

CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

MAY 21, 2018

| | | |
|-----------------|-----------------|---------|
| Council Chamber | Regular Session | 6:00 PM |
|-----------------|-----------------|---------|

7008 S. RICE AVENUE
BELLAIRE, TX 77401



Mayor

Andrew S. Friedberg

Mayor Pro Tem

Gus E. Pappas

Council Member

Trisha S. Pollard

Council Member

Michael Fife

Council Member

Neil Verma

Council Member

Pat B. McLaughlan

Council Member

David R. Montague

Mission Statement:

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

REGULAR SESSION - 6:00 P.M.

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

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

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

D. Pledges to The Flags - Michael Fife, Council Member.

1. U.S. Pledge of Allegiance:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

2. Pledge to the Texas Flag:

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

I. PUBLIC HEARING (SPECIFIC USE PERMIT AMENDMENT FOR TEMPORARY USE OF ELEMENTARY SCHOOL)

A. Reading of the Notice of Public Hearing - Tracy L. Dutton, City Clerk.

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

C. Presentation of Proposal:

Public hearing on an application filed by Steven Gee, Houston Independent School District Project Manager, for an amendment to Specific Use Permit S-89, as required by Chapter 24, Planning & Zoning, Section 24-532 B. (2) a), to include an addendum that allows for the temporary use of the existing Gordon Elementary School site by Kolter Elementary School until such time that construction is complete on the new Kolter Elementary School campus and students are able to occupy the new building. The property is located at 6300 Avenue B, within the R-3 Residential Zoning District - Submitted by ChaVonne Sampson, Director of Development Services.

D. Public Comment.

The Mayor will recognize speakers who have completed a sign-up sheet prior to the commencement of the public hearing. Each speaker shall have a time limit of up to five (5) minutes, with no extension, and with notice after four (4) minutes that one (1) minute is left.

E. Questions from the Mayor and City Council.

F. Close of the Public Hearing.

Oral public comment on the subject matter of the public hearing will not be received following the close of the public hearing. The public may submit written comments to the City Council prior to its final deliberation. All written comments must be received in the City Clerk's office by noon on the Thursday preceding the meeting of final

deliberation for inclusion in the official record of the proceedings. It is anticipated that final deliberation will occur on Monday, June 4, 2018; therefore, written comments should be submitted by noon on Thursday, May 31, 2018.

G. Adjourn.

II. REGULAR MEETING

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

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

C. Approval of Minutes:

Consideration of and possible action on the adoption of the minutes of the Special Session (Pre-Budget Planning Workshop) of the City Council of the City of Bellaire, Texas, held on Thursday, May 3, 2018, and on the minutes of the Regular Session of the City Council of the City of Bellaire, Texas, held on Monday, May 7, 2018 - Submitted by Tracy L. Dutton, City Clerk.

1. Mayor and Council - Special Session (Pre-Budget Planning Workshop) - May 3, 2018 8:30 AM
2. Mayor and Council - Regular Session - May 7, 2018 7:00 PM

D. Personal/Audience Comments.

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

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

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

E. 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.

2. Presentation of the FY 2018 Second Quarter Report for the City of Bellaire, Texas
- Submitted by Terrence Beaman, Chief Financial Officer.

F. New Business:**Adoption of Ordinance(s)/Resolution(s)**

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the abandonment and subsequent sale of an interest in the twenty-five (25) foot wide alley owned by the City of Bellaire to the abutting property owners, being 3,125 square feet of an alley located between Lots 18 and 19, in Block 45 of Town of Bellaire, a subdivision in Harris County, Texas, commonly known as the twenty-five (25) foot wide alley located on the north line of the 5200 Block of Cedar Street, Bellaire, Texas; authorizing Petitioners Sagstex Investments, LP, and Wolfie's Swim School, LLC, to each purchase one-half (1/2) of said 3,125 square feet of an alley from the City of Bellaire, Texas; and authorizing the City Manager and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, any documents necessary to effectuate such abandonment and sale including, but not limited to a Special Warranty Deed for said 3,125 square feet of land - Submitted by ChaVonne Sampson, Director of Development Services.

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

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

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

See Texas Government Code, Chapter 551, Open Meetings Act, Section 551.0415.

H. Adjourn.

Mayor and Council

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401-4411



Meeting: 05/21/18 06:00 PM
Department: Development Services
Category: Public Hearing
Department Head: ChaVonne
Sampson
DOC ID: 2518

**SCHEDULED
INFORMATION ITEM (ID
2518)**

Item Title:

Public hearing on an application filed by Steven Gee, Houston Independent School District Project Manager, for an amendment to Specific Use Permit S-89, as required by Chapter 24, Planning & Zoning, Section 24-532 B. (2) a), to include an addendum that allows for the temporary use of the existing Gordon Elementary School site by Kolter Elementary School until such time that construction is complete on the new Kolter Elementary School campus and students are able to occupy the new building. The property is located at 6300 Avenue B, within the R-3 Residential Zoning District - Submitted by ChaVonne Sampson, Director of Development Services.

Background/Summary:

Kolter Elementary School, located at 9710 Runnymede Drive in Houston, Texas, began utilizing the former Gordon Elementary School property in September of 2017, after sustaining significant damage to their campus during Hurricane Harvey. At that time, the school was granted a temporary Certificate of Occupancy, which is only valid until the Spring of 2018. In December of 2017, the Houston ISD Board of Education approved a plan to demolish and rebuild Kolter Elementary School. Therefore, HISD is before the City Council to request an amendment to Specific Use Permit, S-89, to include an addendum that allows for the temporary use of the former Gordon Elementary School site by Kolter Elementary, until such time that construction of the new campus is complete and students are able to occupy the new building.

Site Details

Property Owner: Houston Independent School District
Applicant: Steven Gee, Project Manager

Location: 6300 Avenue B

Legal Description: Gordon Elementary School, a 5.9404 acre tract of land out of Lot 2, Block 4, Westmoreland Farms Amended First Subdivision in the J. Blessing Survey, Harris County, Texas

Current Zoning: R-3 Residential District

Requested Zoning: R-3, with a Specific Use Permit

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Loop 610

Current Land Use: Private School/SUP

Direction: East

Current Base Zoning: CMU/R-3

Current Land Use: Commercial/Residential

Direction: South

Current Base Zoning: R-1

Current Land Use: City Park

Direction: West

Current Base Zoning: R-3

Current Land Use: Residential

Traffic Impact: A Traffic Impact Analysis (TIA) has been submitted, and is included in the packet.

Parking: Off-street vehicle parking requirements for a school are based on existing conditions.

Drainage: A drainage plan will be filed with the building permit application.

Public Safety

Police: Generally, security for a HISD site is handled by HISD Police with support, as needed, from the Bellaire Police Department.

Fire: The Fire Marshal participates in the review of the building plans and will comment as appropriate at that time.

Previous Council Action Summary:

On September 18, 2017, the Houston Independent School District (HISD) was granted Specific Use Permit S-89, approved by City Council with Ordinance No. 17-055, to reconstruct Bellaire High School (BHS) at its current site and to reuse the former Gordon Elementary/Mandarin Chinese Immersion School (Gordon) site for baseball and softball fields that will host varsity practices and junior varsity and freshman practices and games.

Fiscal Impact:

N/A

City Attorney Review:

N/A

Recommendation:

No action is required on May 21st. This item is scheduled to be on City Council's June 4th agenda for consideration, and will be supported by a staff analysis.

ATTACHMENTS:

- SUP Application - 6300 Avenue B (PDF)
- 6300 Avenue B P&Z Materials (PDF)

HISD | Construction Services

SERVICE EXCELLENCE

January 29, 2018

Ms. ChaVonne Sampson
Director of Community Development
City of Bellaire
7008 South Rice Avenue
Bellaire, TX 77401

**RE: Planning and Zoning Commission
Specific Use Permit Amendment
HISD Bellaire High School Rebuild**

Dear Ms. Sampson:

Enclosed is the Houston Independent School District's application for a specific use amendment to temporarily continue to use the existing Gordon Elementary School site at 6300 Avenue B in its current condition and configuration as an elementary school. In conjunction with our architecture firm, PBK Architects, Houston Independent School District (HISD) is requesting that this specific use amendment be considered at the March 8, 2018 Planning and Zoning Commission meeting.

