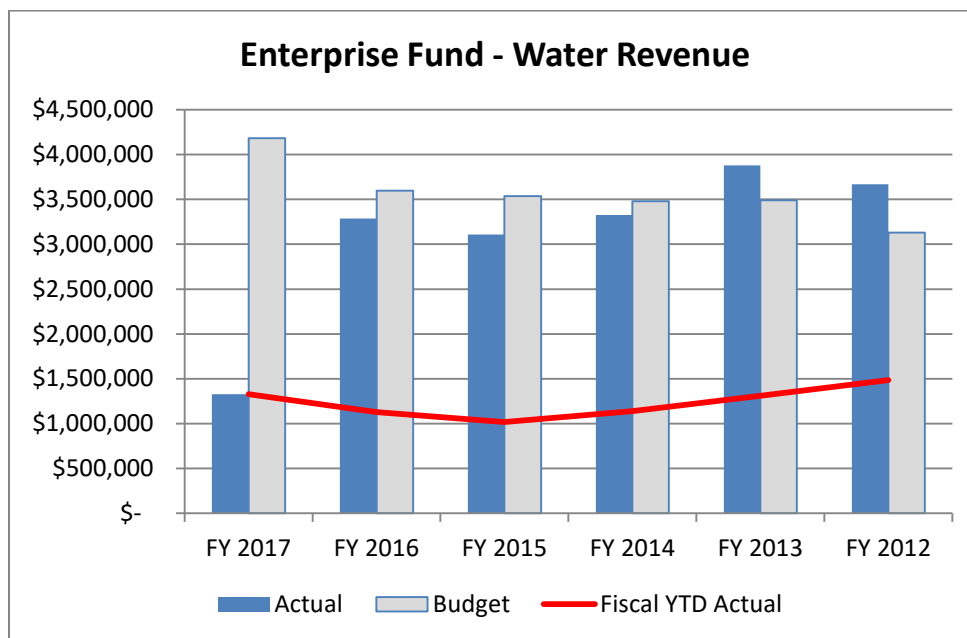


Sales of water makes up the largest category of revenues in the Enterprise Fund at 50% of all FY 2017 budgeted revenues, followed by charges for wastewater at 26%, and charges for solid waste at 23%.



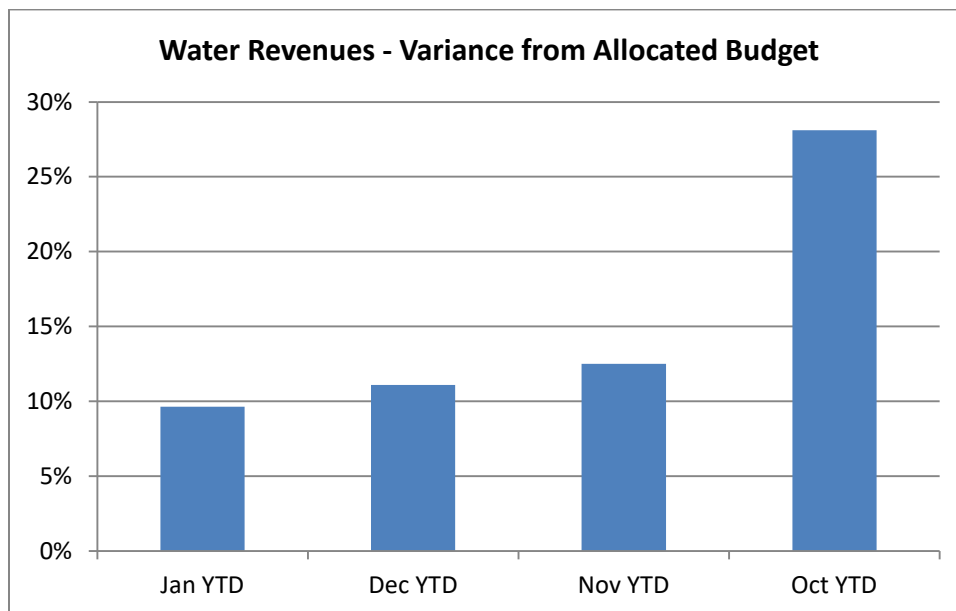
Water Revenue

Water revenues of \$1,327,782 are below the allocated budget by \$141,480, or 10%.



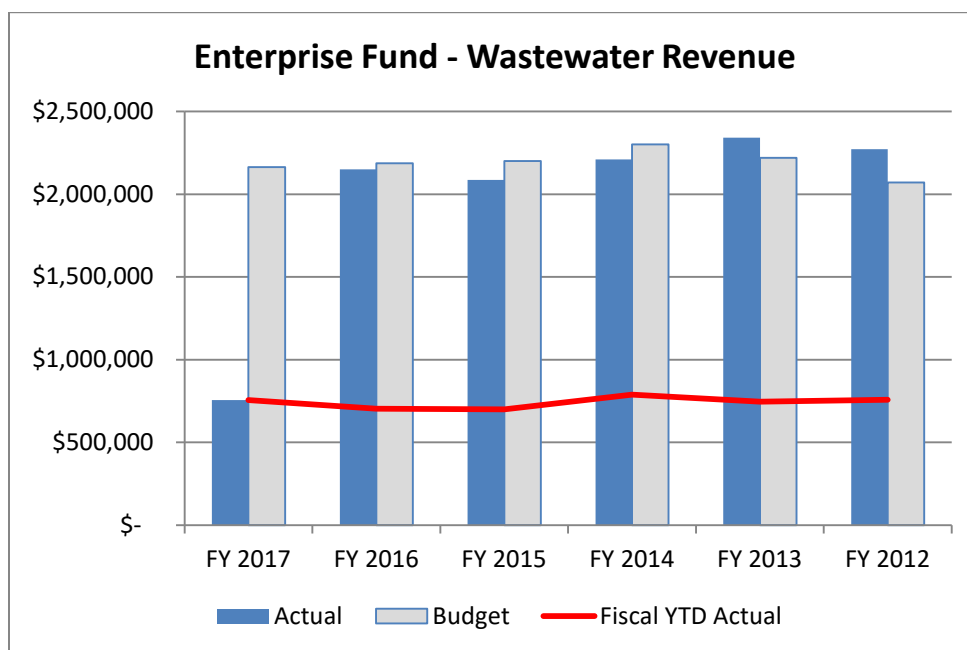
Changes in water revenues directly correlate to changes in water consumption; however, there is also a rate increase implemented effective October 1st. The allocated budget uses the prior five years' monthly revenues to allocate the current year budget. In each of the prior five years,

water rates remained constant; 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 four months ended January 2017, water revenues are trending closer to allocated budget each month.



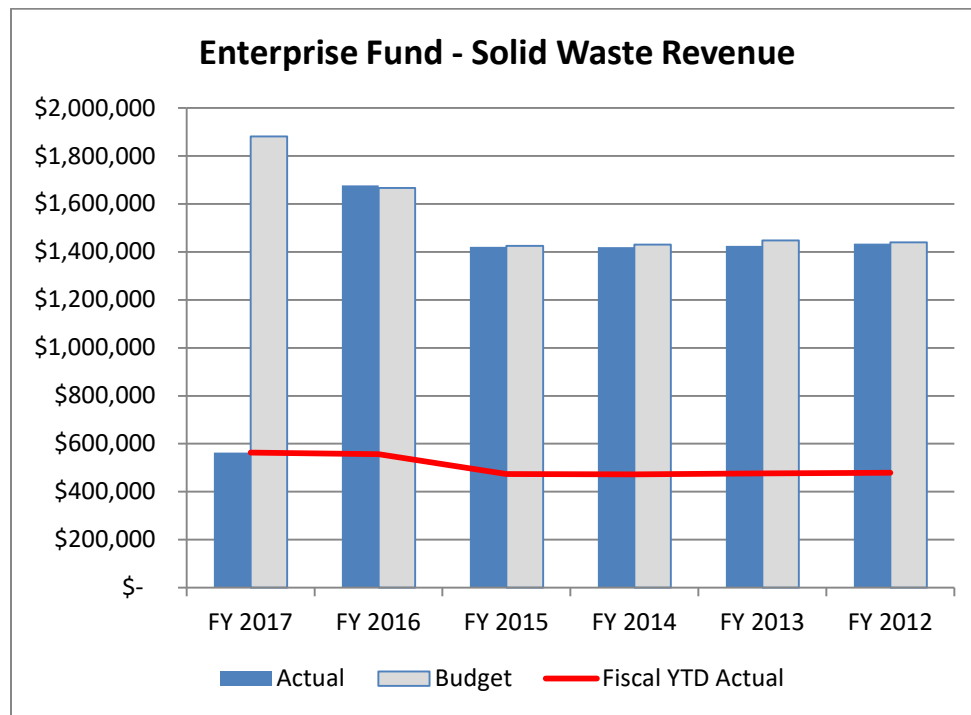
Wastewater Revenue

Wastewater revenues of \$755,280 are over the allocated budget by \$31,851, or 4%.



Solid Waste

Solid Waste revenues of \$562,885 are below the allocated budget by \$64,455, or 10%.

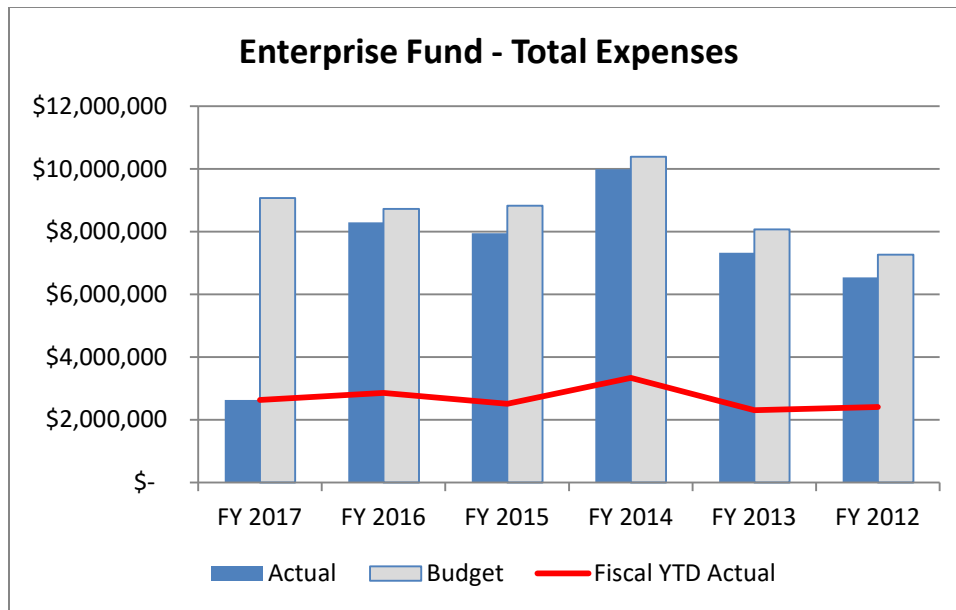


As reported in the first quarter report, there was a budget error that caused the solid waste revenue amount to be inflated.

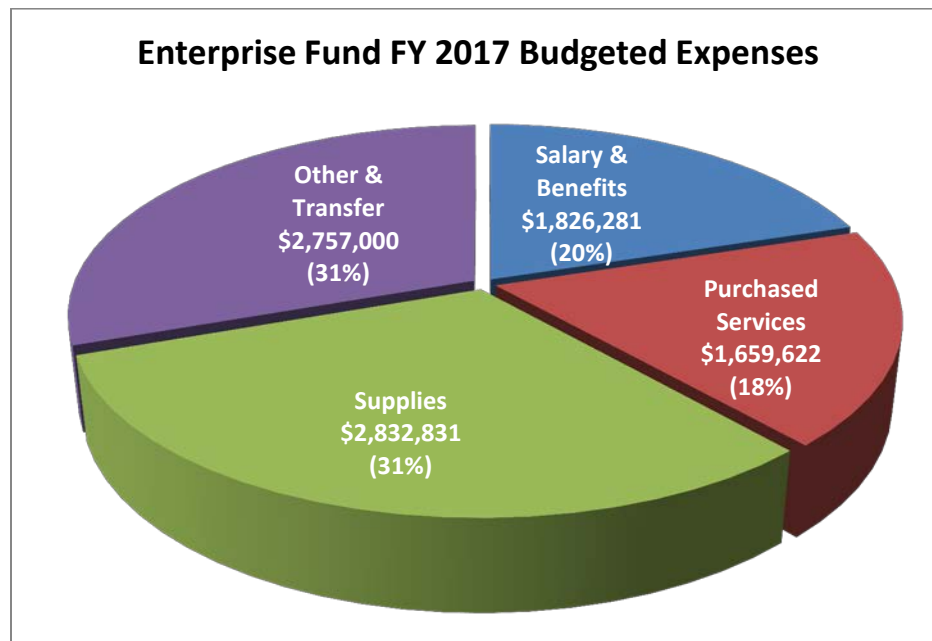
Enterprise Fund Expenses:

FY 2017 Budget	YTD Allocated Budget	YTD Actual 01/31/2017	Over/(Under) Allocated Budget
\$9,075,734	\$3,071,146	\$2,637,868	(\$433,278)

For the four months ended January 2017, the Enterprise Fund incurred 29% of its total budgeted expenses and is under its allocated budget by \$433,278, or 14%. The variance from allocated budget is due mainly to "Supplies".

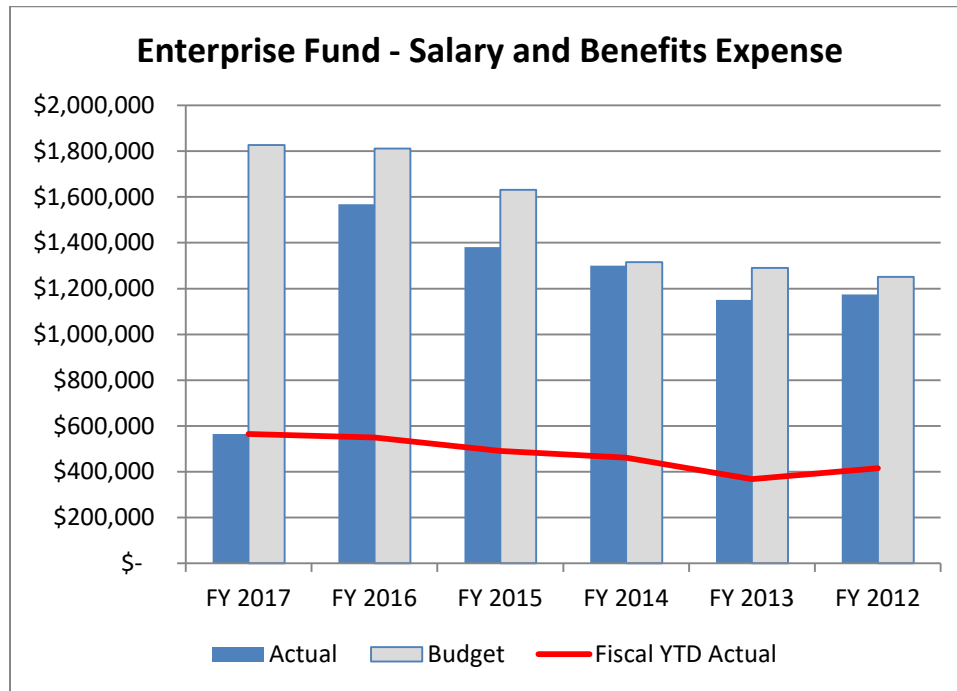


Supplies (which includes water purchased from the City of Houston) makes up the largest category of expenses in the Enterprise Fund at 31.2% of all FY 2017 budgeted expenses, followed by “other and transfers” at 30.4%. Other and transfers includes \$11,000 of budgeted operational expenses and \$2,746,000 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.



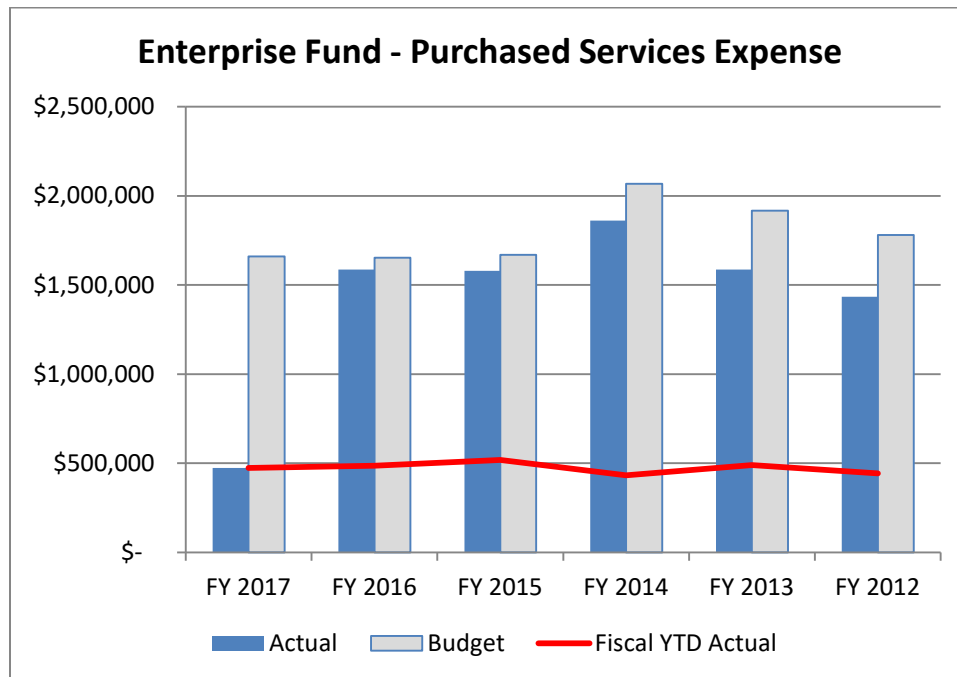
Salary and Benefits

Salary and benefits of \$564,781 are under the allocated budget by \$70,338, or 11%, due to vacancies.



