



CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

APRIL 4, 2018

Council Conference Room

Workshop Session

5:00 PM

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

I. WORKSHOP SESSION

1. Call to Order

Workshop was called to order at 5:06 PM by Chairman Stiggins announced quorum consisting of Commissioners Gordon, Skinner, Saikin and Taylor.

2. Discussion on the City of Bellaire's 2019-2023 Draft Capital Improvement Plan, with an emphasis on incorporating the Flood Hazard Mitigation Report.

Ms. Sampson began with background information of flood hazard activities that will show up in the Capital Improvement Plan. She stated that since October, there has been 8 meetings with Flood Hazard Mitigation Task Force, and as of March 16, City Council has adopted the Flood Hazard Mitigation Report. She mentioned that during these meetings, flood hazards for the City of Bellaire were discussed and identified, along with a discussion of mitigation options and goals from which an action plan was formed. She stated that all meetings were open to the public and at the end of each meeting, they received feedback from anyone in the audience. She announced that a matrix has been adopted into the overall Flood Hazard Mitigation Report. Ms. Sampson then said that a majority of the communications and reports were done by ARKK Engineering, the consulting engineer. She directed the Commission to the Action Matrix Chart, the main product of the Task Force meetings. She mentioned that there was about another week and a half left for open comments on the report, and from there, she will send it to FEMA to get their approval. She stated that the main focus throughout process was to make sure that the City came up with mitigation efforts that are particular and specific to Bellaire. Ms. Sampson informed the Commission if they wanted to understand how activities from the report were going to relate to the CIP, they should refer to the Structural Projects section of the matrix.

Chairmain Stiggins asked if FEMA was going to approve the matrix.

Ms. Sampson answered that FEMA will have to approve the Flood Hazard Mitigation report as part of the process to maintain good standing in the Community Rating System.

Ms. Jordan went through the summary that talked about various inputs and reports that have gone into the thinking behind the CIP and the recommended projects in different areas. She mentioned the draft for the CIP is the same from the last meeting since no changes have been made. She stated there was a letter of recommendation from the Parks and Recreation Advisory Board who want to focus on project completion and safety. She also mentioned there was a sheet that has the recommendations from the City of Bellaire team on how to incorporate and implement structural projects. She stated that Bonds for Better Bellaire 2016 includes street and drainage improvements which have been underway, and that

they do include flood improvements as well. She noted that many of the projects the Flood Hazard Task Force has recommended for future studies and implementations, need to have more studies and feasibility analysis to get a better cost estimate before funding strategies can be developed.

Commissioner Gordon asked for clarification on how the flood mitigation pieces get tacked into the CIP and if the intent is still to spend what has been proposed.

Ms. Jordan responded yes, the proposed fiscal year 2019 is unchanged for the various categories and funding sources.

Commissioner Gordon then questioned how are studies being funded if the current CIP does not have flood mitigation actions.

Mr. Hofmann replied that the City of Bellaire has been implementing drainage projects consistently with bond programs for the last 30 or more years that resulted in flood prevention and drainage management. He then stated that the City has been making sure it's doing everything needed to line up for funding from FEMA that is being administered through the Texas Department of Emergency Management such as notices of intent to have projects funded through that money. He stated if the City is eligible for grant funding for a major regional project, it would come from the 2019 bond program. If needed, the City may need to borrow from the 2016 bond program or reallocate funds.

Ms. Jordan confirmed that the current CIP was not updated with the Task Force recommendations mainly because we do not have good cost estimates to know how to start budgeting.

Commissioner Saikin asked if what was recommended from the 2016 engineer's report is already incorporated into the CIP.

Mr. Hofmann and Mr. Andrews both answered yes.

Ms. Jordan summarized the general plan for implementing all of the inputs of information and recommendations over the next several years. She stated that it is broken down into 3 categories: existing projects, recommended projects that could be part of Bonds for Better Bellaire, and the 100-year detention program. She mentioned that the notice of intent has been submitted for moving the Waste Water Treatment Plant to City of Houston.

Commissioner Skinner asked if there would be an increased cost to citizens if Bellaire's waste water facility moves to Houston.

Mr. Hofmann said he can't be sure because it is uncertain if the City of Houston would charge the same amount to treat Bellaire's waste water. He added there would be additional capital costs to move our facilities to Houston's.

Chairman Stiggins asked how would Bellaire protect itself if it is combined with Houston.

Mr. Hofmann stated we would have to be careful, but the collection system would still be Bellaire's. Houston would be responsible for any issues with TCEQ or EPA standards.