As you are aware, the site of the old Gordon Elementary School is currently being used by Kolter Elementary School since the existing Kolter campus was severely damaged by Hurricane Harvey. It has been determined by the HISD Board of Trustees that the Kolter campus will be rebuilt rather than simply repaired due to extreme storm damage. As such, Houston Independent School District requests to continue to use the existing Gordon site for Kolter Elementary School until construction is completed on the new Kolter Elementary School campus and students are able to occupy the new school (anticipated to be January 2020).

This specific use amendment request is not intended to supersede the previous specific use permit for this site approved by the City of Bellaire on September 18, 2017. Houston Independent School District intends to move forward with the previously approved use immediately following Kolter Elementary students vacating the Gordon property.

Traffic impact has been analyzed by a traffic engineer, Traffic Engineers Inc., in order to document the anticipated traffic load from the current use, and their report is provided in this packet as required.

PBK Architects, is delivering this letter, our check in the amount of \$1,055.00 for the application fee, and the following items to you:

- Site Survey
- Owner's certificate
- Aerial photo of vicinity map
- Aerial photo of location map
- Traffic Impact Analysis, Traffic Engineers Inc.

Please let us know of any additional information you need in order to process our application. We very much appreciate your assistance.

Sincerely,



Steven Gee Jr.
HISD Project Manager
sgee@houstonisd.org
713-556-9261

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)

BENCHMARK:
CITY OF BELLAIRE SURVEY MARKER NO. 38
2" BRASS DISK IN CONCRETE STAMPED "BM38" SURVEYED DECEMBER 2004, LANDTECH
CONSULTANTS, INC.
ELEVATION = 53.90' (NAVD 88, 2001 ADJUSTMENT)

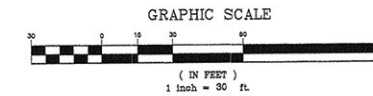
TBM A:
BOX CUT ON SOUTHWEST CORNER OF CONCRETE FOR INLET, AS SHOWN HEREON.
ELEVATION = 50.93'

TBM B:
BOX CUT ON SOUTHWEST CORNER OF CONCRETE BY TRASH CAN, AS SHOWN HEREON.
ELEVATION = 52.76'

TBM C:
BOX CUT ON NORTHEAST CORNER OF CONCRETE, AS SHOWN HEREON.
ELEVATION = 52.02'

TBM D:
BOX CUT ON SOUTHEAST CORNER OF CONCRETE FOR INLET, AS SHOWN HEREON.
ELEVATION = 51.90'

- NOTES:
- 1.) THIS IS NOT A BOUNDARY SURVEY.
 - 2.) BOUNDARY INFORMATION IS SHOWN HEREON PER RECORDED DEEDS PROVIDED BY COURTHOUSE SPECIALISTS.
 - 3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4802G-C-0885 I, EFFECTIVELY DATED JUNE 18, 2007, THIS PROPERTY LIES IN ZONE "AE", A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 - 4.) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE SHOWN PER RECORD DRAWINGS, SIZES, DEPTHS, AND LOCATIONS MAY VARY. FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.
 - 5.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.



- LEGEND
- CLF - CHAIN LINK FENCE
 - COL - COLUMN
 - CONC - CONCRETE
 - CS - CHAIN SURVEY
 - CT - COILING TOWER
 - DO - DOWN OUT
 - FI - FIRE HYDRANT
 - FND - FUND
 - GI - GRATE INLET
 - GM - GAS METER
 - H.C.S.P. - HARRIS COUNTY CLERK'S FILE
 - H.C.M.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - ICV - IRRIGATION CONTROL VALVE
 - IR - IRON ROD
 - LS - LIGHT STANDARD
 - MH - MANHOLE
 - ML - METAL LID
 - KNV - NOT FIELD VERIFIED
 - PP - POWER POLE
 - PT - PICNIC TABLE
 - RCP - REINFORCED CONCRETE PIPE
 - RD - ROAD DRAIN
 - R.O.W. - RIGHT OF WAY
 - SW - SANITARY
 - STM - STORM
 - STN - SQUARE
 - TBM - TEMPORARY BENCHMARK
 - TC - TOP OF CURB
 - UT - UTILITY
 - TDV - TOP OF DRAIN VALVE
 - V - VIT
 - VF - WATER FAUCET
 - VV - WATER VALVE



SURVEY
C-0

| | |
|--|---|
| | TEXAS ENGINEERING AND MAPPING 12210 CENTURY DRIVE STAFFORD, TEXAS 77477 PHONE: 281.491.8585 FAX: 281.491.2535 |
| TOPOGRAPHIC SURVEY OF A PORTION OF GORDON ELEMENTARY SCHOOL A 5.9404 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 4, WESTMORELAND FARMS AMENDED FIRST SUBDIVISION, (VOL. 3, PG. 80; H.C.M.R.) IN THE J. BLESSINGS SURVEY HARRIS COUNTY, TEXAS | |
| SCALE: 1"=30' | DRAWN BY: DRJ |
| DATE: 4-16-12 | JOB NO.: 1034-1 |
| | CALC. BY: BWN |
| | KEY MAP: 531 D.H. |

FOR REFERENCE ONLY

THE STATE OF TEXAS :
 : KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF HARRIS :

That we, CHOYCE ALLISON and wife, IMOGENE G. ALLISON, residents of Harris County, Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration cash in hand paid by the HOUSTON INDEPENDENT SCHOOL DISTRICT, a body corporate created by virtue of a special Act of the 38th Legislature of the State of Texas, approved by the Governor of the State of Texas on March 20, 1923, of the County of Harris, State of Texas, the receipt of which is hereby acknowledged and confessed, have GRANTED, BARGAINED, SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and by these presents do GRANT, BARGAIN, SELL, ASSIGN, TRANSFER and CONVEY unto the said HOUSTON INDEPENDENT SCHOOL DISTRICT of the County of Harris, State of Texas, that certain parcel or tract of land containing 3.188 acres out of Lot 2, Block 4, Amended First Subdivision of Westmoreland Farms in the J. Blessing Survey, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the intersection of the west line of Avenue B and the south line of Richmond Road, said point being the northeast corner of this tract of land;

THENCE South along the west line of Avenue B 588.30 feet to a 1-inch iron rod, the southeast corner of this tract of land;

THENCE West 221.0 feet of a 1-inch iron pipe in the center of a drainage ditch, the southwest corner of this tract of land;

THENCE North $13^{\circ} 36' 22''$ West along the center line of said drainage ditch 418.30 feet to a 1-inch iron rod in the south line of Richmond Road;

THENCE North $60^{\circ} 22' 30''$ East along the south line of Richmond Road 367.30 feet to the place of beginning and containing 3.188 acres of land.

73?
138

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Houston Independent School District, its successors and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Houston Independent School District, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS OUR HANDS this the 19th day of February, 1952.



Choyce Allison
Imogene G. Allison

THE STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, on this day personally appeared CHOYCE ALLISON and wife, IMOGENE G. ALLISON, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said IMOGENE G. ALLISON, wife of the said Choyce Allison, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Imogene G. Allison, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of February, 1952.

John A. O'Connell
Notary Public in and for
Harris County, Texas

Filed for Record Feb 21 - 1952 at 10:50 o'clock 9.M

Recorded Mar 5 - 1952 at 11:44 o'clock 9.M

W. D. MILLER, Clerk County Court, Harris County, Texas.

By Terrell Brunson Deputy.