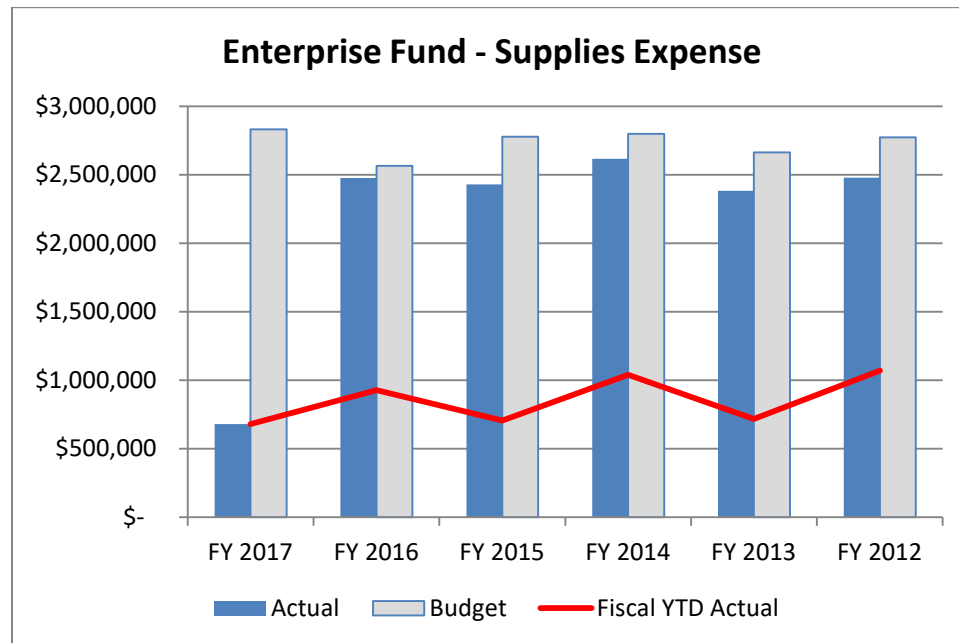
Purchased Services

Purchased services of \$473,699 are under the allocated budget by \$15,529, or 3%.



Supplies

Supplies of \$679,968 are under the allocated budget by \$340,781, or 33%.



The supplies category includes ground water credits. Ground water credits are usually purchased once a year, but the purchase date varies from year to year. Twice in the five-year history included in the allocated budget there was a ground water credit purchase in the first four months of the fiscal year. In each of November 2013 and December 2015, the City purchased \$170,770 of ground water credits, which increased the allocated budget for the period; however, there were no ground water credit purchases in the first four months of FY 2017. Ground water credits are expected to be purchased in March 2017.

The City 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. While the rate per 1,000 gallons has so far increased 1.4%, from \$2.842 to \$2.882, the number of gallons used has decreased and the minimum monthly gallons billed decreased from 45 million to 42 million. This resulted in Houston billing Bellaire for 10.8 million fewer gallons in FY 2017 than in the comparable period in FY 2016. The water purchases expense of \$497,634 for the four months ended January 2017 is \$111,984 less than the average of the prior five years of \$609,618 for the comparable period.

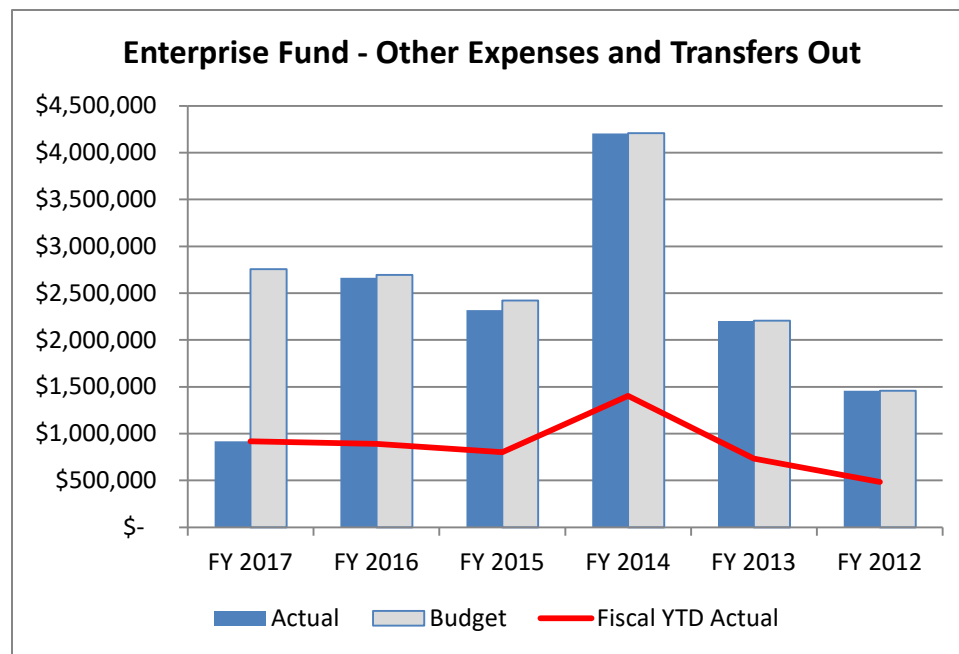
The City budgeted a 48% increase in Enterprise Fund fuel costs for FY 2017 as compared to FY 2016 actual fuel expense of \$66,527, however fuel expense of \$20,266 for the four months ended January 2017 represents an 8% decrease compared to last year.

The January electricity invoice was not paid until February resulting in just three electricity payments in the four months ended January 2017 versus four payments in each of the years included in the allocated budget. The amount of the January invoice, which was paid in February, allocated to the Enterprise Fund was \$34,057.

The budget for garbage bags increased by \$15,000, from \$85,000 to \$100,000; however, there were no garbage bag purchases in the four months ended January 2017. The average garbage bag expense for the five years included in the allocated budget is \$12,532. 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 four months ended January 2017 of \$919,420 are under the allocated budget by \$6,631, or 1%. Total budgeted transfers out of the Enterprise Fund are \$2,746,000, or \$228,833/month. The year-to-date expenses are \$4,087 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 2017	FY 2016	FY 2015	FY 2014	FY 2013
Cumulative thru January	17.15	23.23	18.69	15.74	10.36
Annual		70.95	70.83	59.05	30.06

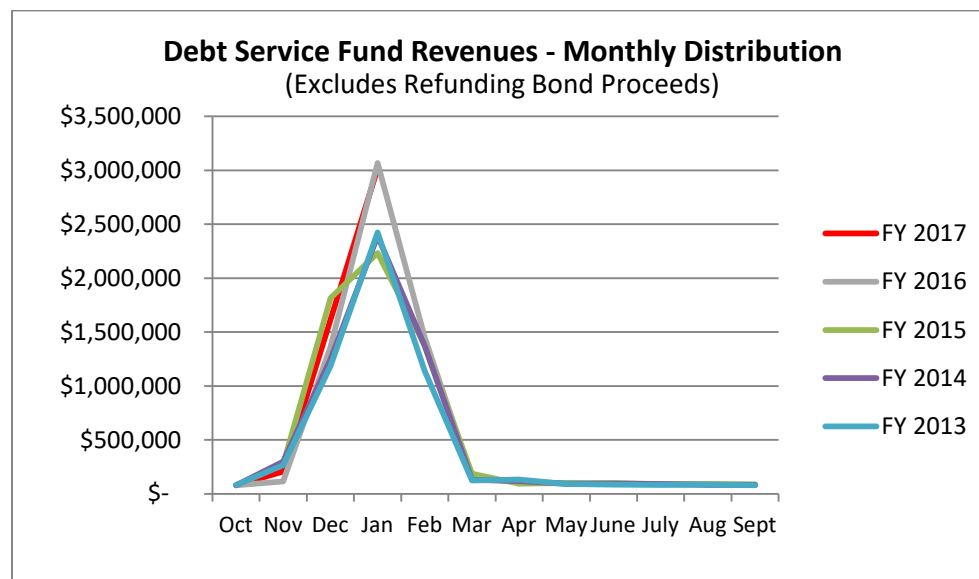
DEBT SERVICE FUND

Debt Service Fund Revenues:

FY 2017 Budget	YTD Actual 01/31/2017	Over/(Under) Budget
\$7,310,967	\$14,877,700	\$7,566,733

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 \$14.9 million in the above table do include approximately \$10 million of refunding bond proceeds.

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 four months ended January 2017, normal recurring revenues from property taxes, Enterprise Fund transfers, and investment earnings totaled \$4.9 million, which is \$2.4 million under budget, or 33%.



Property Tax

As noted earlier, 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 \$4,604,392 of property tax in the four months ended January 2017, or 72% of FY 2017 budgeted property tax.

Transfers From Enterprise Fund

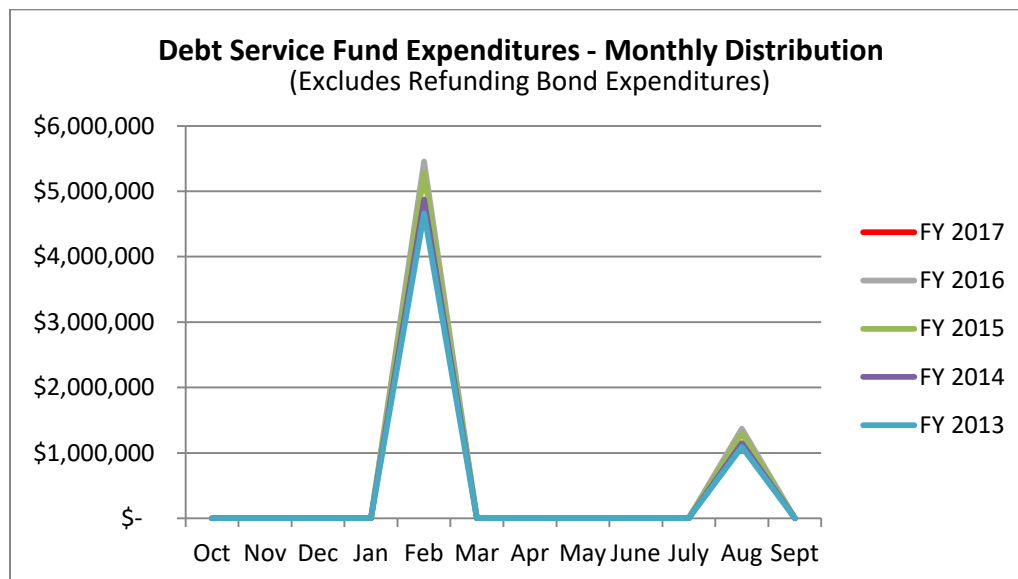
Transfers from the Enterprise Fund in the amount of \$316,667 for the four months ended January 2017 are equal to 4/12 of the total FY 2017 budgeted transfer.

Debt Service Fund Expenditures:

FY 2017 Budget	YTD Actual 01/31/2017	Over/(Under) Budget
\$7,310,967	\$9,947,847	\$2,636,880

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 \$9.947 million in the above table do include approximately \$9.942 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 no principal or interest payments made in the four months ended January 2017. Normal recurring expenditures during the period totaled just \$5,613 in fiscal agent fees and arbitrage consultant fees.

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

	January			Year to Date			
	FY 2017 Budget	Actual	% of Budget	Allocated Budget	Actual	Over/(Under) Allocation	% of Budget
Revenues							
Property Taxes	\$ 12,331,714	\$ 5,664,558	46%	\$ 9,135,693	\$ 8,883,365	\$ (252,328)	72%
Franchise Taxes	1,410,000	61,713	4%	434,962	459,024	24,062	33%
Sales Taxes	2,545,300	207,796	8%	826,183	722,942	(103,241)	28%
Permits, Fees, Licenses	1,261,550	76,786	6%	429,461	278,970	(150,491)	22%
PARD Charges and Fees	903,900	39,964	4%	116,922	143,472	26,550	16%
Public Safety	385,382	23,840	6%	116,107	125,044	8,937	32%
Fines	765,000	69,593	9%	236,723	228,081	(8,642)	30%
All Other	703,600	60,822	9%	226,037	230,607	4,570	33%
Total Revenues	20,306,446	6,205,074	31%	11,522,088	11,071,507	(450,581)	55%
Expenditures							
Salary & Benefits	14,203,605	983,840	7%	4,751,864	4,681,512	(70,352)	33%
Purchased Services	4,048,439	292,735	7%	1,479,579	1,208,092	(271,488)	30%
Supplies	1,268,631	57,307	5%	389,842	268,942	(120,900)	21%
Other/Transfers	2,003,075	179,531	9%	595,156	699,403	104,247	35%
Total Expenditures	21,523,750	1,513,412	7%	7,216,441	6,857,949	(358,492)	32%
Net Revenues/(Expenditures)	\$ (1,217,304)	\$ 4,691,662		\$ 4,305,647	\$ 4,213,558	\$ (92,089)	
Unaudited Fund Balance 9/30/16	\$ 4,901,083						
FY 2017 Revenue Budget	20,306,446						
FY 2017 Expenditure Budget	21,523,750						
Projected Ending Fund Balance	<u>\$ 3,683,779</u>						
60 Day Reserve Requirement	\$ 3,244,458						
(Includes only operating budget)							

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

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

	January			Year to Date			
	FY 2017 Budget	Actual	% of Budget	Allocated Budget	Actual	Over/(Under) Allocation	% of Budget
Revenues							
Water	\$ 4,183,494	\$ 255,020	6%	\$ 1,469,263	\$ 1,327,782	\$ (141,480)	32%
Wastewater	2,163,437	187,274	9%	723,429	755,280	31,851	35%
Solid Waste	1,881,660	140,927	7%	627,340	562,885	(64,455)	30%
All Other	122,052	6,075	5%	48,602	28,732	(19,870)	24%
Total Revenues	8,350,643	589,296	7%	2,868,634	2,674,680	(193,954)	32%
Expenses							
Salary & Benefits	1,826,281	115,720	6%	635,119	564,781	(70,338)	31%
Purchased Services	1,659,622	157,502	9%	489,228	473,699	(15,529)	29%
Supplies	2,832,831	142,743	5%	1,020,749	679,968	(340,781)	24%
Other Expenses and Transfers	2,757,000	230,072	8%	926,050	919,420	(6,631)	33%
Total Expenses	9,075,734	646,037	7%	3,071,146	2,637,868	(433,278)	29%
Net Revenues/(Expenses)	\$ (725,091)	\$ (56,741)		\$ (202,513)	\$ 36,812	\$ 239,324	

Unaudited Working Capital 9/30/16	\$ 1,509,175
FY 2017 Revenue Budget	8,350,643
FY 2017 Expense Budget	9,075,734
Projected Ending Working Capital	<u>\$ 784,084</u>

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

Working Capital (current assets minus current liabilities)

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

	YTD			
	FY 2017 Budget	Unaudited Actual	Over/(Under) Budget	% of Budget
Revenues				
Property Taxes	\$ 6,355,967	\$ 4,604,392	\$ (1,751,575)	72%
Investment Earnings	5,000	1,028	(3,972)	21%
Operating Transfer In	950,000	316,667	(633,333)	33%
Bond Premium	-	265,613	265,613	n/a
Debt Proceeds	-	9,690,000	9,690,000	n/a
Total Revenues	7,310,967	14,877,700	7,566,733	203%
Expenditures				
Principal Payment	4,340,000	-	(4,340,000)	0%
Interest Payment	2,959,567	-	(2,959,567)	0%
Bond Refunding Expense	-	9,764,218	9,764,218	n/a
Other Debt Expense	11,400	183,630	172,230	1611%
Total Expenditures	7,310,967	9,947,847	2,636,880	136%
Net Revenues/(Expenditures)	\$ -	\$ 4,929,852	\$ 4,929,852	
Unaudited Fund Balance 9/30/16	\$ 489,975			
FY 2017 Revenue Budget	7,310,967			
FY 2017 Expenditure Budget	7,310,967			
Projected Ending Fund Balance	<u>\$ 489,975</u>			

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

	FY 2017 Budget	January Actual	YTD Actual	Encumbrance	Budget Balance
Revenues					
Transfers - General	\$ 1,007,000	\$ 83,917	\$ 335,667	n/a	\$ 671,333
Transfers - Enterprise	522,000	43,500	174,000	n/a	348,000
Proceeds from Capital Lease	787,667	-	-	n/a	787,667
Total Revenues	2,316,667	127,417	509,667	n/a	1,807,000
Expenditures					
Development Services	25,000	-	-	-	25,000
Fire	865,272	-	-	695,174	170,098
Police	310,000	-	-	242,154	67,846
Parks & Recreation	55,000	-	-	-	55,000
Public Works	210,000	-	-	-	210,000
Enterprise Public Works	435,000	-	-	-	435,000
Total Expenditures	1,900,272	-	-	937,328	962,944
Net Revenues/(Expenditures)	\$ 416,395	\$ 127,417	\$ 509,667	n/a	\$ 844,056
Unaudited Fund Balance 9/30/16	\$ 952,703				
FY 2017 Revenue Budget	2,316,667				
FY 2017 Expenditure Budget	1,900,272				
Projected Ending Fund Balance	<u>\$ 1,369,098</u>				