Ms. Jordan mentioned that there are 3 projects (items 3, 6, and under the Structural Improvements section of the matrix) recommended to reallocate funds in order to complete feasibility studies for determining the costs and benefits for the 3 projects. If it's determined that they are good projects execute, funds can be added to the Bonds for Better Bellaire 2019 since we will know how much these projects will cost, and also be better equipped to talk to the voters about it. Ms. Jordan reviewed the structural improvements of the matrix and provided examples of each.

Chairmain Stiggins asked in general, if any feasibility study would come out of the general fund.

Ms. Jordan replied that there is no definite answer on that.

Mr. Hofmann added that it would come from the CIP cash or the general fund of other projects, not the one that pays for operations.

Chairman Stiggins asked how much would it cost to complete the studies.

Mr. Andrews answered at least \$50,000 per study.

Commissioner Saikin stated that the general feeling was that what's being said is not translating into the documents that they've received from the CIP, and that most of the projects do not seem realistic.

Ms. Jordan responded that in the current fiscal year, there are projects that have already been funded and have the opportunity to evaluate those projects, and maybe will no longer proceed with projects that were approved last year. It is also an option to change projects that are being asked for next year. She asked the Commission for input on what projects they would not want to see go away and what projects they think could be done without right now to do the studies instead.

Mr. Hofmann mentioned that he will have to make a recommendation to City Council and would like to be able to say that he's listened to Planning and Zoning, and the Parks Board in making his recommendation where he can take into consideration everyone's input.

Commissioner Gordon stated that the Commission considers flood control activities to be the number one priority and believes that the Commission would not give much resistance towards prioritizing the studies.

Commissioner Skinner said that it seemed that safety and health issues need to have priority and that everything else is pushed to the side and save money for the 3 flood mitigation studies.

Chairman Stiggins stated that we need to be more transparent in the CIP about how much money these studies and projects are going to cost for the average resident to understand.

Mr. Hofmann clarified that the CIP is still a work in progress and that if the Commission or Chair wants to be more precise in their recommendation in regards to what will be studied and how much it will cost, he would be happy to take a few extra weeks to do so.

Chairman Stiggins mentioned that he would like to add in a tie between CIP and what's going to happen so the residents can visually understand what's going to happen. He asked if Commissioner Gordon would repeat his recommendation.

Commissioner Gordon recalled his recommendation of the City peeling back, or eliminating, non-essential items for all aspects of the budget and prioritize flood mitigation studies and fast track flood mitigation projects.

Chairman Stiggins requested to add that it actually represent what's its going to cost.

Commissioner Gordon asked Mr. Hofmann if he would be going to City Council with a bond number.

Mr. Hofmann answered that he would be and would be tying it into the City's fiscal forecasting to talk to the Council about affordability and tax rate. After discussion from the Commission about tax rates and property values, Mr. Hofmann stated that what property actually sells for and what taxes are paid in Bellaire is not necessarily reflected by the appraisal district. He then mentioned that we do not have a preliminary role from the appraisal district, but we are in conversation with them because we are trying to forecast it. He stated that he does not project a tax rate, but a revenue need to determine how much money we need to cover services and operations. He mentioned that the recommendation from the Flood Mitigation Task Force is to spend more money on flood mitigation than ever before, and that it will ultimately be up to the City Council to decide on spending.

Commissioner Skinner said that the message they'd want to put forward is flood mitigation priority, safety and security, and maintenance.

Chairman Stiggins added that he'd like for the recommendation to include in the CIP the best estimate of the study cost.

Mr. Hofmann stated that he rather not identify where the money comes from and instead be more precise in how much the studies cost.

Chairman Stiggins summarized the Commission's recommendation for the CIP to focus all costs on flood control issues and the costs.

Commissioner Gordon inquired about the other 9 structural improvement projects and if they were currently not proposed to be studied with the available funds.

Ms. Sampson answered that all 12 are represented throughout the matrix, but not all 12 are studies.

Commissioner Saikin questioned if anything from the 2016 study has not been implemented yet.

Mr. Hofmann answered yes, and that there is a limit of how much can be done with current resources.

Commissioner Skinner asked when their letter of recommendation would be going to Council.

Mr. Hofmann replied that it would be a part of the recommended capital plan from him, hopefully in early May.

Commissioner Gordon asked if they could get a draft before the meeting.

Ms. Parcus answered that a draft will be a part of the agenda packet.

3. Public Comments

There were no public comments.

4. Adjournment

Chairman Stiggins closed the workshop at 6:51 PM.