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)

980742

THE STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS :

That the RICHWOOD CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Texas and having its principal office in Houston, Harris County, Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration cash in hand to it paid by the HOUSTON INDEPENDENT SCHOOL DISTRICT, a body corporate created by virtue of a special act of the 38th Legislature of the State of Texas, approved by the Governor of the State of Texas on March 20, 1923, the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, ASSIGN, TRANSFER and CONVEY unto the said HOUSTON INDEPENDENT SCHOOL DISTRICT, of the County of Harris, State of Texas, the following described tract of land in Harris County, Texas, to-wit:

2.75⁴ acres of land out of Lot 2, Block 4, Amended First Subdivision of Westmoreland Farms in the J. Blessing Survey, Harris County, Texas, according to the map of said subdivision recorded in Vol. 3, Page 60 of the Map Records of Harris County, Texas, and being more particularly described as follows:

BEGINNING at a 1-inch iron rod, the northeast corner of this tract of land on the south line of Richmond Road in the center of a drainage ditch, said point being also the northwest corner of a tract of land formerly owned by Choyce Allison, et ux;

THENCE S. 13° 36' 22" E. along the center line of said drainage ditch 418.3 feet to a 1-inch iron pipe, the southeast corner of said tract of land, same being the southwest corner of said Allison tract;

THENCE W. 414.0 feet to a 1-inch iron rod in the west line of said Lot 2, the southwest corner of this tract of land;

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)

THENCE North 227.1 feet along the west line of said Lot 2 to a 1-inch square iron rod in the south line of Richmond Road;

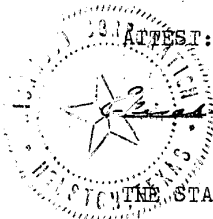
THENCE N. 60° 22' 30" E. along the south line of Richmond Road 362.95 feet to the place of beginning and containing 2.754 acres of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Houston Independent School District, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Houston Independent School District, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Richwood Corporation has caused these presents to be executed and attested, and its corporate seal hereunto fixed, by its officers thereunto duly authorized, this the 17th day of March, 1952.

RICHWOOD CORPORATION

By H. M. Coatesville Jr.
Vice-Pres.



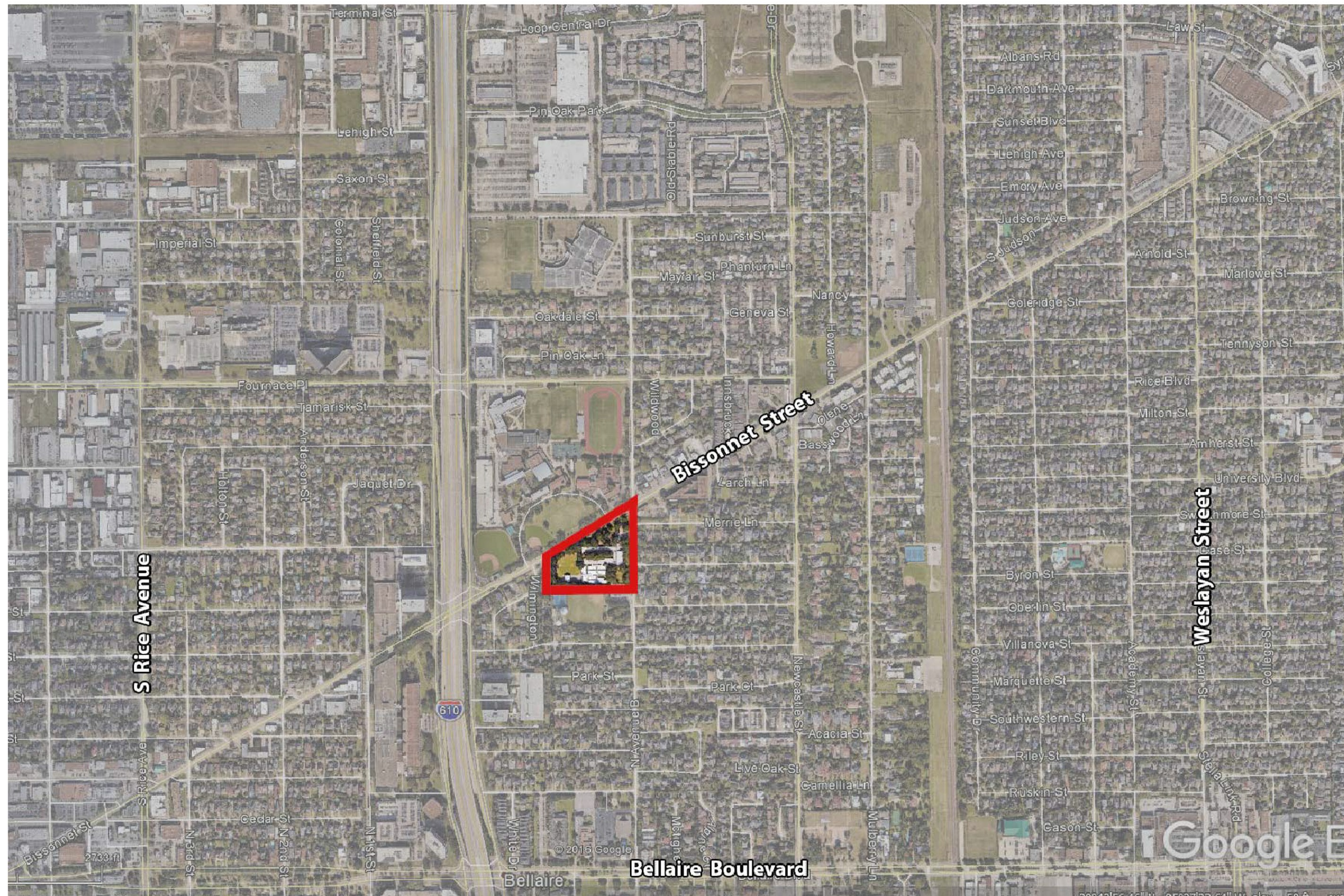
THE STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, on this day personally appeared H. M. Coatesville Jr. Vice President of the RICHWOOD CORPORATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this the 17th day of March, 1952.



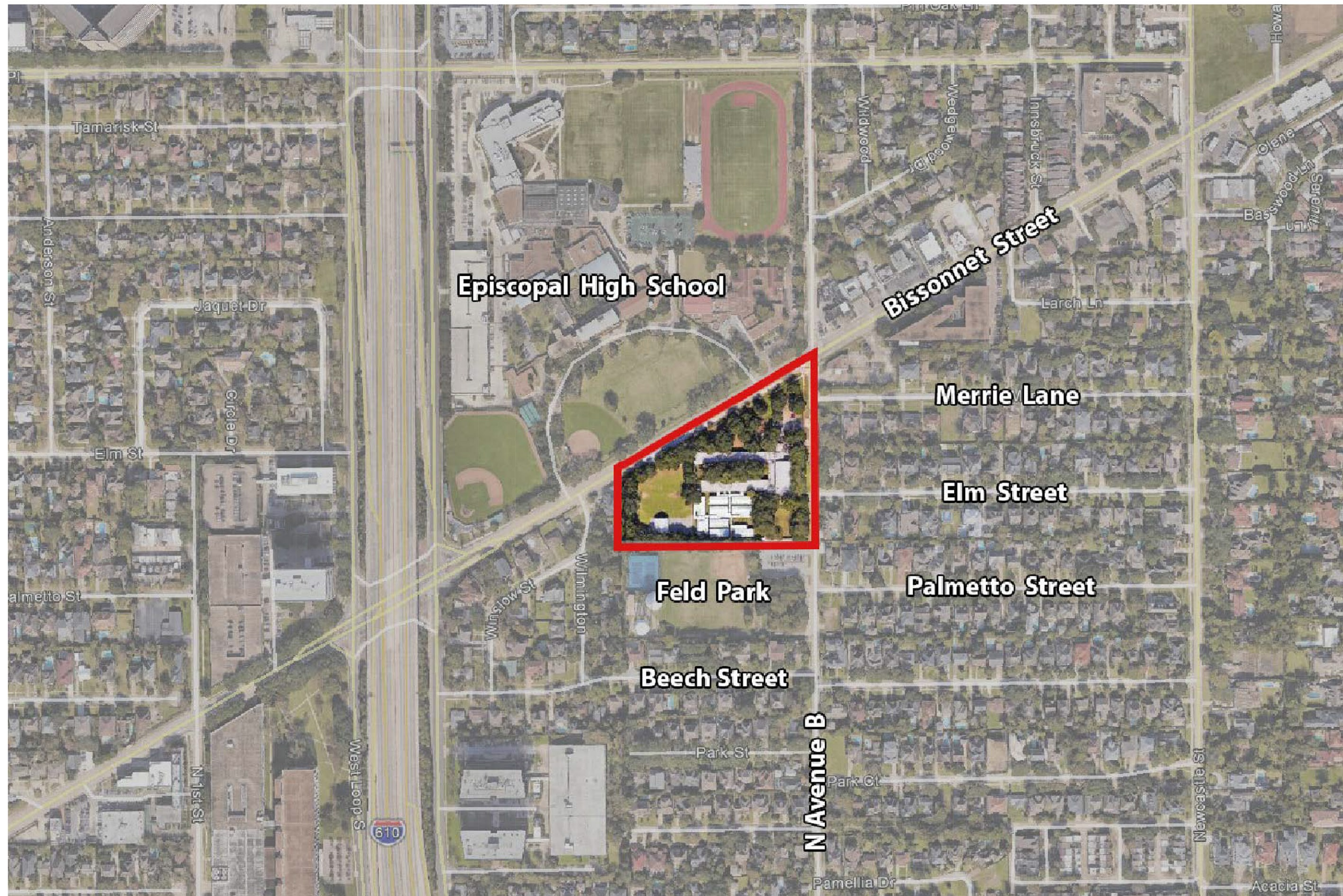
B. E. Baumgardner
Notary Public in and for
Harris County, Texas