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

	FY 2017 Adopted Budget	Budget Carry-over	Budget Adjustments	FY 2017 Revised Budget	January Actual	YTD Actual	Encumbrance	Budget Balance
Revenues								
General Fund Transfer	\$ 1,050,000	\$ -	\$ -	\$ 1,050,000	\$ 87,500	\$ 350,000	n/a	\$ 700,000
Enterprise Fund Transfer	650,000	-	-	650,000	54,167	216,667	n/a	433,333
Evelyn's Park	-	-	80,990	80,990	-	74,029	n/a	6,961
Total Revenues	1,700,000	-	80,990	1,780,990	141,667	640,696	n/a	1,140,294
Projects								
FY 2014 City Wide Beautification	-	229,643	-	229,643	2,336	44,844	-	184,799
FY 2014 Street & Drainage Reconstruction - Phase 5B (a)	-	1,000,919	-	1,000,919	21,005	63,966	931,499	5,454
FY 2015 Evelyn's Park	-	968,245	80,990	1,049,235	871,291	871,291	134,074	43,870
FY 2015 Memorial Day Flood	-	-	-	-	-	2,512	1,406	(3,918)
FY 2016 Pavement Mgt Program	800,000	828,044	-	1,628,044	29,156	44,156	13,928	1,569,960
FY 2016 Playground/Shade/Amenities	100,000	-	-	100,000	13,587	13,587	83,233	3,180
FY 2016 ROW	-	50,000	-	50,000	12,438	37,313	12,438	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	949,813	1,078,569	1,176,577	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	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	4,850	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	5,921	7,969	97,215	1,035,616
Total Expenditures/Encumbrances	1,950,000	3,568,551	80,990	5,599,541	955,734	1,086,538	1,273,792	3,239,211
Net Revenues/(Expenditures)	\$ (250,000)	\$ (3,568,551)	\$ -	\$ (3,818,551)	\$ (814,067)	\$ (445,842)	n/a	\$ (2,098,917)

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

Unaudited 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>

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

	FY 2017 Adopted Budget	Budget Carry-over	FY 2017 Revised Budget	January Actual	YTD Actual	Encumbrance	Budget Balance
Revenues							
Interest	\$ -	\$ -	\$ -	\$ 3,442	\$ 12,230	n/a	\$ (12,230)
Bond Proceeds	31,050,000	-	31,050,000	-	-	n/a	31,050,000
Total Revenues	31,050,000	-	31,050,000	3,442	12,230	n/a	31,037,770
Non-Project Expenditures							
Bond Issuance Costs	-	-	-	9,500	19,000	-	(19,000)
Total Non-Project Expenditures	-	-	-	9,500	19,000	-	(19,000)
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	-	1,128,284	3,894,524	0
FY 2013 New City Hall/Police/Municipal Court	18,160,000	431,922	18,591,922	53,339	88,717	320,230	18,182,975
FY 2015 Evelyn's Park	-	846,306	846,306	200,472	851,212	275	(5,181)
FY 2015 Nature Discovery Center	-	315,278	315,278	80,885	192,364	122,914	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 Line Improvements	150,000	-	150,000	-	-	-	150,000
FY 2017 Water Meter Install & WWT Plant Improv	12,800,000	-	12,800,000	-	-	-	12,800,000
Total Project Expenditures	43,610,000	7,324,652	50,934,652	334,696	2,260,577	5,052,811	43,621,264
Total Expenditures	43,610,000	7,324,652	50,934,652	344,196	2,279,577	5,052,811	43,602,264
Net Revenues/(Expenditures)	\$ (12,560,000)	\$ (7,324,652)	\$ (19,884,652)	\$ (340,755)	\$ (2,267,348)	n/a	\$ (12,564,493)

Unaudited Fund Balance 9/30/16	\$ 6,996,187
FY 2017 Revenue Budget	31,050,000
FY 2017 Expenditure Budget	50,934,652
Projected Ending Fund Balance	<u>\$ (12,888,465)</u>

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

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

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

	FY 2017 Adopted Budget	Budget Carry-over	FY 2017 Revised Budget	January Actual	YTD Actual	Encumbrance	Budget Balance
Revenues							
Metro Sales Tax	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 101,694	\$ 356,934	n/a	\$ 843,066
Interest	-	-	-	1,177	3,636	n/a	(3,636)
Total Revenues	1,200,000	-	1,200,000	102,871	360,570	n/a	839,430
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	219,194	241,579	1,476,263	967,331
FY 2015 Street Striping Program	-	15,953	15,953	-	-	-	15,953
Total Expenditures	1,200,000	1,863,516	3,063,516	219,194	241,579	1,653,370	1,168,567
Net Revenues/(Expenditures)	\$ -	\$(1,863,516)	\$(1,863,516)	\$ (116,324)	\$ 118,991	n/a	\$ (329,137)
Unaudited Fund Balance 9/30/16	\$ 2,253,395						
FY 2017 Revenue Budget	1,200,000						
FY 2017 Expenditure Budget	3,063,516						
Projected Ending Fund Balance	<u>\$ 389,879</u>						

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

**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	
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				\$ 8,895,445
% of Budget				47.89%
% of Total Levy				47.82%
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				<u>4,802,110,312</u>
Total Levy at \$0.3874 / \$100 =				<u>\$ 18,603,375</u>

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

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**CITY OF BELLAIRE
HOUSING INFORMATION
FY 2017**

January

Houses, Townhomes & Vacant Lots for Sale *

<u>Price Range</u>	
\$ 0 - \$ 250,000	1
\$ 250,001 - \$ 500,000	43
\$ 500,001 - \$ 750,000	32
\$ 750,001 - \$ 1,000,000	20
> \$ 1,000,000	72
Total Units For Sale *	168

Total HCAD Residential Units/Lots ** 6,199

For Sale as a % of Total Units 2.71%

Highest Listing Price - Home \$ 2,788,000

Lowest Listing Price - TH/Lot \$ 249,900

Houses for Lease * 55

Highest Lease/Month \$ 6,950

Lowest Lease/Month \$ 1,200

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	***	64	34,682,458
2011	56	30,064,905	536,873
2012	***	93	54,914,376
2013	***	113	65,491,037
2014	125	78,420,596	627,365
2015	98	52,190,001	532,551
2016	73	44,585,564	610,761
2017	19	9,616,635	506,139

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

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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	
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>\$ 713,867</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>\$ 722,942</u></u>

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**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	\$ 274,827
Gas	123,933	90,735	36,989
Telephone	115,691	114,371	26,424
Cable	<u>328,259</u>	<u>335,611</u>	<u>120,785</u>
Total	<u>\$ 1,391,435</u>	<u>\$ 1,364,542</u>	<u>\$ 459,024</u>

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**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>
<u>Total Purchase Orders</u>	320	\$ 3,450,562	265	\$ 900,844	187	\$ 651,711	772	\$ 5,003,118
<u>PO for \$5,000 - \$50,000</u>	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>
<u>Total Purchase Orders</u>	240	\$ 1,866,761	-	\$ -	-	\$ -	240	\$ 1,866,761
<u>PO for \$5,000 - \$50,000</u>	20	\$ 307,803	-	\$ -	-	\$ -	20	\$ 307,803
% of Total Purchase Orders	8.33%	16.49%	0.00%	0.00%	0.00%	0.00%	8.33%	16.49%
\$ 5,000 - \$ 25,000	17	\$ 188,053	-	\$ -	-	\$ -	17	\$ 188,053
\$ 25,001 - \$ 50,000	3	\$ 119,750	-	\$ -	-	\$ -	3	\$ 119,750
	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>
<u>Total Purchase Orders</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
<u>PO for \$5,000 - \$50,000</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
% 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>
<u>Total Purchase Orders</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
<u>PO for \$5,000 - \$50,000</u>	-	\$ -	-	\$ -	-	\$ -	-	\$ -
% 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.

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CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

FEBRUARY 6, 2017

Civic Center

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

REGULAR SESSION (ANNUAL STATE OF THE CITY MEETING) - 7:00 P.M.

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

Andrew S. Friedberg, Mayor, called the Regular Session (Annual State of the City Meeting) of the City Council of the City of Bellaire, Texas, to order at 7:01 p.m. on Monday, February 6, 2017. The Regular Session was held in the Civic Center, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401-4411.

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

Mayor Friedberg announced that a quorum of the members of the City Council of the City of Bellaire, Texas, were 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. Inspirational Reading and/or Invocation - Andrew S. Friedberg, Mayor.

Mayor Friedberg provided the inspirational reading for the evening.

D. Pledges of Allegiance:

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

E. Personal/Audience Comments:

Robert Riquelmy:

Mr. Riquelmy addressed City Council regarding the Bellaire Police Department. He praised the Chief of Police for his good manners. He also suggested the need for greater training and evaluation of the police officers.

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James Rowe:

Mr. Rowe addressed City Council regarding a review of the City's policies and procedures concerning the regulation of new home construction. He indicated that the City had hired an outside firm to look into the matter and advised that he was present to learn the findings from the report. He suggested a future agenda item to discuss the report.

Lynn McBee:

Ms. McBee addressed City Council regarding the volunteer boards and commissions. She indicated that the City was indebted to them for their service and suggested greater recognition of all of the members of the boards and commissions.

Ms. McBee expressed concern that two of the City's ongoing boards and one ad hoc commission had been omitted. She noted that the Audit Finance Board, Evelyn's Park Conservancy Board, and Charter Review Commission worked equally as hard and should have been included on the agenda. She also suggested including the group of residents that attended the Bellaire Citizens Academy.

F. Reports and Presentations:**a. Annual Board and Commission Reports:****i. Boards and Commissions Governed by State Law:**

1. Annual report of the Board of Adjustment of the City of Bellaire, Texas - Presented by James P. Avioli, Sr., Board Chair.

James P. Avioli, Sr., Chair, presented the 2016 Annual Report for the Board of Adjustment (the "Board"). The report included an overview of the meetings held by the Board during the year and a brief description of a special exception considered by the Board.

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

Laura Thurmond, Chair, presented the 2016 Annual Report for the Building and Standards Commission (the "Commission"). The report included an overview of the meetings held by the Commission during the year. Public education on issues pertaining to building codes was also provided by the Commission during the year.

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

Dirk Stiggins, Vice Chair, presented the 2016 Annual Report for the Planning and Zoning Commission (the "Commission"). The report included an overview of the meetings held by the Commission and a brief description of land use regulation matters and code amendments considered during the year.

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

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

Terry Leavitt-Chavez, Chair, presented the 2016 Annual Report for the Cultural Arts Board (the "Board"). The report included an overview of the meetings held by the Board and a brief description of public art initiatives undertaken by the Board during the year.

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

Jason Wintz, Chair, presented the 2016 Annual Report for the Environmental and Sustainability Board (the "Board"). The report included an overview of work performed during the year regarding recycling and solid waste collection. Public education on environmental issues through the publication of the Board's triannual newsletter was also provided during the year.

3. Annual report of the L.I.F.E. Advisory Board of the City of Bellaire, Texas - Presented by Trish Parrack, Board Chair.

Trish Parrack, Chair, presented the 2016 Annual Report for the L.I.F.E. Advisory Board (the "Board"). The report included an overview of meetings held during the year to provide guidance to staff with respect to senior programming, such as trips, special activities, and educational seminars.

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

Neil Verma, Chair, presented the 2016 Annual Report for the Parks and Recreation Advisory Board (the "Board"). The report included an overview of work performed by the Board during the year and a brief description of recommendations made related to park amenities, improved interconnectivity to the City's parks, lighting for the Newcastle Trail, and completion of a Master Plan for Evergreen Park.

b. Annual State of the City Address:

Annual State of the City Address - Presented by Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, presented the annual State of the City address. The theme of his address was one of stewardship. A brief overview of programs and actions undertaken and continuing through 2017 by the City Council and City Staff was provided and included infrastructure improvements (drainage, water lines, sewer lines, streets, and sidewalks); public safety enhancements; continued beautification of public spaces; information and public engagement opportunities; budgeting; and reporting.

In closing, Mayor Friedberg advised that it was a privilege to present the state of the City. He thanked the volunteer boards and commissions and City Staff for their service.

G. Community Interest Items from the Mayor and Council.

Community interest items from the Mayor and Council included an expression of thanks to the boards and commissions for their service; an expression of thanks to the Parks, Recreation, and Facilities Department for the recent Daddy-Daughter Dance; an expression of thanks and special recognition of the Bellaire Police Department on their recent Awards Ceremony; special recognition and thanks to the Bellaire service clubs; an

expression of thanks to City Staff; and encouragement to residents to apply for openings on the boards and commissions.

H. Adjourn.

Mayor Friedberg announced that the Regular Session (Annual State of the City Meeting) of the City Council of the City of Bellaire, Texas, was adjourned at 8:33 p.m. on Monday, February 6, 2017.

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CITY OF
Bellaire

7008 South Rice Avenue • Bellaire, Texas 77401-4495 • (713) 662-8222 • Fax (713) 662-8212

February 6, 2017

Honorable Mayor Friedberg and City Council
City of Bellaire
7008 S. Rice Avenue
Bellaire, TX 77401

Submitted herewith is the annual report from the Board of Adjustment for the year 2016.

The Board of Adjustment (Board) is authorized by Texas Local Government Code Chapter 211 and is responsible for considering applications for variances or special exceptions to Chapter 24 of the Code of Ordinances of the City of Bellaire. Landowners or their agents apply to the Building Official of the Department of Community Development. Formal dockets, which must be legally advertised, are scheduled for the Board. Meetings are held to hear testimony on the application. The Board, appointed by the Bellaire City Council, consists of seven members who are citizens of the United States and residents of Bellaire for at least one year. The current Board Members are James P. Avioli, Sr. Jill Almaguer, Debbie Karakowsky, Jed Mandel, Amar Raval, William Stone, and Samir Sinha. Board members serve staggered terms of two years each, with a maximum of three consecutive terms. The Board selects its own Chair and Vice Chair for a term of one year. Presently, James P. Avioli, Sr. and Jill Almaguer serve as the Board's Chairman and Vice Chairman, respectively. The Board meets on the third Thursday of each month beginning at 7:00 p.m. in the Council Chamber of City Hall. A meeting is cancelled if there is no business to attend to for that month. Special meetings may be called as necessary following all the required procedures.

A quorum of at least six members is required to hear a case. The Board of Adjustment may authorize in specific cases, a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so the spirit of the ordinance is observed and substantial justice is done.

We believe the Board is serving the purpose for which it was created. It provides an avenue for residents who have a particular situation to appeal to the Board for relief when they believe the zoning ordinances, if enforced, would create a hardship for them. The Board, a quasi-judiciary body, determines the outcome of all applications, which may only be appealed to a Harris County District Court.

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During calendar year 2016, the Board held four (4) meetings; however, there was only one (1) application for hearing.

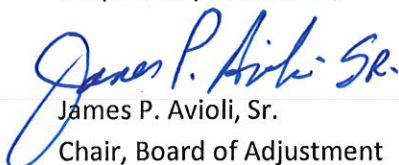
Docket # BOA-2015-01-A public hearing was held in August on an application for a special exception by VLK Architects, on behalf of Houston Independent School District. This application was to allow for the installation of an electronic message board/monument sign at Condit Elementary School, located at 7000 S 3rd Street, within the R-4 Residential Zoning District. The proposal was for the installation of a sign at the main entrance of the school on South Third Street, across from residential properties. The application for allowance of the sign was approved, but with the condition that it could only be installed on South Rice Avenue.

At its January meeting, the Board forwarded a recommendation to City Council to amend Section 2-112(g) of the Bellaire Code of Ordinances, which would allow a simple majority of members present and voting to consider actions not specifically called out in the Texas Local Government Code, Section 211.009 (c). This amendment was approved by City Council on June 6, 2016.

During 2016, the Board also reviewed their Rules of Procedures and voted to amend them in order to better clarify language and include definitions for parking terms, as well as to delete unnecessary verbiage.

The Board greatly appreciates the City staff for their support throughout the year.

Respectfully submitted,


James P. Avioli, Sr.
Chair, Board of Adjustment

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CITY OF
Bellaire

7008 South Rice Avenue • Bellaire, Texas 77401-4495 • (713) 662-8222 • Fax (713) 662-8212

February 6, 2017

Honorable Mayor and City Council
City of Bellaire
7008 South Rice Avenue
Bellaire, TX 77401

Mayor and City Council:

In 2016, the Building & Standards Commission met at 10 Regular Meetings, 1 Workshop Sessions and 1 Training Sessions. In addition to serving the statutorily mandated purpose for which it was created, the Commission has continued to serve in an advisory role to City Council and provide public education on issues pertaining to building codes as outlined in the City Ordinance. During 2015 the Commission did not hear any complaints regarding substandard structures.

At the end of the year the Commission consisted of:

Laura Thurmond – Chair
Danny Spencer – Vice Chair
Mike Baker
Paul Katz
Burt Martin
Charles Formica
Lee Hampton

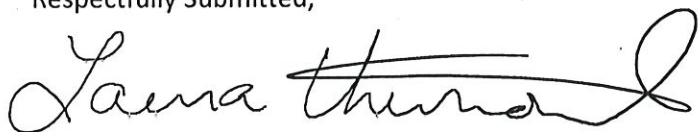
The Commission considered and acted on the following issues:

1. Public Hearings
 - a. The Commission held no public hearing during 2016.
2. Variances
 - a. The Commission did not receive any variance requests during 2016.
3. Ordinances
 - a. The commission did not take any action to make changes in the City Ordinance Chapter 9 Building.