BELLAIRE HS Baseball Field - Bellaire, TX
HOUSTON INDEPENDENT SCHOOL DISTRICT

Vicinity Map





BELLAIRE HS Baseball Field - Bellaire, TX
HOUSTON INDEPENDENT SCHOOL DISTRICT

Location Map
 0 120 240 480 FT



BELLAIRE HS Baseball Field - Bellaire, TX
HOUSTON INDEPENDENT SCHOOL DISTRICT

Existing Site Plan



Temporary Kolter Elementary School Site Traffic Study

Prepared for



Prepared by
Traffic Engineers, Inc.
Texas Registration #F-3158

Report
April 11, 2018



Dustin W. Qualls, PE, PTOE

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INTRODUCTION

Kolter Elementary School was one of the five schools relocated after Hurricane Harvey. Kolter Elementary School is temporarily being housed at the former Gordon Elementary School site which is also slated for the future Bellaire High School Baseball Field.

The relocated Kolter Elementary School Site is located to the south of Bissonnet Street and west of North Avenue B (see **Figure 1**). The student enrollment at Kolter Elementary School as of January 22nd, 2018, was 645. The approximate number of staff at Kolter Elementary School is 55.

This study evaluates the traffic impacts associated with the arrival and dismissal peak period traffic at the relocated Kolter Elementary School.



FIGURE 1: SITE LOCATION

EXISTING ROADWAY CONDITIONS

North Avenue B - Direct access to the school site is provided via North Avenue B, a two-lane undivided roadway with curb and gutter. North Avenue B is located east of the school and runs as a north-south roadway. The posted speed limit on North Avenue B is 30 mph. Monday through Friday, the section of North Avenue B north of Bissonnet Street becomes a one-way southbound street between the hours of 7:45 to 9:00 AM and 4:00 to 5:00 PM.

Bissonnet Street - Regional access to the site is provided via Bissonnet Street, a five-lane roadway with a two-way left-turn lane. The posted speed limit on Bissonnet Street is 35 mph.

EXISTING TRAFFIC OPERATION CONDITIONS

Traffic Engineers, Inc. observed traffic operations at Kolter Elementary School in January 2018 during school arrival and dismissal peak periods. The following vehicular and pedestrian patterns were observed (as shown in Figure 2):

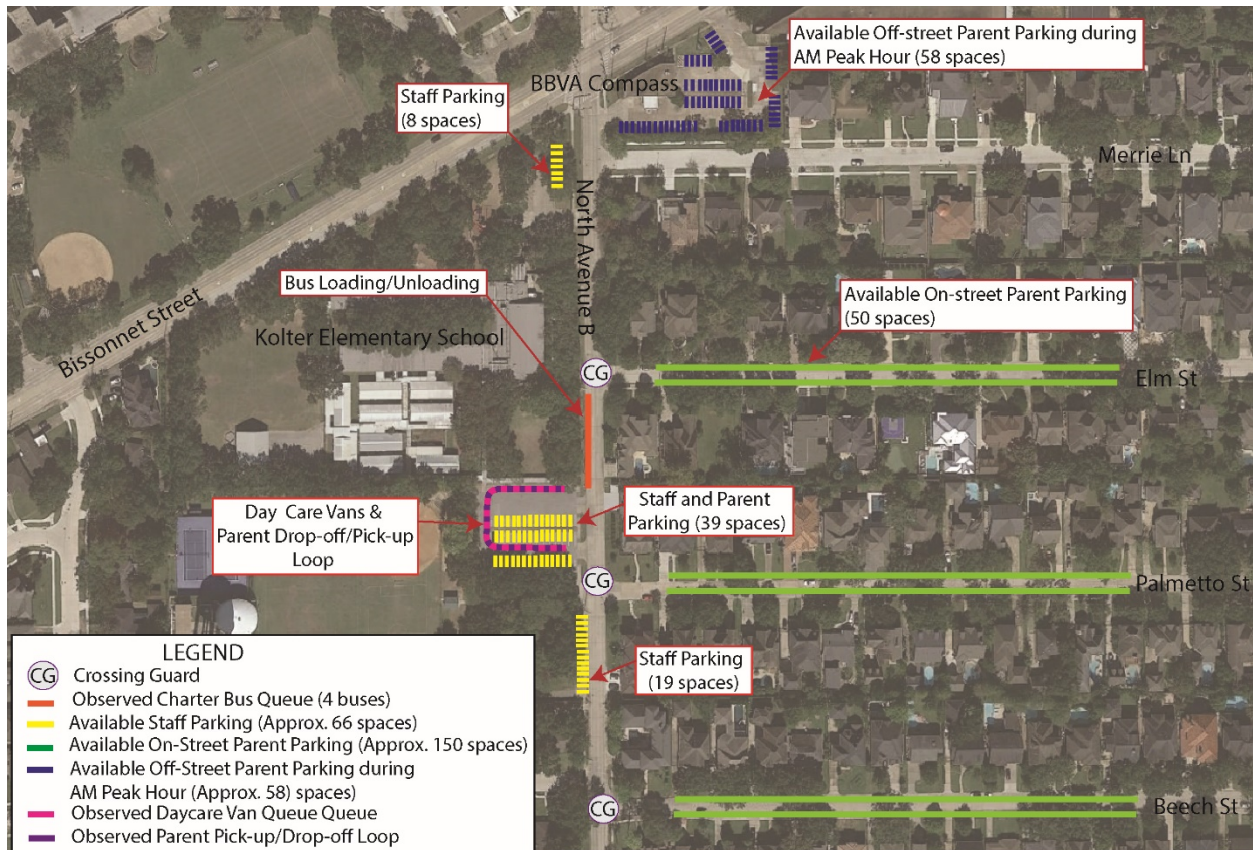


FIGURE 2: EXISTING CONDITIONS

TRAFFIC CIRCULATION PLAN

- The main student drop-off/pick-up location is at the driveway located to the south of the school building. Parents and day care vans were observed looping around this driveway to drop-off/pick-up students (See Figure 2).
- The traffic associated with the arrival and dismissal operations at the school site dissipated in less than 15 minutes and did not create any adverse bottlenecking on Bissonnet Street.

PEDESTRIAN AND SCHOOL SPEED ZONE SIGNING

- Crossing guards were helping students cross at the intersection of North Avenue B at Elm Street, North Avenue B at Palmetto Street, and North Avenue B at Beech Street.
- A school speed zone exists on North Avenue B that complies with the arrival and dismissal times for Kolter Elementary School. The bell schedule for arrival and dismissal at Kolter Elementary School is 7:45 am and 3:05 pm respectively. The reduced speed limits on North Avenue B apply between 7:15-8:15 am and 2:30—3:30 pm on school days.

PARKING ANALYSIS

- Staff Parking: There are approximately 66 spaces for staff parking. This is enough to accommodate the staff parking needs.
- On-street Parent Parking: On-street parent parking is available on Elm Street, Palmetto Street and Beech Street. It should be noted that parents were observed parking on Merrie Lane despite parking restrictions on Merrie Lane from 7:00 AM to 5:00 PM on weekdays.
- Off-Street Parent Parking:
 - a. BBVA Compass Parking Lot: The BBVA Compass Bank located at the northeast corner of the intersection of North Avenue B and Merrie Lane has agreed to let parents park in their lot during the AM peak hour. Parents were observed using this parking lot during the AM peak hour. The approximate number of parking spaces in this lot is 58.
 - b. School Parking Lot: Parents were observed parking in the school parking lot located to the south of the school building.

MODE SHARE

- Approximately 75 percent of the students at Kolter Elementary School were bused to/from the school site in four large charter buses. The remaining 25 percent either walked or were dropped-off/picked-up by their parents.

Field photos taken during the arrival and dismissal peak period of Kolter Elementary School are provided in the Appendix.

RECOMMENDATION

Based upon observations by Traffic Engineers, Inc. in January of 2018, the traffic generated by the arrival and dismissal operations at relocated Kolter Elementary School dissipated in less than 15 minutes and no other traffic impacts were generated. No mitigation measures are recommended for the present time.

With Kolter Elementary School remaining at the Gordon Elementary site until January of 2020, traffic should be monitored for any adverse conditions along Avenue B. However, no long-term measures are recommended due to the temporary nature of Kolter ES inhabiting the Gordon school site. The charter buses provide a much-needed shuttle system from the existing Kolter Elementary School campus and the temporary campus. These shuttle buses greatly reduce the parent vehicle demand and get the students onto and off of the campus quickly and efficiently.

Appendix-Existing Conditions

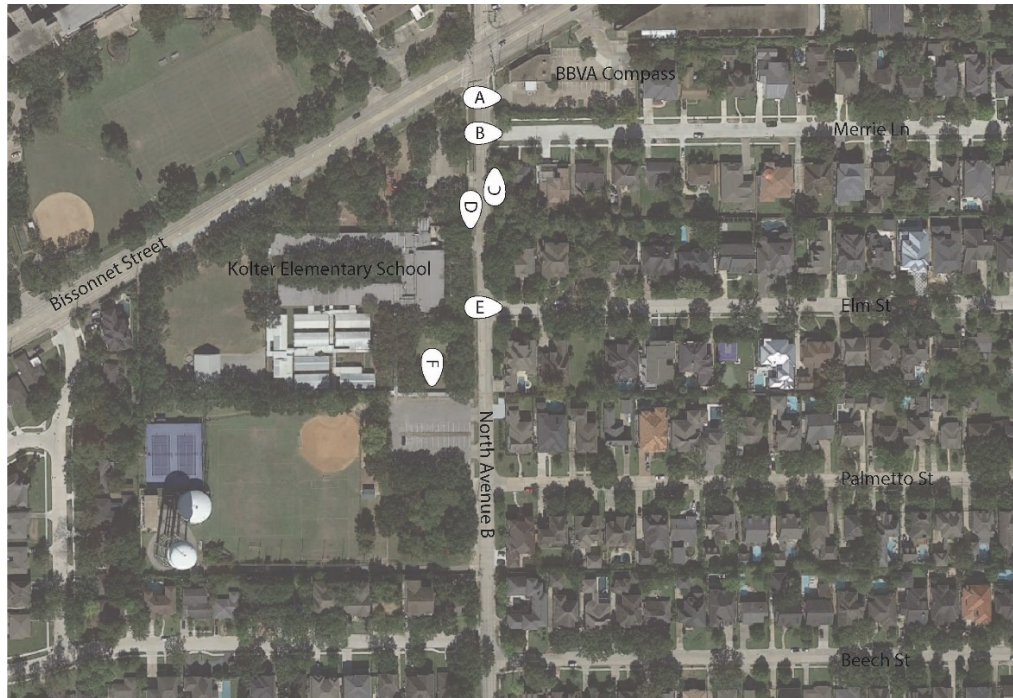
Existing Conditions - Location A



LOCATION A: BBVA COMPASS PARKING LOT BEING USED FOR PARENT PARKING DURING AM PEAK HOUR

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)

Existing Conditions - Location B



LOCATION B: PARENTS PARKED AT MERRIE LANE

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)

Existing Conditions - Location C



LOCATION C: PARENTS PARKED AT MERRIE LANE

Existing Conditions - Location D



LOCATION D: FOUR CHARTER BUSES UNLOADING STUDENTS AT THE STUDENT DRIVEWAY

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)

Existing Conditions - Location E



LOCATION E: CROSSING GUARD HELPING STUDENTS CROSS AT THE INTERSECTION OF NORTH AVENUE B AND ELM STREET

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)

Existing Conditions - Location F



LOCATION F: PARKING LOT LOCATED TO THE SOUTH OF THE SCHOOL BUILDING

Attachment: SUP Application - 6300 Avenue B (2518 : PH-HISD SUP-6300 Avenue B)



CITY OF BELLAIRE

Planning and Zoning Commission

April 12, 2018

To: Mayor and City Council
 From: Marc Steinberg, Vice Chairman, Planning & Zoning Commission *Marc Steinberg*
 CC: ChaVonne Sampson, Director of Community Development
 Subject: Report and Recommendation on an application for an amendment to Specific Use Permit S-89.

On Thursday, March 8, 2018, the Planning & Zoning Commission held a public hearing for the purpose of reviewing an application on a request for an amendment to Specific Use Permit S-89, approved by City Council with Ordinance No. 17-055, and required by Chapter 24, Planning & Zoning, Section 24-532 B. (2) a), to include an addendum within the original Specific Use Permit that allows for the temporary use of the existing Gordon Elementary School site by Kolter Elementary School, until such time that construction is complete on the new Kolter Elementary School campus and students are able to occupy the new building.

Notifications regarding the public hearing were mailed out to all addresses within 500 feet of the property. Any and all persons desiring to be heard in connection with the Specific Use Permit application were invited to speak before the Commission.

Four (4) members of the public spoke in favor of the application.

Concerns/questions from the Commission included:

- Traffic circulation/parking during peak drop-off and pick-up times
- The ability of HISD to fund the rebuild of Kolter Elementary School
- How does the enrollment size of Kolter Elementary compare to the size of the two schools that were previously operated on the property?
- Were any safety requirements waived in an effort to allow Kolter Elementary to occupy the building after Hurricane Harvey?

HISD's representatives informed the Commission that there is currently no queuing area for student drop-off and pick-up, and that parents are utilizing on-street parking in the area surrounding the school to walk their children into the building. HISD's Traffic Engineer stated that he feels as though the plan is very orderly and efficient. Steven Gee, Project Manager for HISD stated that the enrollment size of the school is very similar to what has been there in the past and that no additional buildings were brought onto the site to accommodate for the new students and faculty. Dan Bankhead, HISD's General Manager of Facilities Design, assured the Commission that the funds for the rebuild of Kolter Elementary have been encumbered and that a contractor and architect are already

on board for the project. City staff has confirmed that all required inspections were completed on the property prior to Kolter Elementary occupying the building.

No additional comments were received after the conclusion of the public hearing.

CONSIDERATION

The Commission held a discussion on the bus program that the school district is currently offering, which transports students from the Kolter Elementary site to their temporary site at 6300 Avenue B. Members of the Commission felt that the continuation of this program would help to minimize the adverse effects on traffic within the surrounding neighborhood, and suggested that this be added as a condition to the approval of the application.

HISD's representatives assured the Commission that this was already the intention, and stated that they would be comfortable with a condition of that nature being added to the approval of the request.

RECOMMENDATION

On April 12, 2018, after due consideration and discussion, the Commission found that the application was consistent with the criteria and standards set forth in Section 24-615 of the City of Bellaire Code of Ordinances, and voted 4-0 to recommend approval of the amendment to Specific Use Permit S-89 to City Council, with the following condition:

- HISD must continue to provide the bus program between the Kolter Elementary School site and the former Gordon Elementary School site for the full duration that Kolter Elementary School is housed at 6300 Avenue B, in order to minimize traffic impacts to the neighboring community.

VOTE OF THE COMMISSION

Members present and voting FOR this recommendation to City Council:

Ross Gordon, Lynne Skinner, Marc Steinberg, Weldon Taylor

Members present and voting AGAINST this recommendation to City Council:

None.

Members absent:

Mike Axelrad, Jonatha Saikin, Dirk Stiggins

A. Persons at the meeting who have indicated their desire to be heard on matters of general interest to the Commission by submitting the form provided shall have three minutes to present their comments. The Commission is not permitted to fully discuss, debate, or consider items that are not on the agenda. Questions presented to the Commission may be referred to staff.