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- b. The Commission received a recommendation from the Environmental and Sustainability Board to make changes to the City's current tree ordinance. The initial recommendation was made during the public comments of a regular session, which then resulted in a workshop session to discuss the proposed changes in more depth. In December, City staff volunteered to work with the guidance of an arborist to assist in crafting language that would address desired changes to the tree ordinance without over reaching.
- 4. Educating the public about issues pertaining to the city's building codes
 - a. With area flooding still on the minds of many residents, the commission continued to gather information about causes and potential mitigation of flooding in the city of Bellaire.
 - i. In November, the Commission was given a presentation of the Bellaire Drainage Study Report as prepared by ARKK Engineers.
 - ii. Flood mitigation recommendations included increases the size of the pipe that makes up the City's underground storm sewer.
 - iii. The Commission continued to monitor the number of permits issued to repair flood damage to Bellaire homes. As of the April 2015 flood, 25 repair permits were applied for and 4 were denied because of substantial damage.
- 5. Other Business
 - a. Through our Council liaison, the Commission was kept informed about the proposed changes to the City Ordinance regarding sidewalk standards and the eventual evolution into the City-Wide Beautification Program.
 - b. At the invitation of Cheryl Bright, Assistant Director of Parks, Recreation & Facilities, Commissioners Baker and Formica volunteered to represent the Commission on the Community Advisory Group.
 - c. In June, the Commission was introduced to the new Building Official, William Davidson.
 - d. In July, members of the Building and Standards Commission attended a training session hosted by City Officials, which addressed the roles and responsibilities of the various City Boards and Commissions.
 - e. The Commission heard two presentations on low impact development inclusive of the use of products such as permeable pavers, which allow lot coverage but maintain permeability needed to retain storm water. Currently staff is reluctant to allow permeable credit for these products, unlike some of our neighbors such as the City of Houston.
 - f. In July, the Commission re-appointed four current commission members.
 - g. In October, Commissioner Mike Baker participated in Bellaire Citizens Academy.
 - h. The Commission prepared and submitted an Annual Report to City Council.

Respectfully Submitted,



Laura Thurmond, Chair
Building & Standards Commission

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



CITY OF
Bellaire

7008 South Rice Avenue • Bellaire, Texas 77401-4495 • (713) 662-8222 • Fax (713) 662-8212

February 6, 2017

Honorable Mayor and City Council
City of Bellaire, Texas
7008 South Rice Avenue
Bellaire, Texas 77401

Re: 2016 Planning & Zoning Commission Annual Report

Mayor Friedberg and City Council:

The Planning and Zoning Commission of the City of Bellaire, Texas (The Commission) is an advisory body to the City Council regarding Zoning and subdivision regulations. The Commission is also responsible for the review and approval/rejection of Plats and for making recommendations to the City Council regarding plans for the physical development of the City of Bellaire.

The existence of The Commission is governed by state and local laws. These include, but are limited to:

- Texas Local Government Code, Chapter 171, Regulation of Conflicts of Interest of Officers of Municipalities, Counties and Certain Other Governments.
- Texas Local Government Code, Chapter 211, Municipal Zoning Authority.
- Texas Local Government Code, Chapter 212, Municipal Regulation of Subdivisions and Property Development.
- Texas Government Code, Chapter 551, Open Meetings Law.
- Texas Government Code, Chapter 552 Open Meetings Law.
- Bellaire Code of Ordinances, Chapter 2, Article VI, Code of Ethics.
- Bellaire Code of Ordinances, Chapter 2, Article VII, Boards, Commissions and Committees.
- Bellaire Code of Ordinances, Chapter 23.5, Land Subdivision Regulations.
- Bellaire Code of Ordinances, Chapter 24, Planning and Zoning.

Actions taken by The Commission in its advisory role are in the form of recommendations to the City Council. Such actions include, but are not limited to:

- Responding to requests from the City Council, the staff Liaison, or City Manager.
- Reviewing The Comprehensive Plan and reporting on such review to the City Council.
- Recommending amendments to the Code of Ordinances concerning matters involving land use regulations and the future growth and regulation of the City of Bellaire.

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

- Considering applications brought before The Commission for planned developments, specific uses, permitted uses, or other amendments to zoning regulations or the official zoning district map as provided by the Code of Ordinances.
- Annually reporting to the City Council the Commission's needs, accomplishments, and recommendations.

The Commission performed in this capacity during the calendar year 2016 and will continue to serve the stated purpose for which it was created in the current year 2017.

Within the calendar year 2016, The Commission fulfilled its duties through the performance of the following tasks:

- Conducted eleven (11) Regular Sessions, which included five (5) Public Hearings
- Conducted five (5) Workshop Sessions
- Conducted one (1) Training Session
- Reviewed and acted upon two (2) Specific Use Permits (Southern Holding Group Investments, LLC & Veritas Christian Academy)
- Reviewed and acted upon one (1) Planned Development (HEB)
- Reviewed and acted upon two (2) Code Amendments to Chapter 24 (R-MF & TRPD)
- Reviewed and made recommendations to the 2017-2021 Capital Improvement Plan
- Began work on amendments to the Comprehensive Plan and Future Land Use Map for TRPD, with a Public Hearing to be called in January of 2017
- Began work on reviewing regulations placed on Pawn Shops, Credit Access Businesses, Smoke Shops, and Sexually Oriented Businesses

It is through these actions that The Commission also fulfills its duty to serve the Bellaire Community. The Commission's advisory and administrative duties were performed while keeping in mind The Commission's role to serve the needs of the Bellaire community as a whole and as guided by The Comprehensive Plan adopted in 2009. The Commission will continue to serve the community through further implementation of The Comprehensive Plan.

The Commission wishes to acknowledge the extensive work expended by all of its members along with the city's planning consultant, Gary Mitchell, of Kendig Keast Collaborative. Mr. Mitchell has been instrumental in the Comprehensive Plan Review and Future Land Use Map for TRPD.

Commissioners currently serving their Bellaire community through active participation on The Commission include:

Mike Axelrad
Jonathan Saikin
Marc Steinberg
S. Lynne Skinner
Bill Thorogood
Dirk Stiggins, Vice Chairman
Winfred Frazier, Chairman

The Commissioners wish to express their gratitude to Mayor Attorney Andrew Friedberg and the City Council for supporting The Commission's efforts. We also want to thank City Manager Paul Hofmann;

City Staff – specifically John McDonald, Director of Development Services, and Ashley Parcus, Administrative Assistant; and City Attorney Alan Petrov for their extensive and continual efforts to support The Planning and Zoning Commission.

A special thanks is being extended to the Commission's City Council Liaison Attorney Trisha Pollard for her support as a liaison to the Commission. She has worked very hard with the Commission to accomplish our goals and directed duties.

In summary, The Planning and Zoning Commission looks forward to continuing to serve the Bellaire community in 2017, and is most appreciative of the opportunity.

Respectfully,



Winfred C. Frazier
Chairman
Planning and Zoning Commission

Bellaire Cultural Arts Board Annual Report | 2016



Contents

1. Board
2. Report Updates
3. Ongoing 2016 Project Initiatives
4. Public Programs.

CITY OF BELLAIRE TEXAS
CULTURAL ARTS BOARD



Chair

Terry Leavitt-Chavez

**Vice Chair –
through 10/2016**

Jennifer Hawes

Board Member

Jacquelyn Quick

Secretary

Andrew Williamson

Board Member

Diane Roberts

**Assistant
Secretary**

Jane Williams

**Board Member –
Through 10/2016**

Anita Metha

Council Liaison

Michael Fife

Staff Liaison

Diane K. White
Assistant City Manager

Mission Statement:

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

Reporting Updates

Artwork Inventory –In conjunction to the 2015-2020 Bellaire Cultural Arts Board Master Plan Jane Williams and Jacquelyn Quick have worked with city employees to create an artwork inventory. Artwork in inventory includes items on display or stored in Bellaire public spaces, city hall, civic center, library, police, fire station, and parks. This stand-alone document includes:

Description of installation/piece
 photographs/planning illustrations
 location of each installation
 date of completion/installation
 maintenance milestones

2016 Project Initiatives

Texas French Alliance for the Arts Open the Door Art Program

City of Bellaire Texas and Texan French Alliance For the Arts to release City's participation in the Texas French Alliance for the Arts Open the Door Art Program



Karine Parker-Lemoyne
Executive Director
Texan-French Alliance for the Arts
832-205-5531 / info@texanfrenchalliance.org
www.texanfrenchalliance.org

Michelle Jordan
Project Manager
City of Bellaire
mjordan@bellairetx.gov
713-662-8281

“Open the Door” in the City of Bellaire

The City of Bellaire and the Texan-French Alliance for the Arts (TFAA), with the support of the Consulate of France in Houston, are proud to announce the unveiling of five artistic “Open the Door” doors in Paseo Park on Friday, June 3, 2016 at 10:00 am.

In 2012, The Texan-French Alliance for the Arts partnered with 9eme Concept (an artist collective based in Paris) to create the “Open the Door” project, in which sixty doors were painted by over 100 French and Texan artists (established, emerging, students and professors) and installed in 19 locations across Houston. “Open the Door” was officially launched on November 13, 2012 under the patronage of Mr. François Delattre, Ambassador of France to the United States, Houston philanthropist Lynn Wyatt, and many City of Houston officials and partners.

Earlier this spring the Bellaire City Council approved the purchase of five artistic doors on the recommendation of the Bellaire Cultural Arts Board. These works of art were recently installed in Paseo Park on Bellaire Blvd. at 2nd Street. The Texan-French Alliance for the Arts is excited to partner with the City of Bellaire to bring the “Open the Door” spirit to the community and invites residents to join in the unveiling of this exciting project. “I’m passionate about bringing student artists and those advanced in their careers with varying artistic styles to our community,” says Terry Leavitt-Chavez, chair of the Bellaire Cultural Arts Board.

The artists are Romain Froquet, Stephane Carricondo, Anne Maizia and Sylvie Delusseau from Paris, France and Daniel Anguilu, Karla Morales, Linh Tran Do, Michael Martin and Quentin Pace from Houston, Texas.

The Texan-French Alliance for the Arts (TFAA) is a Houston-based non-profit organization devoted to bridging cultures, communities, and art both in Texas and France. Their creative programs aim to improve the quality of life in cities and local communities using art, education and community outreach, along with other disciplines, as a catalyst to create positive change. “Open the Door” is a partnership between many organizations and represents the bridge between cultures and communities through art. It invites the public to open doors to new experiences and possibilities, and to embrace the diversity of our city.

So, please join in the unveiling of these five unique art works in Bellaire and discover a sense of cultural richness in our community and the power of imagination and creativity.

###

For immediate release

Contact: Michelle Jordan, 713-662-8281

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

Installation and Unveiling Of Art Doors Installed In Paseo Park



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



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

Mini Mural Program

The Bellaire Utility Box Program began after successful 2015 pilot:

Metro



Artist: Anat Ronen's murals
 Location: 6800 block of S. Rice Ave
 Project by: UP Art Studio
 Sponsor: City of Bellaire, Texas

Cultural Arts Board worked with and Up Art Studio and the City of Bellaire Texas and Metro to release City's participation on the METRO utility box.

UP Art Studio is pleased to announce the first Metropolitan Transit Authority of Harris County (METRO) box to be painted under its Mini Murals Program. In an effort to continue its beautification endeavors, the City of Bellaire commissioned UP Art Studio to paint the Metro

utility box located across the street from the first Mini Mural in Bellaire at the 6800 block S Rice Ave. This Metro utility box is sponsored by the City of Bellaire. Local world-class muralists/street artist, Anat Ronen is in the process of creating her work of art and is anticipated to complete it on Sunday, May 1, 2016, weather permitting. The public work of art was commissioned by the City of Bellaire after obtaining permission from METRO.

"Bellaire has utility boxes all around the city. Some utility boxes are owned by the city, others by companies like METRO. We are so excited that METRO supported our vision to add their utility box to the Mini Murals project for our city. This utility box is centrally located in Bellaire, and is the perfect canvas to showcase public art. Our intention for 2016-17 is to continue to expand the program to all city owned boxes," said Terry Leavitt-Chavez Chair Cultural Arts Board for City of Bellaire.

The Mini Murals project has continued to grow since its inception a year ago. The pilot phase in southwest Houston's District K was sponsored by Council Member Larry Green as part of his growing endeavor to increase the quality of life in his district. There are now nearly 80 complete, with funding secure for about 50 more.

Others that have commissioned boxes include: Council Member Jerry Davis in City of Houston Council District B, Council Member Robert Gallegos – District I, Council Member Cohen – District C, Council Member Cisneros – District H, East End Foundation, Houston Zoo, the Midtown Management District, Hobby District, Greenspoint Redevelopment Authority, International District, PrimeWay Federal Credit Union, Houston Modern Luxury, Kuraray, Alliance Residential, Robert Clay, Rob Todd, Kathlyn Curtis, and Adam Brackman, with many more in the works.

UP Art Studio and its partners aim to raise awareness of the project in order to expand to other areas across Houston, especially areas that are art deficient.

Artists in the 2016 artist pool that have already painted boxes include: Alex Arzu, Anat Ronen, Jessica Rice, Sergio Cornejo, Bret Nix, Dual, Gabriel Prusmack, Gelson "w3r3on3" Lemus, Jessica Guerra, Janavi Folmsbee, Lee Washington, Pilot FX, Renee Cleare, Roger Seward, Shelbi-Nicole Gregory, Tra' Slaughter, and Wiley Robertson.

Mini Murals is a fiscally sponsored project of Fresh Arts, a nonprofit arts service organization. Contributions for the purpose of Mini Murals can be made payable to Fresh Arts and are tax-deductible to the

extent permitted by law. For information about the project, visit www.minimurals.org.

Location: Bissonnet @ S. Rice, Bellaire, Texas

Artist: Roger Seward Art

Project by: UP Art Studio

Sponsored by: City of Bellaire, Texas



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

Location: Evergreen @ Newcastle, Bellaire, Texas
Artist: Pilot One
Project by: UP Art Studio
Sponsored by: City of Bellaire, Texas
For more information, www.minimurals.org
Follow on instagram! www.instagram.com/minimurals
Photo by: Morris Malakoff Photography



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

Banners

Expanded banner program along Bellaire and Bissonet enhances and beautifies major corridors.



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Public Programs

4th of July

Spin art hosted by board during celebration.



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Dive In Movie

Board worked with Patrons For Bellaire Parks providing face painting for Dive In Movie Night.



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

6th Annual Great Pumpkin Hunt

Board worked with photographer setting up poses for take home photos at the annual great pumpkin hunt.



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

Holiday In The Park

Board hosted scratch off ornaments craft project at annual holiday in the park.



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

February 2, 2017

Honorable Mayor and City Council
7008 South Rice Avenue
Bellaire, TX 77401

Mayor and City Council:

Pursuant to Chapter 2, Administration, Article VII, Boards and Commissions, Division 1, Generally, Section 2-104 Annual or special reports to city council (“Section 2-104”), of the Code of Ordinances of the City of Bellaire, Texas, here is the Bellaire Environmental and Sustainability Board’s annual report for the period from January 1, 2016 through December 31, 2016.

As required by said Ordinance:

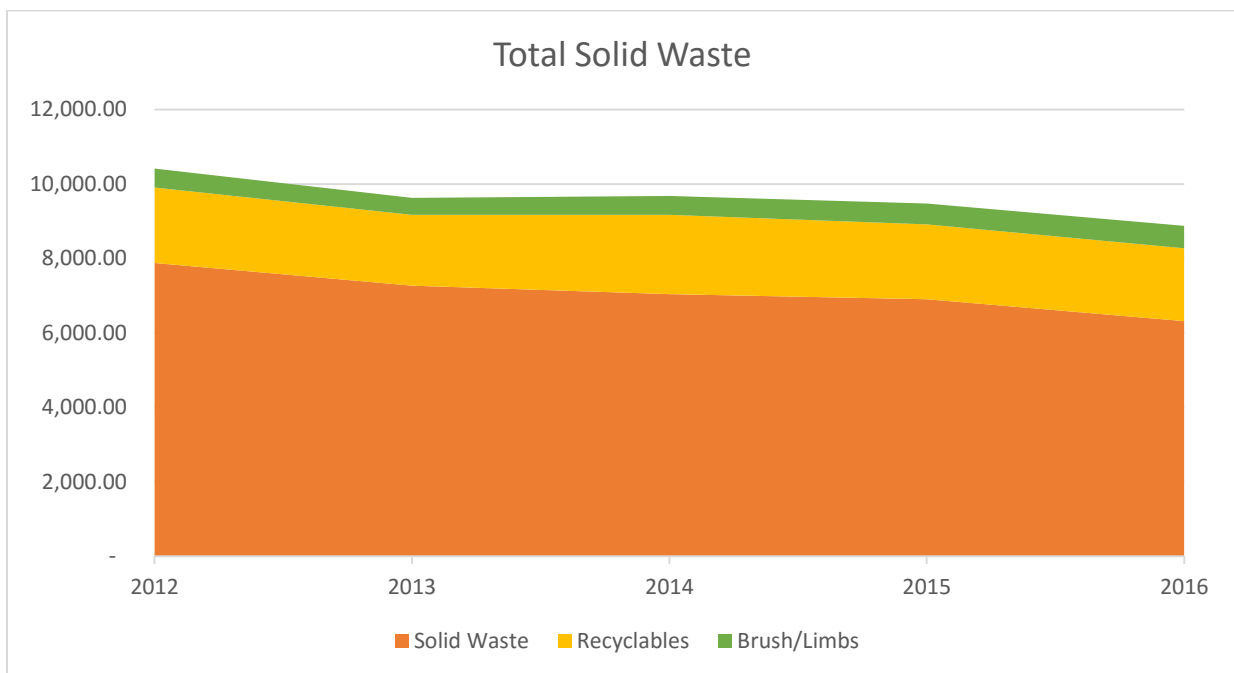
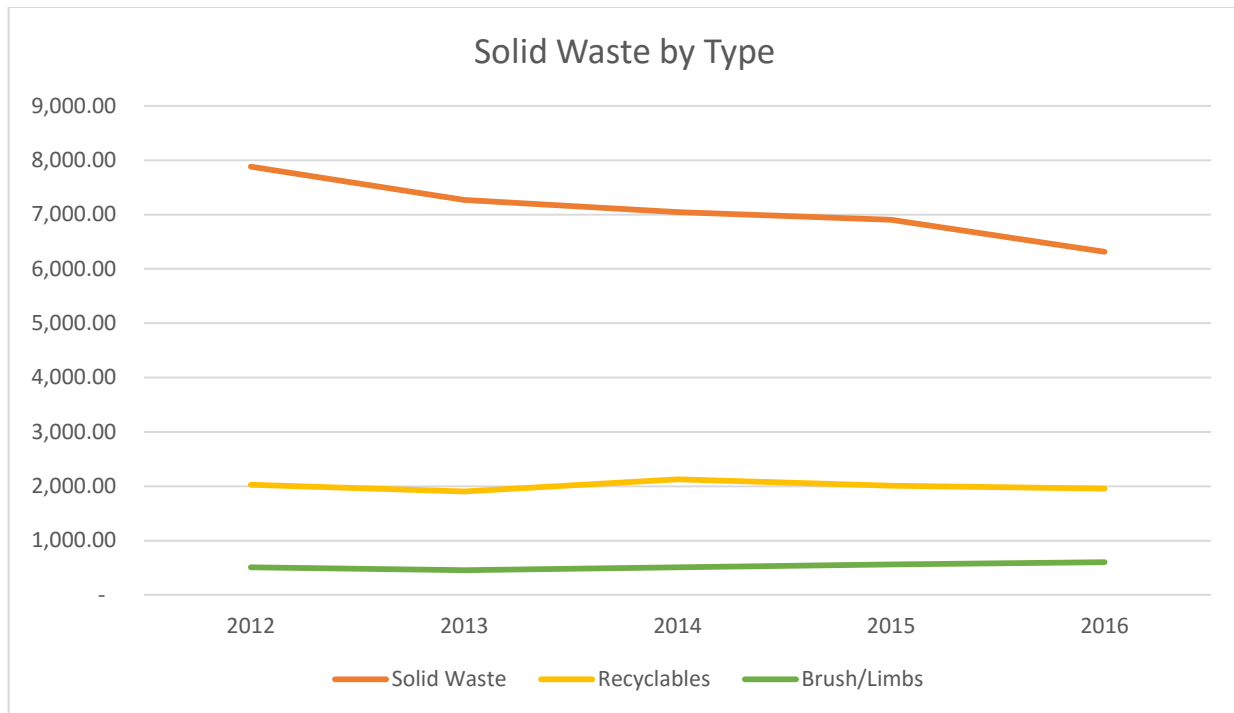
- (1) Yes, this Board is serving the purpose for which it was created.
- (2) Yes, this Board is serving the current community needs.
- (3) The Board’s major accomplishments are detailed below
- (4) We are not aware of any other board, public or private, which would better serve the function of the Board.
- (5) Our recommendations follow our major accomplishments.

MAJOR ACCOMPLISHMENTS AND YEAR IN REVIEW

Solid Waste and Curbside Recycling

Recycling rates for the city of Bellaire continue to improve from year-to-year. Data provided by Public Works show that however one chooses to measure success, Bellaire is improving in this regard. The percentage of material recycled has improved from less than 20 percent in 2012 to over 22 percent in 2016. The annual solid waste tonnage produced by Bellaire residents has declined almost 15 percent in that time period, with garbage experiencing a 20 percent drop, while the recycling tonnage has remained fairly static. Interestingly, the amount of brush and limbs collected has increased almost 20 percent in that time.

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



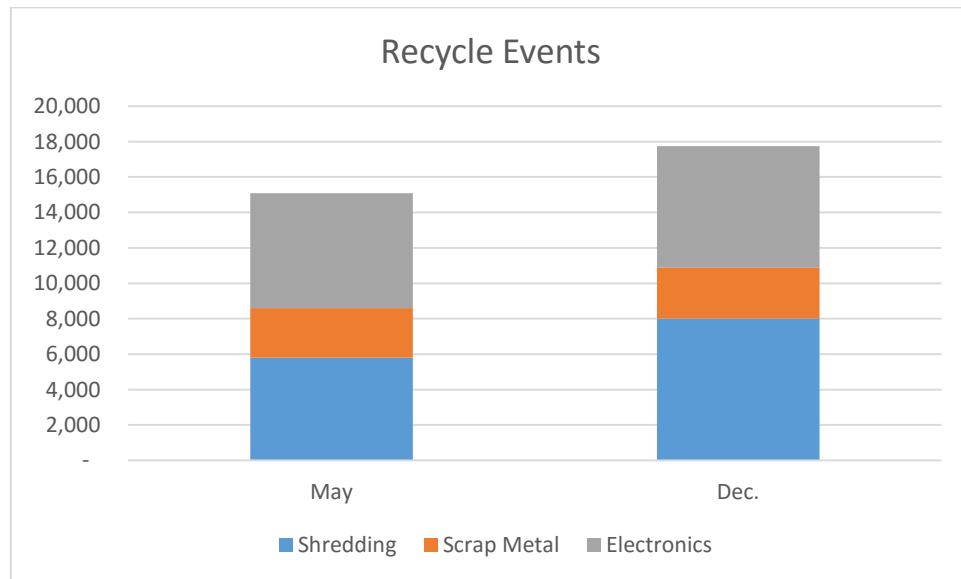
Rates for solid waste collection have not increased since 1994, making Bellaire's solid waste pickup affordable, but also poses the question whether rates for solid waste should be increased to a reasonable rate that, among other things, will spur more recycling in Bellaire.

Working with the Nature Discovery Center

The Board attended the Nature Discovery Center's Spring Fling in 2016, where we sold recycling bins, had kids' activities and continued to focus on educating our citizens on recycling issues. In addition we were able to invite some citizen environmental groups to have a presence at the festival and discuss issues related to the environment and sustainability. We work to maintain and expand contacts with such environmental organizations. We find residents greatly appreciate the opportunity to learn more about the city's curbside recycling program as well as living more sustainably. We look forward to increasing our partnership with the Nature Discovery Center in the coming year.

2016 Recycle Events

This was the year that we decided to end the Recycles Fest and devote ourselves to a twice-yearly Recycling pickup. Ending the festival was a difficult decision, but between the obvious need to increase the frequency of our Recycle Events and the crowded community calendar at that time of year we believe it was the right decision. This year we collected between the two events almost 7 tons of paper for secure shredding, nearly 3 tons of scrap metal, and over 6 tons of electronics, for a combined 16.5 tons.



Evelyn's Park

The Board continues to discuss environmental and recycling issues at the City's newest park and how we might be able to participate and offer guidance in the development and operation of this park. We maintain close contact with the parks board and are pleased by their decisions such as the installation of Dark Skies compliant lighting.

Solid Waste Fees

We continue to discuss fees for solid waste collection, knowing that they have remained steady for over 20 years. We are committed to approaching this topic with new ideas to help incentivize greater consciousness of the decisions we make when we reach for the trash can or recycling bin. We have and continue to examine numerous options for improving the collection of both solid waste and recycling.

Communication

The ESB continues to compile a Newsletter three times a year for distribution to residents. Beginning in 2012, all issues are distributed electronically through the City's News and Information Electronic distribution system. Printed copies available are available at the Library, City Hall and Public Works for those who do not have computer access. Last year we also reinstituted delivery of the newsletter with the delivery of garbage bags. Our newsletter is one of the primary means for resident education on recycling and solid waste. This year we began posts on the city's Facebook page, where we have been generating enough content for a twice-weekly post, and hope in the coming year to create an ESB page to provide more detailed information for those who are most passionate about the issues.

Christmas Tree Recycling

The Save Our Beach Association is a non-profit organization (www.sobatx.org) founded to help protect our beaches along the Surfside Beach coastline. In past years we were able to donate our trees, which were then able to be used as the basis for new sand dunes. After a 2-year gap in this service (during which Public Works continued to collect trees, grinding them up for mulch) we were pleased to work this deal out again, allowing us to collect 599 trees, keeping them out of landfill and providing the basis for shoreline conservation.

Dark Skies

The Board is concerned about nighttime street illumination. Along with concerns of efficiency and safety, we would like Centerpoint and the city to keep in mind issues of light pollution. We will continue to work to educate ourselves on this issue and investigate what other communities are doing. We have recently found success with the lighting installation at Evelyn's Park and hope for similar choices on the Newcastle Trail.

Native Plants

The Board feels strongly about the need to promote the use, replanting, and protection of native plants as much as possible. Native plants require less irrigation, less pesticide and herbicide, and provide habitat for beneficial native wildlife, including insects. We have been working with the Buildings and Standards Commission to modify the city code on desirable/undesirable trees, and look for opportunities to influence the choice of plants in city parks and public spaces.

RECOMMENDATIONS

Though not required of the Ordinance requiring this report, our Board makes the following recommendations that we believe will be beneficial to the City and its residents. They are:

1. We again urge City Council to continue to partner with us in assuring that recycling concerns are fully addressed in any final decisions with regard to the development of Evelyn's Park.
2. The recycling industry is a dynamic, changing industry which necessitates active engagement. We feel that constant education of the citizenry of the changes in recycling options and requirements is a vital function of the board, and all methods of communicating should be supported.
3. Though curbside recycling continues to improve, we need more of our residents to participate, and we welcome any help the City and its various departments and employees can give us in this regard.
4. As part of the discussion regarding solid waste fees and whether they need to be raised, we believe it is timely for the City and the Public Works Department to consider picking up recycling twice a week and solid waste once a week. Our Board believes that this will increase recycling which would benefit the citizens of Bellaire by reducing the fees the City spends in having to dispose of solid waste collection.
5. The Board again believes the City, our Board, and our Public Works Department should undertake efforts to get our commercial business owners and their garbage/trash collectors to implement recycling collection efforts for the waste they produce.
6. On the construction of new facilities, the Board would like for the City and its planners to implement energy efficient materials, lighting, etc. that would enable the building(s) to achieve the highest LEED rating available. An additional option would be to install electric charging stations for not only our citizens, but also for any future electric vehicles the City might purchase.

This report is submitted on behalf of the entire Environmental and Sustainability Board.

Jason Wintz
Chair

State of the City Report February 6, 2017 L.I.F.E. Advisory Board

The City of Bellaire Parks, Recreation and Facilities Department provides the Bellaire LIFE (B.L.I.F.E.) program for active adults ages 50 and up. BLIFE represents **B**ellaire, **L**iving, **I**nformation, **F**un, and **E**nrichment. The programming is designed to keep participants engaged in life through continued learning opportunities, new relationships and new experiences. The programming provides the residents of Bellaire and surrounding communities with a leisure lifestyle through socialization, games, day trips, special activities and events.

The board is comprised of me, Patricia Parrack, a Bellaire resident of 23 years, Kevin Newman, Roberta Murray, Pat Westwood, Barbara Davis, Carmen Ulabarro and Maxine Epstein. The board has been fortunate enough to work Mayor Andrew Friedberg as council liaison, whom which we are grateful that he attends every meeting. The LIFE advisory board's role is to meet monthly to provide guidance to staff to help with programing objectives. We are a working board that also provides assistance to staff during all programs, trips, activities and events.

BLIFE takes advantage of free bus transportation services offered by the Harris County Transportation Department. Throughout the year staff is able to secure one to two Harris County buses per month for day trips within a 200-mile radius from Houston. The trips provide a change of scenery for the participants as well as provide an opportunity to learn about an area's history, tourism and entertainment opportunities; to make new friends; and to enhance the overall lifestyle of each participant.

In 2016, BLIFE had the opportunity to visit Brookwood and Hope Village to learn about the communities that work with adults with disabilities. Have outdoor adventures at the Wildlife Adventure Ranch in San Antonio, visit the Shangri La Gardens in Orange, pick strawberries in Froberg Farms and visit an alpaca ranch. Participants had the opportunity to visit unique places like the Hemi-Hideout, Sri Meenakshi Devasthanam Temple in Pearland, and the BAPS Shri Swaminarayan Mandir in Stafford. Learn about the history at the Liendo Plantation, Washington on the Brazos, George Ranch Historic Park, Sea Center and Historical Museum in Lake Jackson and the Bryan Museum in Galveston. Toured the Anheuser Busch Factory, went to the Planetarium at the Museum of Natural Science, and Independence Plaza at Space Center Houston. Did plenty of shopping at the Rodeo, International Quilt Festival, Houston Ballet Nutcracker market, and after their glass bottom boat tour went to the San Marcos Outlet Mall. Toured towns such as Cuero, Port Arthur, Seguin and Waco and learned about the rich history that helped make the town. In December, the participants had a Caribbean Christmas at Moody Gardens with the Ice Sculptures and Festival of Lights.

Throughout the year we have also had plenty of fun activities here at Bellaire such as celebrating different events like the Super Bowl, Rodeo, St. Patrick's Day, 4th of July, had a Hawaiian Luau, and a Thanksgiving feast. We had educational seminars on health, nutrition, and finances, along with movies that make you laugh and sometimes cry. We teamed up with other departments to learn more about fire and fall prevention from Bellaire's Assistant Fire Chief Moses and Hurricane Preparedness from the Fire Chief Anderson, had computer classes with the library Director Mary Cohrs and Rita Duarte and enjoyed Coffee with a Cop with Chief Holloway and Officer Edwards. The participants were able to paint their own painting for Earth Day, bring a snack for Cultural Snack day, dress up for the Halloween Party and create an ornament for the Holidays. One of the most enjoyable events was an Olympic Summer Bash against surrounding cities, where BLIFE competed in chair volleyball, corn hole and a crazy hat decorating contest, where Bellaire took first place! Chair volleyball has become so popular that we have now been incorporated into our monthly schedule!

2016 BLIFE Programming Participation

Activity	# of Participants
24 Bus day trips	652
8 Educational Seminars	122
12 Monthly Bingo games	268
12 Monthly Bunco games	97
11 Monthly Men's/Women's Club Programs	150
13 Games Day	58
47 Monday Bridge	948
51 Wednesday Crafts and Conversation	238
50 Friday Bridge	522
16 Movies	355
14 Special Events: Luncheons, Socials, etc.	276
Totals	
258 activities	3,686 participants

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

February 6, 2017

Honorable Mayor and City Council
City of Bellaire
7008 South Rice Avenue
Bellaire, Texas 77401

Re: Annual Report of the Bellaire Parks and Recreation Advisory Board

Mayor and City Council:

My name is Neil Verma and I am the Chair of the Bellaire Parks and Recreation Advisory Board (the “**Board**”). Over the last year, the Board is comprised of a dedicated team of volunteers including Todd Blitzler, Julie McNee, Denise Leisten, Kevin Sisk, Travis Crabtree, Sharon Veldman and past board member Susan Hawes. I am proud to serve with these fellow citizens. I also want to give a special thank you to some of the hardest working staff in the business including Karl Miller, Cheryl Bright, Buster Adams and Heyzel Zepeda and the insight and support of Paul Hoffman. The Parks and Rec Department works tirelessly maintaining our parks, such as adding safety fencing or playground surface materials, installing playground equipment, running facility programming, such as basketball leagues, Camp Paseo, and putting on events such as Family Safety Day, Holiday in the Park and the Trolley Run. The role of our board is to serve in an advisory capacity to City Council by providing recommendations on our city’s parks, trails, and recreation facilities. Those recommendations are based on site visits, and input from citizens and city employees, but the City staff are the ones that make it all happen.

This year has been the year of interconnectivity. The Parks Board has made significant efforts to engage with our cohorts working on similar goals, from Patrons for Bellaire Parks, the Nature Discovery Center, and Evelyn’s Park Conservancy. Parks Board member Kevin Sisk was designated as board liaison to Patrons for Bellaire Parks. We also had designated representatives interfacing with Citizen’s for a Beautify Bellaire and Terrain Studios with respect to their urban planning efforts. We are making big strides as a result of the joint efforts of these organizations, and it has been inspiring to see the tireless work of many staff members and volunteers for these organizations to make our City’s parks great.

Speaking of interconnectivity, the Parks Board also advocated for better connectivity to our parks, and were encouraged to see City Council pass a safe passage ordinance making our streets safer for families going to our city parks and amenities, a pilot decorative LED lighting project along the Newcastle trail, and several initiatives designed to increase the City’s sidewalk inventory. We appreciate the City Council’s commitment to making it easier and safer to get to our parks without having to take a car.

The biggest project of this year was completion of the Evergreen Park Master Plan. We worked with the City and Clark Condon, the City’s landscape architect and, with extensive input from many of our citizen’s in public forums and at our board meetings, created an incredible vision for the future of Evergreen Park. We want to thank City Council for considering and passing the Evergreen Master Plan; however, we do not intend to let the plan gather dust on the shelf. We are looking at trying to find ways to have it funded and to start making improvements in phases so that

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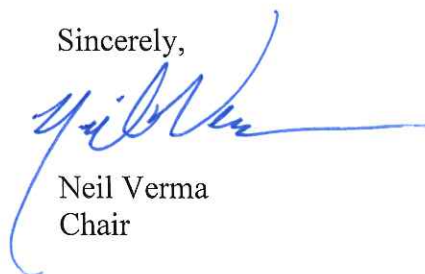
the community can see the master plan that they helped mold, turn into a reality. We also completed work on a proposed five-year Capital Improvement Plan to address needs and improvements across all of our parks.