There were no general public comments.

V. PUBLIC HEARINGS

Docket # SU-2018-03-Public hearing on an application filed by Steven Gee, Houston Independent School District Project Manager, for an amendment to Specific Use Permit S-89, approved by City Council with Ordinance No. 17-055, and required by Chapter 24, Planning & Zoning, Section 24-532 B. (2) a), to include an addendum within the original Specific Use Permit that allows for the temporary use of the existing Gordon Elementary School site by Kolter Elementary School until such time that construction is complete on the new Kolter Elementary School campus and students are able to occupy the new building. The property is located at 6300 Avenue B, within the R-3 Residential Zoning District.

A. Presentation of the Public Hearing Process

City staff gave an overview of the public hearing process.

B. Presentation by the Applicant

Steven Gee-Project Manager, HISD-Mr. Gee explained that he is before the Commission to ask for an amendment to the current SUP for the property at 6300 Avenue B in order to allow for Kolter Elementary School to continue using the property. He then gave some background information on Kolter Elementary, and stated that there are currently 640 students enrolled and 54 staff members. Mr. Gee explained that there is a mixture of parent drop-off and HISD provided transportation. He stated that there are 9 buses providing transportation from the old school to the new school in order to alleviate some of the traffic/parking issues. Mr. Gee then showed a timeline to explain that this request will not interrupt the construction of the new Bellaire High School at all; however, it will push the construction of the baseball and softball facility that is to be located at 6300 avenue B. He added that construction on those will begin as soon as Kolter Elementary has vacated the premises, and that HISD is looking into other options for the baseball and softball fields until that time.

C. Staff Findings

Ms. Sampson explained that on September 18, 2017, the Houston Independent School District (HISD) was granted Specific Use Permit S-89, approved by City Council with Ordinance No. 17-055, to reconstruct Bellaire High School (BHS) at its current site and to reuse the former Gordon Elementary/Mandarin Chinese Immersion School (Gordon) site for baseball and softball fields that will host varsity practices and junior varsity and freshman practices and games. She added that Kolter Elementary School, formerly located in Houston, Texas, began utilizing the former Gordon Elementary School property in September of 2017, after sustaining significant damage to their campus during Hurricane Harvey. Ms. Sampson stated that at that time, the school was granted a temporary Certificate of Occupancy, which was only valid until the Spring of 2018. She mentioned that in December of 2017, the Houston ISD Board of Education approved a plan to demolish and rebuild Kolter Elementary School. Therefore, HISD is before the

Commission to request an amendment to Specific Use Permit, S-89, to include an addendum that allows for the temporary use of the former Gordon Elementary School site by Kolter Elementary until such time that construction of the new campus is complete and students are able to occupy the new building. Ms. Sampson informed the Commission that notices were sent out on February 21st to 119 properties that were within the 500 foot buffer, and a legal notice was published in the newspaper on February 20th. She stated that HISD submitted a Traffic Impact Analysis, which was included in the packet. Ms. Sampson added that the Development Review Committee has reviewed that and has asked for some additional information to be provided regarding bus routes and student drop off and pick up. She stated that this will be further discussed at the next DRC meeting, and the committee will come up with any recommendations that will be included in the consideration packet for the April 12th meeting.

D. Public Comments

- i. Persons at the meeting who have indicated their desire to address the Commission by submitting the form provided shall have three (3) minutes each to present comments concerning the Application. This time limit may be extended to five (5) minutes at the discretion of the Chair with the consent of the Commission.**

Arnold Kagan-Mr. Kagan stated that he is a resident of Bellaire, and has a personal investment in the school, as his grandchildren are currently enrolled in Kolter Elementary. He added that a substantial amount of stress has been put on the children since Harvey and it would be beneficial for them to be allowed to stay at the same campus until the new school is complete. He asked that it be taken into consideration for the sake of the kids.

Perry Fink-Ms. Fink stated that she also has grandchildren at Kolter, and wanted to make sure that the Commission knows about the personal impact that has been put on the children/families of the school. She added that it would be extremely stressful and very difficult for the children to have to move campuses again. Ms. Fink stated that she hopes that they will be allowed to stay until the school is rebuilt.

Naomi Wittlin-Ms. Wittlin stated that she is a parent of a third grader at Kolter Elementary. She thanked the City of Bellaire for allowing the school to use the temporary space, as a sense of place is not small thing. She added that having a temporary space to call home makes a world of difference in terms of resuming a sense of normalcy, and that the small amount of land on Avenue B has been a gift to the families of the school. Ms. Wittlin stated that it has calmed the children's fears, and that the community and outreach of neighbors has been very re-assuring. She mentioned that the City of Bellaire is part of a larger story, and asked the Commission to allow Kolter students and teachers to continue using the school. She said, "Let us show all who are watching how a city can come together to reassure its children and their families that continuity is possible, and that they are surrounded by caring protection."

Kerri Welsh-Ms. Welsh stated that she is a Bellaire resident and Kolter parent. She thanked the City for allowing Kolter to relocate to the old Gordon Elementary campus for this school year. Ms. Welsh mentioned that a lot of the school's families are still displaced more than 6 months after Hurricane Harvey, and respectfully requested that the City allow the school to continue using the property in order to allow for a sense of continuity among the children.

E. Response of Applicant

There was no response provided by the applicant.

F. Questions from the Commission

Commissioner Taylor stated that his hat is off to all of the Kolter families and how they have handled a very difficult situation. He asked if there is a designated drop-off and pickup line that circles through the property.

Mr. Gee mentioned that when HISD was issued a temporary SUP for Kolter Elementary to utilize the property, the City stated that they did not want a queue in that area; therefore, parents have been parking in the surrounding neighborhood and walking their students into the school. He reiterated that additional transportation is being offered by bus.

Commissioner Taylor mentioned that within the traffic report there is a reference to school parking south of the campus, which is part of the City's park. He questioned if that would, in any way, grant the school exclusive rights to the parking lot.

Ms. Sampson stated that it does not, and will still be open to the general public.

Commissioner Taylor mentioned the enrollment cap that the Commission and City Council had placed on Bellaire High School. He asked if any size limitations had been put on Condit Elementary or Horn Elementary.

Ms. Sampson stated that no caps were placed on Condit, but she would have to do some research to see if one was placed on Horn.

Commissioner Gordon mentioned that the traffic study indicates that additional parking is available at the BBVA Compass Bank. He asked if HISD has an agreement with the bank to use that space, and if there is a guarantee that those spaces will be available to the school for the entire length of time that it is located there.

Dustin Qualls, Traffic Engineers, Inc.-Stated that they do not have any sort of written agreement, just a spoken one. He added that due to the fact that the bank is not open in the mornings when drop off is taking place, they are allowing for HISD to utilize those parking spaces.

Commissioner Gordon asked if the school is relying on those parking spaces, or are they just an added bonus.

Mr. Qualls stated that they are just an added benefit.

Ms. Sampson added that at this point those spaces could only be viewed as an added bonus. She mentioned that the school would have to obtain a written agreement with the bank and go before the Board of Adjustment for a special exception in order to count them towards their number of onsite parking spaces. Ms. Sampson stated that no application has been submitted.

Commissioner Gordon mentioned that HISD has also referenced 50 on-street parking spaces on Elm Street and asked why Elm was the only one called out to have available on-street parking.

Mr. Qualls mentioned that Merrie Ln. does have signage that restricts parking at certain times of the day, but there are no restricted signs on Elm Street. He added that most parents use Elm due to the fact that it is the street closest to the door of the school and there is a crossing guard at that location. Mr. Qualls stated that from what he has witnessed, the drop off and pick up is very orderly and efficient.

Chairman Stiggins stated that the parking restriction is during the work day, Monday-Friday.

Commissioner Gordon asked if Palmetto Street was being used in the same manner, and stated that if so, it should show in the traffic plan that it is intended for use as well.

Mr. Qualls stated that he did not see many parents using Palmetto. He reiterated that it is centered on Elm because it is a straight shot to the building.

Commissioner Taylor mentioned that he has witnessed significant parking on both Palmetto and Beech Street.

Commissioner Gordon felt that for transparency reasons, the potential use of other surrounding residential streets should be acknowledged in the application.

Mr. Qualls stated that the traffic plan could be revised to show all of the available on-street parking.