This year, we also approved major improvements to Mulberry Park. If you have not been there recently, you are missing out. A gorgeous new shaded playground, in brown, green and white earth tones, has been installed. This, coupled with the work of Bellaire Little League has completely redefined Mulberry Park. This next year, one highlight will be improved shade structures at Loftin Park and Officer Lucy Dog Park, and implementation of city standard amenities at eight different locations as set forth in the Parks Master Plan.

I wanted to take a moment and highlight some of the smaller projects of the year that deserve special attention. The first "Little Free Library" was installed in Loftin Park, allowing our citizens to take and leave books at their leisure. I want to thank Jane McNeil, for donating time and the materials to assemble it and Mary Cohrs and the library staff for keeping it stocked. Right next to the Little Free Library is a tree that was dedicated to Jane Dembski in honor of her decades of service to the Bellaire Parks Department. These two pieces, side by side, are monuments to the history and the future of Bellaire's parks.

On behalf of the Parks Board, we are honored to serve the City, and look forward to a year of greater progress for the City's parks and recreation facilities.

Sincerely,



Neil Verma
Chair



EVELYN'S PARK

Conservancy

P.O. Box 459 | Bellaire, TX 77402

WWW.EVELYNSPARK.ORG

a 501(c)3 non-profit organization

24 February 2017

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

Re: Evelyn's Park Conservancy 2017 – Dining by Fireflies

Dear Mayor Friedberg and City Council:

We are excited to announce Dining by Fireflies – A Premiere Progressive Dining Experience and Park Preview on April 20th, 2017 from 6:00PM- 10:00PM. Enjoy dining alfresco and meet award winning chef behind The Ivy & James, while exploring special routes of discovery throughout the park grounds. Celebrate under a canopy of live Texas oaks with wine, beer, community and live music. Dining by Fireflies begins a new tradition at Evelyn's Park, bringing together community and neighbors surrounded by fine food, conversation and twinkling lights.

This will be a private event and the fencing around the park will remain for this event to prevent public access. EPC is working with Parks and Recreation and the Bellaire Police under the guidance of Chief Holloway to ensure safety to all of our guests. Our café operators are in the process of securing their alcohol license and will be ready for this event.

In order to host Dining by Fireflies, Evelyn's Park Conservancy respectfully requests consideration for a temporary suspension of Chapter 3, Alcoholic Beverages, Section 3-3, Use prohibited in public parks and other public places (the "Code"), for the purpose of allowing Evelyn's Park Conservancy to hold a fundraising event and to provide alcoholic beverages throughout the park, specifically beer and wine during the event at Evelyn's Park, 4400 Bellaire Boulevard on Thursday, April 20th, 2017, commencing at 6:00PM and terminating at 10:00PM.

Sincerely,

Patricia King-Ritter
Board President
Evelyn's Park Conservancy

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



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, GRANTING A CODE SUSPENSION FOR EVELYN'S PARK CONSERVANCY RELATING TO A REQUEST TO WAIVE ALCOHOL RESTRICTIONS IN EVELYN'S PARK FOR A FUNDRAISING EVENT ON APRIL 20, 2017.

WHEREAS, the use and consumption of alcohol within Evelyn's Park is limited to a designated area pursuant to Section 3-3 of the Bellaire Code of Ordinances; and

WHEREAS, by letter dated February 24, 2017, the Evelyn's Park Conservancy has requested that the City Council waive or suspend the provisions of the Bellaire City Code relating to the use and consumption of alcoholic beverages in Evelyn's Park for a fundraising event, Dining by Fireflies, hosted by the Evelyn's Park Conservancy on April 20, 2017, from 6:00 PM to 10:00 PM; allowing the consumption of alcohol within the entire perimeter of the park; and

WHEREAS, the Evelyn's Park Conservancy is a not-for-profit organization that works to enhance positive community involvement through the operation of Evelyn's Park within the City of Bellaire, Texas; and

WHEREAS, the City Council of the City of Bellaire, Texas, finds that granting the request of the Evelyn's Park Conservancy assists the mission of raising funds to maintain Evelyn's Park and, in turn, directly benefits the City of Bellaire, Texas; **NOW, THEREFORE,**

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

1. The recitals set forth above are found to be true and correct.

2. The City Council of the City of Bellaire, Texas hereby temporarily suspends the application of Section 3-3 of the Bellaire Code of Ordinances for the fundraising event, Dining by Fireflies, hosted by the Evelyn's Park Conservancy on April 20, 2017 at Evelyn's Park, said suspension to commence at 6:00 PM and end at 10:00 PM.

3. The suspension provided for in paragraph 2 above is subject to and contingent upon the City Manager's approval of the date of the event and, as it relates to alcohol, compliance with the requirements of Section 3-3 of the Bellaire Code of Ordinances relating to the permit procedures for the use and consumption of alcoholic beverages in City-Owned public places.

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

PASSED, APPROVED and **ADOPTED** this, the 6th day of March, 2017.

(SEAL)

ATTEST:

Tracy L. Dutton, TRMC
City Clerk

SIGNED:

Andrew S. Friedberg
Mayor

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney



ORDINANCE NO. 17-_____

AN ORDINANCE 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, LOCATED AT:

WASTEWATER TREATMENT PLANT- 4401 EDITH STREET

LIFT STATIONS:

RICE LIFT STATION - 5019 ½ EVERGREEN

WENDELL LIFT STATION - 4403 WENDELL

BELLIARE LIFT STATION - 4640 BELLAIRE BLVD – ESPLANADE

WATER WELLS:

CENTRAL - 5104 JESSAMINE

FELD PARK- 6406 AVENUE B

RENWICK - 7625 RENWICK

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

THAT the Mayor and City Clerk of the City of Bellaire, Texas, are each hereby authorized 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, in a form as attached hereto and marked "Exhibit A," for On-Call Mechanical and Electrical Services for Water and Wastewater Facilities indicated above.

PASSED and APPROVED this 6th day of March, 2017.

(SEAL)

ATTEST:

SIGNED:

Tracy L. Dutton, TRMC
City Clerk

Andrew S. Friedberg
Mayor

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney

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

STANDARD FORM OF AGREEMENT

STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

This **AGREEMENT** is made and entered into this, the 6th day of March, 2017, by and between the **CITY OF BELLAIRE, TEXAS**, of the County of Harris and State of Texas, duly incorporated and existing under and by virtue of the Constitution and laws of the State of Texas, acting by and through the undersigned Mayor, as attested to by the City Clerk of the **CITY OF BELLAIRE, TEXAS**, thereunto duly authorized to do so, hereinafter referred to as "**CITY**," and **24/6 TECHNICAL SERVICES, LLC**, hereinafter called "**24/6**".

WHEREAS, the **CITY** is committed to ensure a fair and equitable procurement process and has completed a competitive sealed proposal procurement process as authorized by Texas Local Government Code, Chapter 271; and

WHEREAS, the **CITY** will receive On-Call Mechanical and Electrical Services for its Water and Wastewater Facilities in accordance with the specifications of the competitive sealed proposal;

WITNESSETH:

THAT for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the **CITY**, **24/6** hereby agrees with the **CITY** to commence and complete the project described as follows:

On-Call Mechanical and Electrical Services for Water and Wastewater facilities and shall furnish all labor, material, transportation, tools, supplies, equipment, and appurtenances, unless specifically expected, for the satisfactory completion of On-Call Mechanical and Electrical Services for Water and Wastewater Facilities. Services will be assigned on a project-by-project basis all as more specifically identified in the **SPECIFICATIONS** within the On-Call Mechanical and Electrical Services for Water and Wastewater Facilities Competitive Sealed Proposal 17-005 packet, attached hereto and made a part hereof as Exhibit "A".

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

and all in accordance with the conditions and costs stated in said **SPECIFICATIONS**, which with **24/6** submittal are made a part hereof and collectively evidence and constitute the entire **AGREEMENT**.

The **CITY** agrees to pay **24/6** for services received, upon receipt of a proper invoice prepared by **24/6** and within thirty (30) days after receipt and approval of same, in current funds for the performance of the **AGREEMENT** in accordance with the **SPECIFICATIONS**, based on hourly rates as submitted with on Vendor's Financial Proposal Form:

A.	Rate per hour service calls <i>during normal business hours</i> (8:00 AM to 5:00 PM, Monday-Friday)	
	Mechanic: <u>\$95.00</u>	Mechanic's Helper: <u>\$45.00</u>
	Journeyman Electrician: <u>\$95.00</u>	Apprentice Electrician: <u>\$45.00</u>
	PLC Technician: <u>\$95.00</u>	SCADA Technician: <u>\$95.00</u>
B.	Rate per hour service calls <i>outside normal business hours</i> (including weekends and holidays)	
	Mechanic: <u>\$125.00</u>	Mechanic's Helper: <u>\$90.00</u>
	Journeyman Electrician: <u>\$125.00</u>	Apprentice Electrician: <u>\$90.00</u>
	PLC Technician: <u>\$125.00</u>	SCADA Technician: <u>\$125.00</u>
C.	Percentage mark-up to the City of Bellaire above Vendor's cost for parts and materials. (Documentation of Vendor's cost will be required, when applicable)	
		<u>20</u> %
D.	State response time for service calls <i>during normal working hours</i> .	<u>1-2</u> Hrs.
	State response time for EMERGENCY service calls hours <i>during normal business hours</i> .	<u>1</u> Hrs.
	State response time for EMERGENCY service calls hours <i>outside normal business hours</i> .	<u>1</u> Hrs.

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

E.	<p>Vendor owns a crane truck for pump removal and install? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Vendor rate for crane truck owned: <u>\$85.00</u></p> <p>If Vendor does NOT own a crane truck, describe how one would be accessed for pump and motor work and what the rate would be:</p>
F.	<p>Maximum % increase per Renewal Year:</p> <p><u>0%</u></p>
F.	<p>Describe warranty information on work and service:</p> <p>1 year materials and labor</p> <p>*Note – On Feb 23, 2017 vendor was asked to modify the labor warranty from 60 to 1 Year. Vendor complied.</p>

This Agreement shall expire March 6, 2018, provided, however, that the term of this Agreement may be further extended for an additional four (4) years, one (1) year at a time, subject to availability of funds, work performance satisfaction, an annual price increase not to exceed 0% as stated in Vendor's submittal, and upon mutual agreement between the **CITY** and **24/6**.

IN WITNESS WHEREOF, the Mayor of the **CITY**, as attested to by the City Clerk of the **CITY**, hereunto, have executed this **AGREEMENT** in the year and date first above written, under the authority granted to them under the provisions of **Ordinance No. 17-____**, duly enacted by the City Council of the **CITY**.

CITY OF BELLAIRE, TEXAS

Andrew S. Friedberg
Mayor
City of Bellaire, Texas

(SEAL)

ATTEST:

Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas

AGREED to and accepted by:

24/6 TECHNICAL SERVICES, LLC.

Ernest Strambler
24/6 Technical Services, LLC.

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

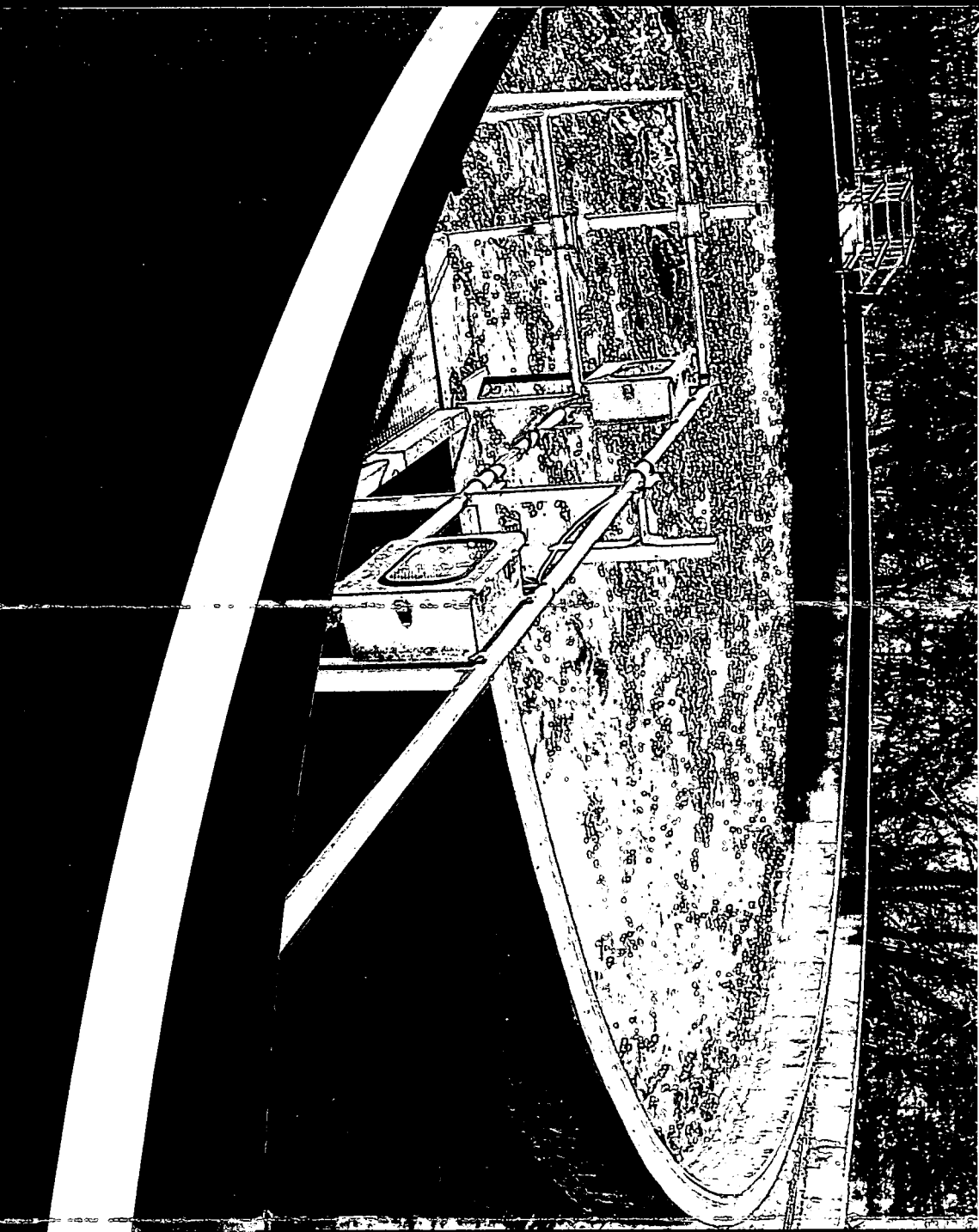
PROPOSAL RECEIVED

24/6 Technical Services

Proposal Disposition:

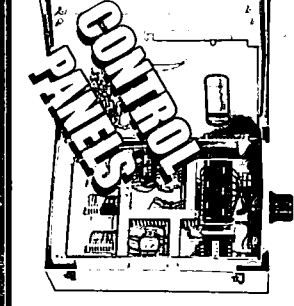
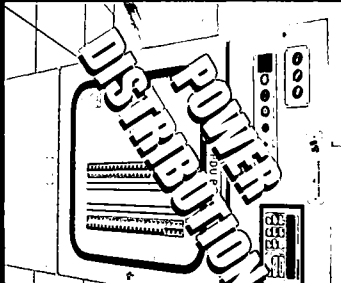
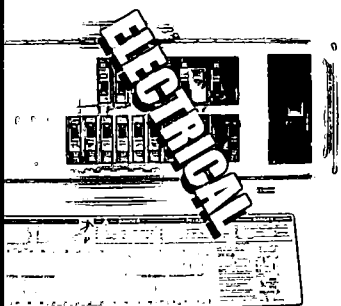
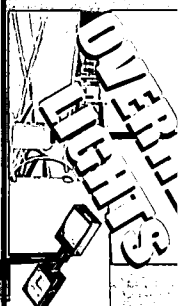
Original Maintained by Bellaire Finance Department (ACM)
Copy Maintained by Bellaire Finance Department (Purchasing)
Copy Maintained by Public Works Department (Utilities)
Copy Maintained by Consultant (H2OMC, LLC)
Electronic Copy Maintained by City Clerk

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



We Offer over 30 Years
of Experience In
Residential, Commercial
& Industrial Electrical
also in
Water and Wastewater Experience

24/6 Technical Services
Electrical Contractors
281-809-5836 • 281-989-5847
24-6TechnicalServices.net
TECL # 29139



24/6 Technical Services

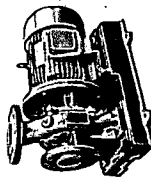
Electrical Contractors
Water
Waste Water Controls

24/6 Services

Water & Waste Water

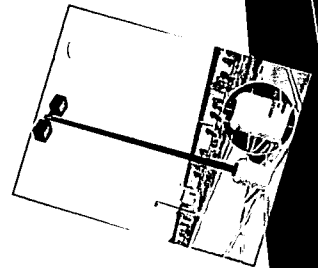
- Rotating Fine Screens
- Wastewater Treatment Plant
- Odor Control Systems
- Clarifiers and Digesters
- Security and Auto Dialer Systems
- Mechanical Bar Screens
- Diffused Aeration Equipment
 - Blowers - Centrifugal and Position Displacement

- Stormwater Pump Stations
- Water Plants
- Well & Booster Pumps
- Grinders & Grit Removal System
- Sanitary Lift Station
 - Lift Station Rehabs
 - Float Controls
 - Submersible & Centrifugal
 - PSI & Ultra Sonic Transducer
 - Level & Pneumatic Controls
- Conveyors
- Level & Pressure Controls
- Belt Press Systems



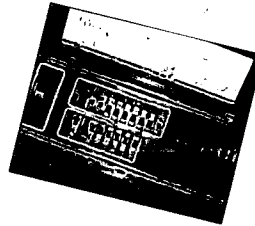
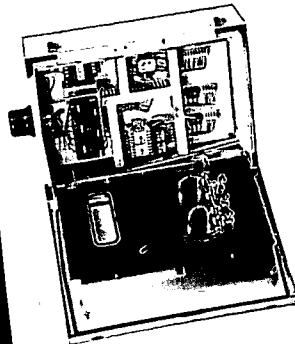
Maintenance & Service

- Exterior Interior Lights
- Infrared Detection
- Maintenance Contracts
- Publicshooting
- Preventative Maintenance
- Overhead Lights



Electrical Wiring & Installation Services

- Temperature
- Emergency Generators & Automatic Transfer Switches
- Instrumentation
 - Pressure Transmitters
 - Flow Meters
- Vibration
- Level & Pressure Controls
- Lights & Controls
- Specialized Motor Control Equipment
 - MCC
 - VFD
 - Soft Stars



- Lift Station Rehabs
- Guide Rail Systems
- Control Panels
- Check & Isolation Valves
- Piping

Power Distribution Services

- Power & Control Wiring
- Emergency Generations
- UPS Systems
- Medium Voltage (< 35kV>)
- Medium Voltage Cable
- Terminations
- Switchgears & Substations
- Under ground Installation
- 4MA to 480v & Below
- DCS & PLC Instrumentation
- Conduit & Cable Tray
- Transformers
- Raceways
- Breaker Panels



Mechanical Services & Preventative Maintenance

- Generators
- LS Inspections
- Vibration & Alignment Testing
- Fire Hydrants
- Gear Box
- Fab & Welding
- Plant Inspection





CSP No. 17-005
ON-CALL MECHANICAL AND ELECTRICAL SERVICES FOR
WATER AND WASTEWATER FACILITIES

VENDOR'S CHECKLIST

Company Name: _____

Please indicate you have completed the following documentation; and submit them in the following order.

ITEM DESCRIPTION

- ☒ Vendor's Checklist
- ☒ Vendor's Information Form
- ☒ Vendor's Financial Proposal Form
- ☒ Vendor's Reference Form
- ☒ Execution of Proposal Form
- ☒ Proposer's Certification and Non-Collusion Affidavit
- ☒ Proof of Insurance
- ☒ Completed W-9
- ☒ Copy of Valid Business License
- ☒ Copy of Any Certifications Requested within CSP (TX Commercial Electrical License)
- ☒ Conflict of Interest Questionnaire
- ☐ Additional Information from Vendor (Optional – Not Required)



<p>_____ Authorized Signature ERNEST STRAMALE Print Name</p>	<p>_____ <i>Manager</i> Title 2/06/2017 Date</p>
---	---

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR PROPOSAL



CSP No. 17-005
ON-CALL MECHANICAL AND ELECTRICAL SERVICES FOR
WATER AND WASTEWATER FACILITIES

VENDOR'S INFORMATION FORM

1. Legal Business Name: 24/6 TECHNICAL SERVICES LLC
2. Street Address: 11874 FAIRPOINT DR.
3. City, State & Zip: HOUSTON, TEXAS 77099
4. Type of Business: ELECTRICAL LLC State of Registration: TEXAS
(Association, Corporation, LLC, etc.)
5. Name & Title of Authorized Signer: ERNEST STRAMBLER MANAGER
6. Primary Contact: ERNEST STRAMBLER
7. Phone: 281-989-5847 Fax: 713-474-5921
8. Email: ESSTRAM@AOL.COM ESSTRAM@24-6technicalservices.org
9. Company Website: 24-6 Technical Services, net
10. Has your company ever been debarred from doing business with any federal, state, or local agency?
 Yes _____ No X If YES, please state the agency name, dates, and reason for debarment.

ATTACH A COPY OF BUSINESS LICENSE AND A COMPLETED W-9 FORM

THIS PAGE MUST BE COMPLETED AND SUBMITTED WITH PROPOSAL



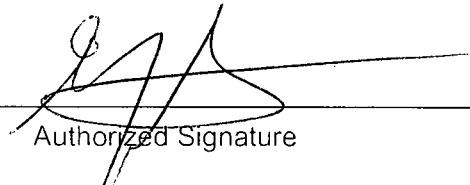
CSP No. 17-005
ON-CALL MECHANICAL AND ELECTRICAL SERVICES FOR
WATER AND WASTEWATER FACILITIES

VENDOR'S FINANCIAL PROPOSAL FORM

Company Name: 24/6 TECHNICAL SERVICES LLC

	Rate per hour service calls <i>during normal business hours</i> (8:00 AM to 5:00 PM, Monday-Friday)	
A.	Mechanic: \$ <u>95.00</u>	Mechanic's Helper: \$ <u>45.00</u>
	Journeyman Electrician: \$ <u>95.00</u>	Apprentice Electrician: \$ <u>45.00</u>
	PLC Technician: \$ <u>95.00</u>	SCADA Technician: \$ <u>95.00</u>
	Rate per hour service calls <i>outside normal business hours</i> (including weekends and holidays)	
B.	Mechanic: \$ <u>125.00</u>	Mechanic's Helper: \$ <u>90.00</u>
	Journeyman Electrician: \$ <u>125.00</u>	Apprentice Electrician: \$ <u>90.00</u>
	PLC Technician: \$ <u>125.00</u>	SCADA Technician: \$ <u>125.00</u>
C.	Percentage mark-up to the City of Bellaire above Vendor's cost for parts and materials. (Documentation of Vendor's cost will be required, when applicable)	
	<u>20 %</u>	
D.	State response time for service calls <i>during normal working hours</i> .	
	<u>1-2</u> Hrs.	
	State response time for EMERGENCY service calls hours <i>during normal business hours</i> .	
	<u>1</u> Hrs.	
	State response time for EMERGENCY service calls hours <i>outside normal business hours</i> .	
	<u>1</u> Hrs.	

E.	<p>Vendor owns a crane truck for pump removal and install? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Vendor rate for crane truck owned: \$ 85.00 per hr</p> <p>If Vendor does NOT own a crane truck, describe how one would be accessed for pump and motor work and what the rate would be:</p>
F.	<p>Maximum % Increase per Renewal Year: 0 %</p>
G.	<p>Describe warranty information on work and service:</p> <p>1 year warranty on Pumps & Motors New & REPAIR</p> <p>60 day labor warranty</p> <p>ELECTRONIC Devices & Components</p> <p>Depending on Merchandise & Vendor of it</p>


 Authorized Signature
 ERNEST STRAMBLER
 Print Name

Manager of Operations
 Title
 2/06/17
 Date

THIS PAGE AND THE PREVIOUS ONE MUST BE COMPLETED AND SUBMITTED AS A
 PART OF YOUR PROPOSAL



CSP No. 17-005
ON-CALL MECHANICAL AND ELECTRICAL SERVICES FOR
WATER AND WASTEWATER FACILITIES

VENDOR'S REFERENCE FORM

All references must be from customers for whom your company has completed work similar to the specifications of this bid. Attach additional page if necessary.

References for: 24/6 TECHNICAL SERVICES LLC
(Company Name)

1. Company SEVERN TRENT SERVICES
Street Address 2002 W. GRAND PKWY N #100
City, State & Zip KATY, TEXAS 77449
Contact Person Name & Title _____
Phone 281-917-9262 FAX _____ Email Greg. Paudhomme
Describe Scope of Work and dates of project/service: © STSERVICES.COM

Install Plug Valves & underground Sewer line 10/28/16
Install floats @ Sewer plants to shut off controls & call alarm system
during high level 11/2016 Install, plumbed, wired Air Compressor @
w/w 11/26/17

2. Company USW
Street Address 11210 Steeplecrest Dr. #360
City, State & Zip HOUSTON, TEXAS 77065
Contact Person Name & Title COREY BOSTICK GENERAL MANAGER
Phone 281-509-2865 FAX 832-756-2148 Email CBOSTICK@USWATERWORK
Describe Scope of Work and dates of project/service: Pulled Lift pumps 2/3/17
Pulled Blower 2/1/17 Replaced limit switches on Bar Screen 1/23/16
T/S PLC 1/16/16 T/S Pole Lights 1/16/16

Replumb non potable water Pumps & replace Pumps 1/17/17

3. Company (City of Bellair) Prairie View
Street Address 100 University Dr.
City, State & Zip Prairie View, Texas 77446
Contact Person Name & Title Will JORDAN Project Manager
Phone 832-654-0098 FAX _____ Email WJordan@yahoo.com
Describe Scope of Work and dates of project/service: Replaced VFD for Sludge

Pump #3 - 1/16/17 Pulled 4/P's 1, 2, 3, & 4 & deragged 2/3/17
pulled Well Motor & reinstalled 12/16 Replaced Phase Monitor &
Check Valve

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR PROPOSAL



CSP No. 17-005
ON-CALL MECHANICAL AND ELECTRICAL SERVICES FOR
WATER AND WASTEWATER FACILITIES

EXECUTION OF PROPOSAL

DATE: February 6, 2017

The potential Contractor certifies the following by placing an "X" in all blank spaces:

- X That this proposal was signed by an authorized representative of the firm.
- X That the potential Contractor has determined the cost and availability of all materials and supplies associated with performing the services outlined herein.
- X That all labor costs associated with this project have been determined, including all direct and indirect costs.
- X That the potential Contractor agrees to the conditions as set forth in this Competitive Sealed Proposals with no exceptions.

Therefore, in compliance with the foregoing Competitive Sealed Proposals, and subject to all terms and conditions thereof, the undersigned offers and agrees, if this proposal is accepted within ninety (90) days from the date of the opening, to furnish the services for the prices quoted within the timeframe required.

24/6 Technical Services LLC

Business Name

[Signature]
Authorized Signature

2/06/2017
Date

Ernest Strambler, Manager of Operations

Typed Name & Title

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR PROPOSAL



**CSP No. 17-005
ON-CALL MECHANICAL AND ELECTRICAL SERVICES FOR
WATER AND WASTEWATER FACILITIES**

**PROPOSER'S CERTIFICATION AND STATEMENT OF NON-COLLUSION
AFFADAVIT**

I ERNEST STRAMBER certify that this proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same services and is in all respects fair and without collusion or fraud. I understand that collusive bidding is a violation of state and Federal law and can result in fines, prison sentences and civil damages awards.

I certify that this proposal has been prepared independently and the price submitted will not be disclosed to another person.

I certify that there has been no contact or communication by the proposer or the proposer's associates with any City staff, or elected officials since the date this **CSP No. 17-005 ON-CALL MECHANICAL AND ELECTRICAL SERVICES FOR WATER AND WASTEWATER FACILITIES** was issued except: 1) through the Finance Department or 2) as provided by existing work agreement(s).

The City of Bellaire reserves the right to reject the proposal submitted by any proposer violating this provision.

I agree to abide by all conditions of this proposal and certify that I am authorized to sign this proposal.

COMPANY NAME: 24/6 TECHNICAL SERVICES LLC

[Signature]
Authorized Representative (Signature)

2/06/2017
Date

MANAGER OF OPERATIONS
Authorized Representative/Title
(Print or Type)

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR PROPOSAL



CERTIFICATE OF LIABILITY INSURANCE

2.E.2.c

DATE (MM/DD/YYYY)

02/06/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Joya Insurance Agency 13655 Bissonnet st suite 203 Houston, Texas 77083		CONTACT NAME: PHONE (A/C, No, Ext): 281-983-5692 FAX (A/C, No): 281-670-9892 E-MAIL ADDRESS: joyabissonnet@gmail.com		
INSURED 24/6 TECHNICAL SERVICES Mr Ernest Strambler 7338 Tetela Houston TX 77083		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Nautilus Insurance Company		
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
X	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			TBI-NUA00423-6789	08/05/2016	08/5/2017	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB	<input type="checkbox"/> OCCUR					AGGREGATE	\$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> CLAIMS-MADE						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Bellaire is added as an additional Insured on this policy.
Electrical work interior and exterior, electrical trouble shooting and repairs.

CERTIFICATE HOLDER**CANCELLATION**

CITY OF BELLAIRE
7008 S. Rice Avenue
Bellaire, TX 77401

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Richard Bakre

STATE OF TEXAS

24/6 TECHNICAL SERVICES

ELECTRICAL CONTRACTOR



LICENSE NUMBER 29139
EXPIRES 08/21/2017

TEXAS DEPARTMENT OF LICENSING AND REGULATION

STATE OF TEXAS
ERNEST J STRAMBLER

JOURNEYMAN ELECTRICIAN



LICENSE NUMBER 49304
EXPIRES 09/07/2017

TEXAS DEPARTMENT OF LICENSING AND REGULATION

STATE OF TEXAS

PETER W CRISMAN SR

JOURNEYMAN ELECTRICIAN



LICENSE NUMBER 36866
EXPIRES 09/22/2016

TEXAS DEPARTMENT OF LICENSING AND REGULATION

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

July 2015 to November 2015

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. ERNEST STRAMBLER	
2 Business name/disregarded entity name, if different from above 24/6 TECHNICAL SERVICES LLC	
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) P O BOX 721854	Requester's name and address (optional)
6 City, state, and ZIP code HOUSTON, TEXAS 77272	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
46-3261846	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 2/06/2017
-----------	----------------------------	------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ**

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

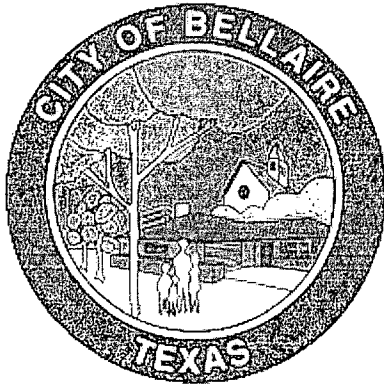
6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

Date

24/6 TECHNICAL SERVICES



CITY OF BELLAIRE BELLAIRE, TEXAS

7008 SOUTH RICE AVENUE
BELLAIRE, TX 77401-4495

LICENSE YEAR:	2016
LICENSE NUMBER:	05837
EXPIRATION DATE:	December 31, 2016
LICENSE FEE:	\$ 115.00
ISSUED TO:	24/6 TECHNICAL SERVICES

MASTER ELECTRICIAN REGISTRATIO	\$ 85.00
EL MASTER ISSUING FEE	\$ 30.00

THIS LICENSE MUST BE POSTED AND IS NON-TRANSFERABLE

CK#2237

3.25.16

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

Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number:	1463261846900
File/Vendor Number:	482631
Approval Date:	14-OCT-2013
Scheduled Expiration Date:	14-OCT-2017

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

24/6 TECHNICAL SERVICES

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 25-OCT-2013, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Paul A. Gibson

*Paul Gibson, Statewide HUB Program Manager
Texas Procurement and Support Services*

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies and universities are encouraged to validate HUB certification prior to issuing a notice of award by accessing the Internet (<http://www.window.state.tx.us/procurement/cmbi/cmbihub.html>) or by contacting the HUB Program at 1-888-863-5881 or 512- 463-5872.