Commissioner Gordon asked how the enrollment size of Kolter compares to the enrollment of the two previous schools that were located on the property. He asked if any temporary buildings were brought onto the site to accommodate the number of children.

Mr. Gee informed the Commission that it is very similar in size, and no additional buildings were brought onto the site.

Commissioner Gordon asked if it was HISD's intent to continue using all of the buses being used currently, or if the plan was to phase them out in time.

Mr. Gee stated that the intent it to continue use.

Vice Chairman Steinberg asked if any occupancy or safety requirements were waived in order to allow the school to occupy the building after Hurricane Harvey.

Ms. Sampson stated that the City did not waive any requirements and that a Certificate of Occupancy, building inspection, and fire inspection were completed on the property.

Vice Chairman Steinberg mentioned that he had recently read that HISD is having some funding issues. He asked if that was going to impact the completion of the rebuild of Kolter Elementary.

Dan Bankhead-General Manager of Facilities Design-Mr. Bankhead stated that the funding for the new Kolter is a separate pot of money, different from the general funds. He added that between FEMA, insurance, and other sources, that money has already been set aside and a contractor and architect are already on board.

Vice Chairman Steinberg asked if all bids are in to complete the project.

Mr. Bankhead stated that all of the bids are not in, but that HISD has a contract with a construction manager at risk for the total amount of the project, and has already encumbered all of the dollars.

Vice Chairman Steinberg asked if a time frame would be attached to the SUP.

Ms. Sampson and Attorney Petrov stated that at this time, staff is not recommending a specific time restriction, but that can be added by the Commission if they wish to do so.

Mr. Bankhead stated that HISD's goal is for the students and faculty to be moving back into a new Kolter Elementary in January of 2020.

Vice Chairman Steinberg asked where the baseball and softball games will take place while Kolter is occupying the property at 6300 Avenue B.

Mr. Gee explained that they will continue to play all of the games at Bellaire Stadium. He added that currently, they are working with Bayland Park to use it as their practice facility.

Commissioner Axelrad asked how the school district can know that enough funds have been allocated if all of the bids are not in yet. He asked if the construction management company takes on the risk if there is a difference in price.

Mr. Bankhead confirmed that this is the case and added that the term of the contract is actually "construction manager at risk." He explained that the construction company signs a contract with the school district stating that they can build the proposed project with a certain amount of money which has already been determined by HISD.

Chairman Stiggins mentioned that he lives on Merrie Lane and felt that there is very little inconvenience to the neighborhood during those drop off and pick up times. He added that it takes less than half an hour for everyone to come and go, and it is done in a very orderly fashion.

G. Invitation for Written Comments, if applicable

City staff informed the public that written comments on the application will be accepted until 5:00 pm on Wednesday, April 4th.

H. Closure of the Public Hearing

Chairman Stiggins closed the public hearing at 6:42 PM.

VI. CURRENT BUSINESS (ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR POSSIBLE ACTION)

- A. Docket # SU-2018-02-Consideration of an application filed by Abdul Wali Ali, registered agent for Plaza Cleaners, LLC d/b/a Hefner's Cleaners, as applicant, for a Specific Use Permit as required by the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, Section 24-605, Application for Specific Use Permit, to allow for the use of an already existing drive-through facility located at 5212 Bissonnet Street, as provided for in section 24-537 B.(2)a) of the City of Bellaire Zoning Code. The property is located within the Urban Village Downtown (UV-D) Zoning District.

Ms. Sampson gave a brief overview of the application and what the Commission had heard during the public hearing for the item. She mentioned that a question had

V. CURRENT BUSINESS (ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR POSSIBLE ACTION)

1. Docket #SU-2018-03-Discussion, consideration, and possible action on an application filed by Steven Gee, Houston Independent School District Project Manager, for an amendment to Specific Use Permit S-89, approved by City Council with Ordinance No. 17-055, and required by Chapter 24, Planning & Zoning, Section 24-532 B. (2) a), to include an addendum within the original Specific Use Permit that allows for the temporary use of the existing Gordon Elementary School site by Kolter Elementary School until such time that construction is complete on the new Kolter Elementary School campus and students are able to occupy the new building. The property is located at 6300 Avenue B, within the R-3 Residential Zoning District.

Mrs. Sampson stated that the application was found to meet the standards set forth in Section 24-615 of the City's Code of Ordinances. She then stated that the Development Services Department recommends approval of the application request and to include an addendum in the Special Use Permit S89 allowing for Kolter Elementary School to utilize the property at 6300 Avenue B until construction is completed and students are able to occupy the new building.

Commissioner Taylor asked about the public hearing discussion and a certain date for the termination of the SUP.

Mrs. Sampson replied that at this time, it didn't feel necessary to set a date because of they are under their own deadline from the high school's need of a baseball field.

Commissioner Gordon recalled the mention of HISD's commitment of maintaining the bus program from the existing Kolter site to the new school. He stated that relevant or proper to include a condition in the permit that HISD maintain that program for the duration of their occupancy to protect against changes in traffic that may occur if the program is removed.

Vice Chair Steinberg asked the Commission wanted to put a motion on the floor to approve the consideration adding the bus program maintenance condition as a required addition.

Steven Gee, HISD Project Manager, stated the plan is to continue the bus program and to continue the exact traffic pattern that they've been following for the last 6 months.

| | |
|------------------|---|
| RESULT: | APPROVED WITH CONDITIONS [UNANIMOUS] |
| MOVER: | Ross Gordon, Commissioner |
| SECONDER: | S. Lynne Skinner, Commissioner |
| AYES: | Gordon, Taylor, Steinberg, Skinner |
| ABSENT: | Saikin, Axelrad, Stiggins |

2. Approval of the Commission's Report and Recommendation to City Council regarding an amendment to Specific Use Permit S-89.

Mayor and Council

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401-4411



Meeting: 05/21/18 06:00 PM
Department: City Clerk
Category: Minutes
Department Head: Tracy L. Dutton
DOC ID: 2547

**SCHEDULED
ACTION ITEM (ID # 2547)**

Item Title:

Mayor and Council - Special Session (Pre-Budget Planning Workshop) - May 3, 2018 8:30 AM

Background/Summary:

Draft minutes have been prepared for consideration for the City Council Special Session (Pre-Budget Planning Workshop) held on Thursday, May 3, 2018, and for the Regular Session held on Monday, May 7, 2018.

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

City Attorney Review:

N/A

Recommendation:

The City Clerk recommends adoption of the City Council minutes for the Special Session (Pre-Budget Planning Workshop) and the Regular Session held on May 3rd and 7th, 2018.

ATTACHMENTS:

- Minutes for May 3, 2018 - Pre-Budget Planning Session - Packet (PDF)



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

MAY 3, 2018

CenterPoint Energy
Community Center

Special Session
(Pre-Budget Planning Workshop)

8:30 AM

SECOND FLOOR
BELLAIRE FAMILY AQUATICS CENTER
7001 FIFTH STREET
BELLAIRE, TX 77401

SPECIAL SESSION (PRE-BUDGET PLANNING WORKSHOP) – 8:30 A.M.

A. Call to Order, Announcement of a Quorum, and Introduction to the Day – Andrew S. Friedberg, Mayor.

Andrew S. Friedberg, Mayor, called the Special Session (Pre-Budget Planning Workshop) of the City Council of the City of Bellaire, Texas, to order at 8:35 a.m. on Thursday, May 3, 2018. The Special Session (Pre-Budget Planning Workshop) was held in the CenterPoint Energy Community Center, 7001 Fifth Street, Bellaire, Texas 77401. He announced that a quorum of the members of the City Council was present as set forth in the table below.

| Name | Title | Status |
|---------------------|----------------|---------|
| Andrew S. Friedberg | Mayor | Present |
| Gus E. Pappas | Mayor Pro Tem | Present |
| Neil Verma | Council Member | Present |
| Trisha S. Pollard | Council Member | Present |
| Pat B. McLaughlan | Council Member | Present |
| Michael Fife | Council Member | Present |
| David R. Montague | Council Member | Present |

Also present were Diane K. White, Assistant City Manager; Terrence Beaman, Chief Financial Officer; Cheryl Bright, Community Relations Administrator; Tracy L. Dutton, City Clerk; Michelle Jordan, Project Manager*; Raquel Porras, Executive Assistant to the City Manager; and ChaVonne Sampson, Director of Development Services.**

* Michelle Jordan arrived at approximately 11:30 a.m. and participated in the afternoon portion of the meeting.