Rev. 09/12

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

Evaluation Process Section G of Proposal for On-Call Mechanical and Electrical Services for Water and Wastewater Facilities - CSP N0: 17-005							
FOR CITY COUNCIL CONSIDERATION ON MARCH 6, 2017 PACKET ITEM							
Categories	Technical and relevant experience of the company & key personnel	Abidance to the CSP instructions & application is complete	Approach to the Scope of Work	References & previous contracting experiences	Financial Stability & Business Litigation	Financial Proposal	Total Points
Maximum Point Value	20	10	20	15	10	25	100
CSP Respondents							
24/6 Technical Services	17	8.75	17	15	8.75	18.75	85.25
Southwest Utilities & Underground	16.25	8.5	17	12.5	8.75	12.5	75.5
Coastal Pump Services, Inc	NOT SCORED DID NOT MEET MIN REQUIREMENT OF CSP- ON STAFF MASTER ELECTRCIAN						0
Pro-Tech Group	NOT SCORED DID NOT MEET MIN REQUIREMENT OF CSP- ON STAFF MASTER ELECTRCIAN						0
Average scores of review committee - Review committee members performed independent review. Review committee consisted of Charles Hawkins, Utilities Superintendent, Mark Longino, Chief Plant Operator, Jeremy Cochran, H2OMC.LLC and Diane White, Assistant City Manager							

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

City of Bellaire
Preliminary Proposal Tabulation Sheet
CSP No. 17-005 - On-Call Mechanical and Electrical Services for Water and Wastewater Facilities

Bidder/Address Date/Time of Bid Receipt	Normal Hours						Outside Normal Hours						Response Time (Hours)			Vendor	% Mark-up	% Inc.	Warranty
	Mech.	Mech.'s Helper	Jour. Elec.	App. Elec.	PLC Elec.	SCADA Tech.	Mech.	Mech.'s Helper	Jour. Elec.	App. Elec.	PLC Tech.	SCADA Tech.	Normal	Normal Emergency	O/S Normal Emergency	Rate for Crane/Hr.	Parts/ Materials	To Renew Each Year	
Electrical Field Services dba South Texas Utilities & Underground 27911 FM 2100 Huffman, TX 77336 Rec. 2/7/17 @ 9:35A	\$130.00	\$55.00	\$120.00	\$55.00	\$150.00	\$150.00	\$150.00	\$85.00	\$140.00	\$85.00	\$200.00	\$200.00	1-2	1	1	\$0.00	15%	10%	1 Year (Material & Labor)
Coastal Pump Services, Inc. P.O. Box 1277 Manvel, TX 77578 Rec. 2/7/17 @ 2:48P	\$85.00	\$65.00	\$85.00	\$65.00	\$85.00	\$85.00	\$110.00	\$85.00	\$110.00	\$85.00	\$110.00	\$110.00	2	2	2	\$110.00	28%	15%	1 Year (Material & Labor)
24/6 Technical Services P.O. Box 721854 Houston, TX 77272 Rec. 2/8/17 @ 9:22A	\$95.00	\$45.00	\$95.00	\$45.00	\$95.00	\$95.00	\$125.00	\$90.00	\$125.00	\$90.00	\$125.00	\$125.00	1-2	1	1	\$85.00	20%	0%	1 Year (Material) 60 Days (Labor)
ProTech Group P.O. Box 331760 Houston, TX 77233 Rec. 2/8/17 @ 9:31A	\$51.93	\$30.12	\$64.95	\$36.50	\$80.00	\$98.75	\$74.75	\$30.12	\$97.43	\$52.75	\$114.78	\$143.13	2	2	4	\$0.00	9.50%	2.375%	1 Year (Material & Labor)



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

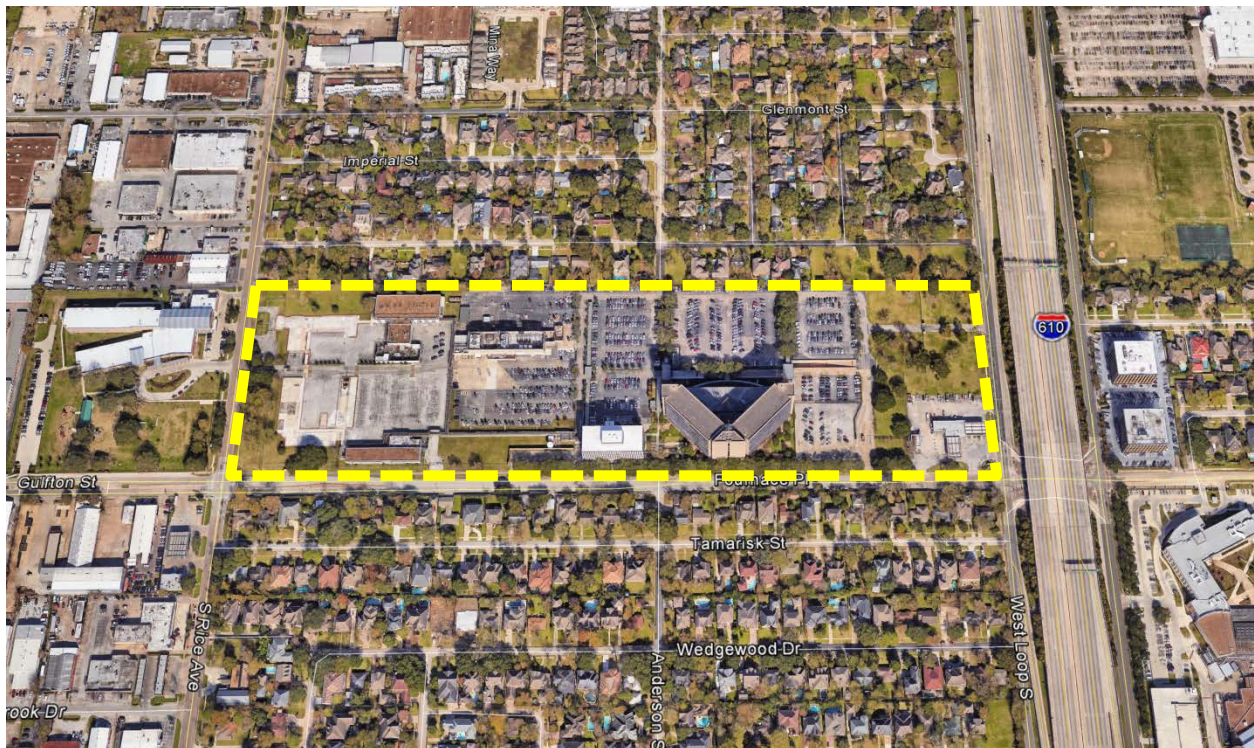
SIGNED:

Andrew S. Friedberg
Mayor

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

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

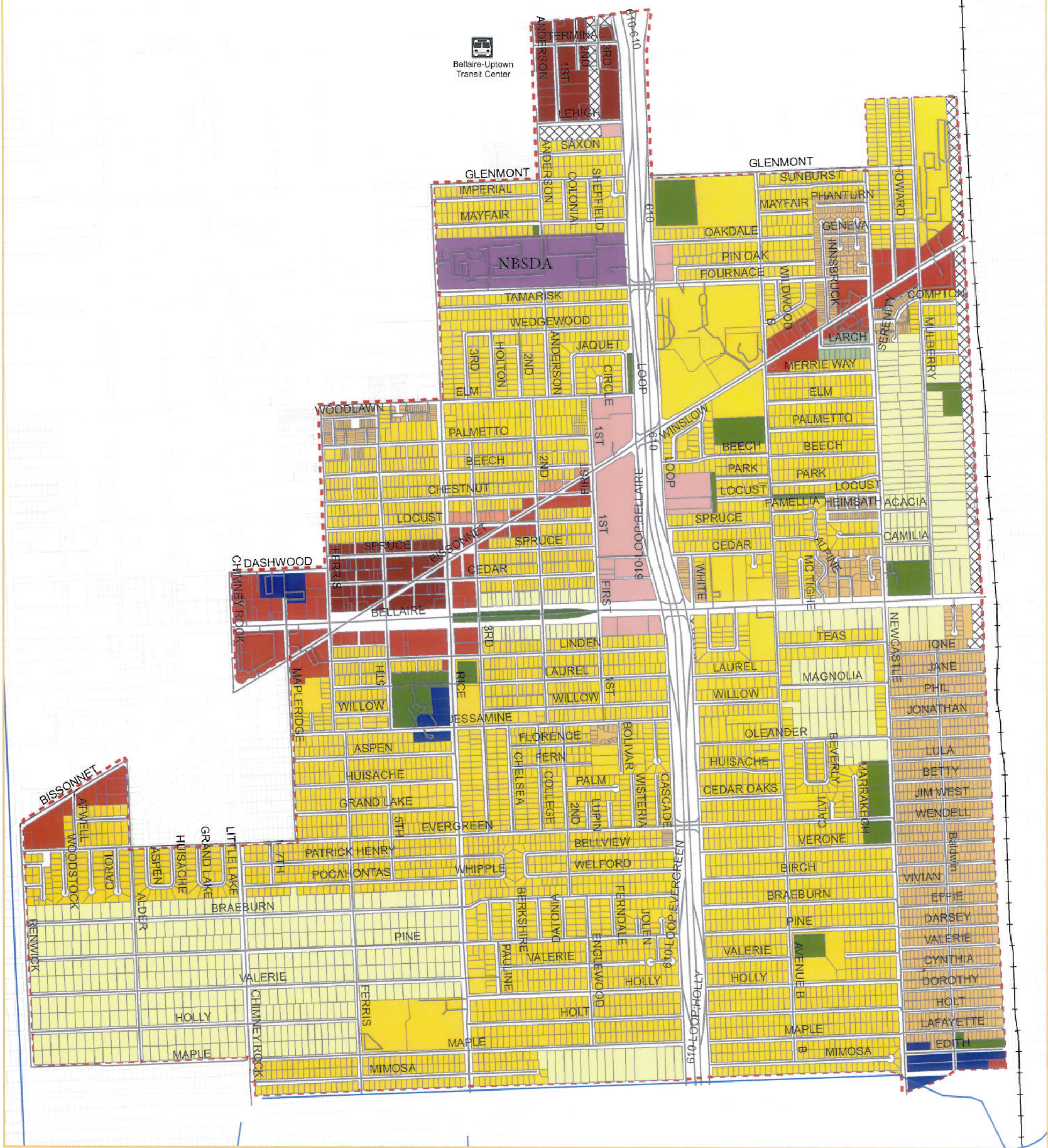
APPROVED AS TO FORM:

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

Attachment: Written Comment Log - Chevron Property - 20170330172829967 (2199 : Consideration-Comp Plan)

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.igmm2.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

Attachment: Written Comment Log - Chevron Property - 20170330172829967 (2199 : Consideration-Comp Plan)

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 turn 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

Attachment: Written Comment Log - Chevron Property - 20170330172829967 (2199 : Consideration-Comp Plan)



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,

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]
 [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:

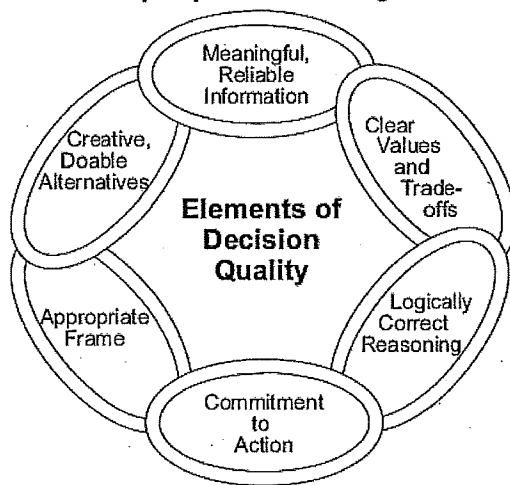
1. See the destination – a high-quality decision
2. Diagnose a decision situation
3. Design an effective and efficient decision process
4. Lead the decision process
5. Assess the level of quality achieved

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.

INFORMS 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

		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
		\$\$ Millions	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	\$\$ Millions		\$\$ Thousands	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	<div>Leverage Urban Design and Beautification Conceptual Master Plan December 2016 HIGH - 8-10 completely aligned to Bellaire Vision master plan MEDIUM -4-7 some alignment with Master LOW 1-3 little alignment with Master 0- NO apparent alignment as determined by majority of P&Z Commission</div>							
Potential Development Options																
TRB	TREND															
EXAMPLE OF USE																
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 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	

Attachment: Written Comment Log - Chevron Property - 20170330172829967 (2199 : Consideration-Comp Plan)

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.

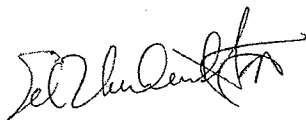
With no explanation, we make guesses. We're certain we aren't being ignored, so the guesses focus on the principles P&Z might be using to make its recommendations. Some of the guesses gain momentum and look like conspiracy theories. The guesses and theories are denied, but they aren't answered. And the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

Attachment: Written Comment Log - Chevron Property - 20170330172829967 (2199 : Consideration-Comp Plan)

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]

Attachment: Written Comment Log - Chevron Property - 20170330172829967 (2199 : Consideration-Comp Plan)

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

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Attachment: Written Comment Log - Chevron Property - 20170330172829967 (2199 : Consideration-Comp Plan)



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.

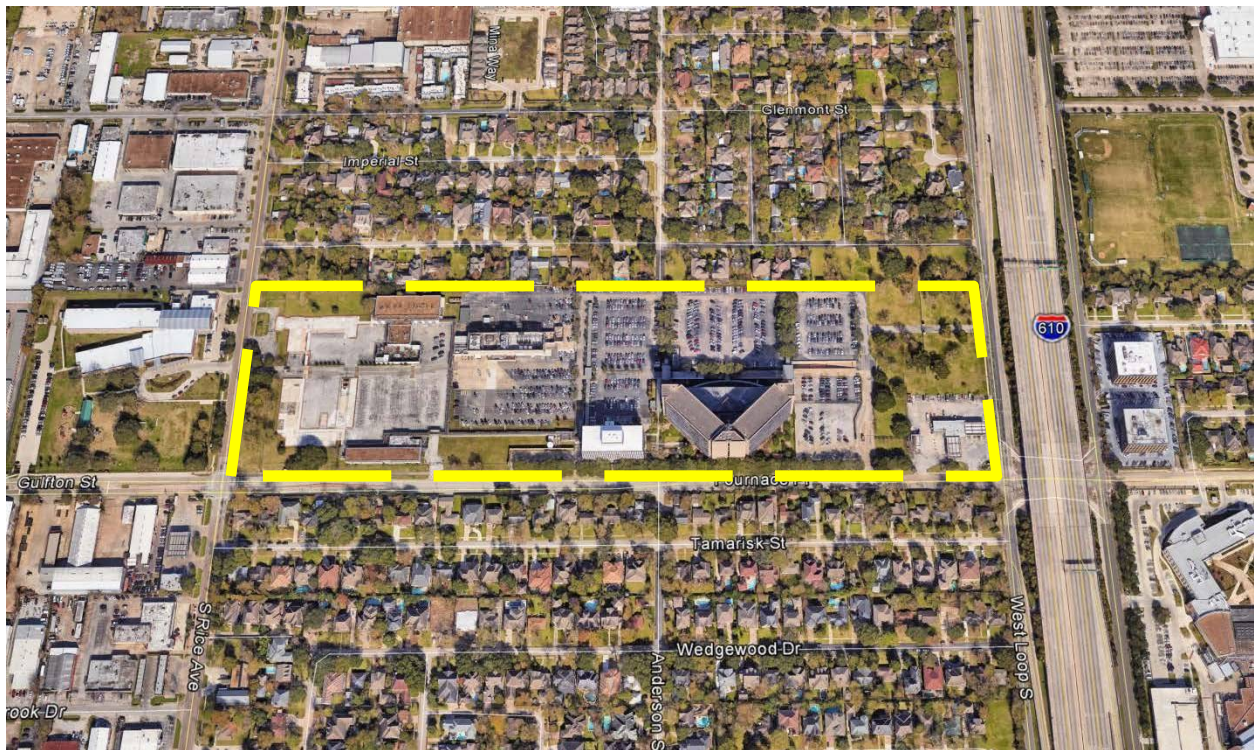
Thank you for your consideration of my proposed amendment. I look forward to a good discussion on Monday evening.

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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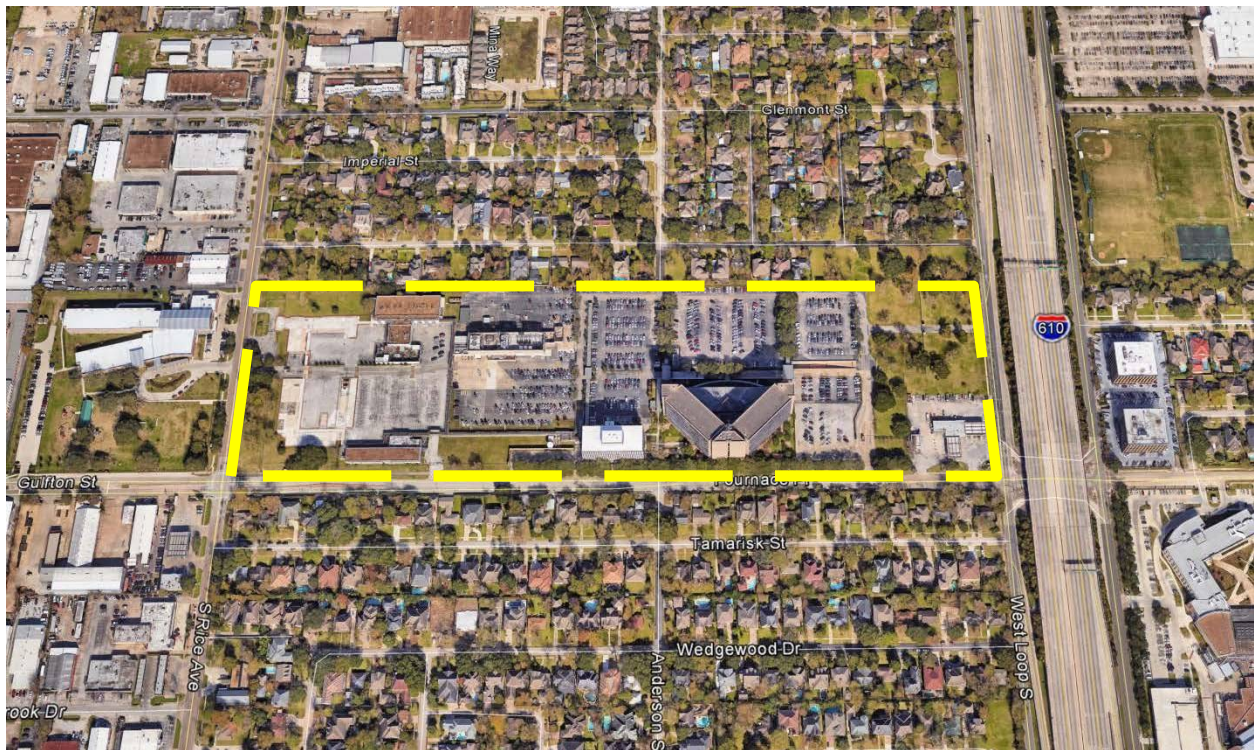
Traditional single-family residential development consistent with Bellaire’s identity as a “City of Homes” should be a permitted use throughout the entire North Bellaire Special Development Area, and “lifecycle” residential developments subject to specific development standards could be a permitted use 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-use~~d~~ 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

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 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. 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.

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Whether pursued through conventional development proposals or PD applications, the 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



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