** ChaVonne Sampson participated in the morning portion of the meeting and departed at approximately 2:00 p.m.

B. Pre-Budget Planning

A pre-budget planning workshop was conducted by members of City Council, professional facilitator Joe Gonzales, Chief Executive Officer of The Management Connection Inc., and City Staff over the course of the day on May 3, 2018.

Topics reviewed and discussed included an overview of the City's Strategic Planning Model and calendar (provided by Diane K. White, Assistant City Manager); an update

on the status of the Comprehensive Plan (provided by ChaVonne Sampson, Director of Development Services); presentation of the fiscal forecast and assumptions for fiscal year 2019 (provided by Terrence Beaman, Chief Financial Officer); review and update of City Council Priorities and presentation of Draft Management Projects for fiscal year 2019 (provided by Diane K. White, Assistant City Manager); presentation of draft Capital Improvement Plan (provided by Michelle Jordan, Project Manager); and a brief overview of Department Service Plans (provided by Diane K. White, Assistant City Manager).

After the Special Session (Pre-Budget Planning Workshop), **Mayor Friedberg** thanked everyone for their participation.

C. ADJOURN.

Mayor Friedberg announced that the Special Session (Pre-Budget Planning Workshop) of the City Council of the City of Bellaire, Texas, was adjourned at 3:52 p.m. on Thursday, May 3, 2018.



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

MAY 7, 2018

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

REGULAR SESSION - 7:00 P.M.

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

Mayor Friedberg called the Regular Session of the City Council of the City of Bellaire, Texas, to order at 7:00 p.m. on Monday, May 7, 2018. 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 the City Council was present as set forth in the table below.

| Name | Title | Status |
|---------------------|----------------|---------|
| Andrew S. Friedberg | Mayor | Present |
| Gus E. Pappas | Mayor Pro Tem | Present |
| Neil Verma | Council Member | Present |
| Trisha S. Pollard | Council Member | Present |
| Pat B. McLaughlan | Council Member | Present |
| Michael Fife | Council Member | Present |
| David R. Montague | Council Member | Present |

Also present were Diane K. White, Assistant City Manager; Alan P. Petrov, City Attorney; and Tracy L. Dutton, City Clerk.

C. Inspirational Reading and/or Invocation - Pat B. McLaughlan, Council Member.

Pat B. McLaughlan, Council Member, provided the inspirational reading for the evening.

D. Pledges to The Flags - Pat B. McLaughlan, Council Member.

Council Member McLaughlan led the 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 the month of May 2018 as "Older Americans Month" in the City of Bellaire, Texas, in recognition of the contributions that older adults and the people who serve and support them make to the community - Requested by Karl Miller, Director of Parks, Recreation and Facilities.

Minutes Acceptance: Minutes of May 7, 2018 7:00 PM (Approval of Minutes:)

Mayor Friedberg read the proclamation he issued proclaiming the month of May 2018 as "Older Americans Month" in Bellaire.

The proclamation was accepted by Trish Parrack and Connie Eicher representing the Bellaire L.I.F.E. Advisory Board; and the following Bellaire L.I.F.E. program participants: Hannah Martin, John Pickul, and Levanda Wilkerson; Staff Liaisons present for the acceptance included Karl Miller, Director of Parks, Recreation and Facilities; Ryan Smith, Recreation Superintendent; and Victoria Arevalo, Recreation Supervisor.

2. Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming the week of May 13-19, 2018, as "Police Week" in the City of Bellaire, Texas, in recognition and appreciation of the services provided by law enforcement officers and to honor those that have made the ultimate sacrifice for the community - Requested by Byron Holloway, Chief of Police.

Mayor Friedberg read the proclamation he issued proclaiming the week of May 13-19, 2018, as "Police Week" in Bellaire.

The proclamation was accepted on behalf of the Bellaire Police Department by Jeff Cotton, Lieutenant; Karen Kramer, Corporal; and the following Bellaire Police Officers: Travis Younger, Aaron Lysack, and April Delgado.

3. Issuance of a proclamation by Andrew S. Friedberg, Mayor, proclaiming the week of May 20-26, 2018, as "Emergency Services Week" in the City of Bellaire, Texas, in recognition of the value and accomplishments of emergency medical services providers - Requested by Darryl Anderson, Fire Chief.

Mayor Friedberg read the proclamation he issued proclaiming the week of May 20-26, 2018, as "Emergency Services Week" in Bellaire.

The proclamation was accepted on behalf of the Bellaire Fire Department, Emergency Medical Services Division, by Darryl Anderson, Fire Chief.

F. Personal/Audience Comments.

Before opening the floor for Personal/Audience Comments, **Mayor Friedberg** mentioned that on April 2, the City Council held a public hearing on a petition for an alley abandonment, and that deliberation of that matter was rescheduled at the request of the petitioners. Oral comments related to that subject matter remained closed following the public hearing, but written comments would continue to be accepted until noon on the Thursday preceding deliberation.

After providing a quick overview of the rules for Personal/Audience Comments, Mayor Friedberg invited the first speaker to address City Council.

Michael Schwartz:

Mr. Schwartz addressed City Council regarding Chelsea Street, noting that Chelsea Street was included in the City's Group C, Phase 3, Bonds for Better Bellaire 2016 program contract. It was Mr. Schwartz's understanding that the contract had been approved by ordinance in December 2017.

Mr. Schwartz stated that he also understood that the contract document distinguished Chelsea from the other four streets that were part of the Group C, Phase 3, project. He quoted from the contract as follows: "design all streets except Chelsea Street for the

100-year flow rate. Chelsea Street will be designed for a two-year flow rate.”

Mr. Schwartz inquired as to the reason that Chelsea Street was singled out, noting that it was his understanding that the Flood Hazard Mitigation Task Force had recommended that city streets be designed for a 100-year standard. He asked if there was a remedy or technical explanation for the design difference.

Mayor Friedberg asked Alan P. Petrov, City Attorney, if it would be appropriate during the City Manager’s Report to ask the question of staff to address or start the process of addressing the question raised by Mr. Schwartz. **City Attorney Petrov** indicated that City Council could address the question during the City Manager’s Report.

Mayor Friedberg asked if there was anyone else present who would like to address City Council. Hearing none, and noting that no written comments relating to tonight’s meeting had been received, Mayor Friedberg moved to the next item on the agenda.

G. Reports and Presentations:

City Manager's Report regarding communication, field and personnel updates, calendar reminders, and notes of appreciation - Submitted by Diane K. White, Assistant City Manager.

Diane K. White, Assistant City Manager, presented the City Manager's Report dated May 7, 2018, to members of the City Council. The report included communication updates (notices sent to residents via the City's website included reminders to purchase flood insurance, upcoming events, update to the Mayor's Blog, and construction notices and closures), personnel activity (employment of Alan Ogunmuyiwa as a Senior Management Analyst for the Finance Department); facility improvements (refinishing project at the Pavilion); upcoming events; upcoming City Council meetings and agenda items; and kudos (to Michael McLin, Police Communications Office, on his March 25th award, the National Emergency Number Association Silent Hero Award, from the Greater Harris County 911 Board and to the Bellaire City Library on their receipt of an appreciation letter).

Mayor Friedberg opened the floor for questions from the Mayor and the City Council. **Michael Leech, Director of Public Works**, answered questions related to the topic of a Personal/Audience Comment, the flow rate standard for Chelsea Street (two-year) as opposed to other streets (100-year) within the same project contract. Director Leech advised that he was working with the City Engineer and Design Engineer to perform an analysis, and that when it was completed he would be back in touch with Mr. Schwartz. Director Leech confirmed that if the engineering analysis supported any changes to the specifications for the project, it would not be too late to incorporate them.

Following questions, **Mayor Friedberg** announced that the City Manager's Report was concluded and moved to the next item on the agenda.

H. New Business:

1. Consent Agenda:

a. Adoption of Minutes:

Consideration of and possible action on the adoption of the minutes of the Regular Sessions of the City Council of the City of Bellaire, Texas, held on the following dates: Monday, March 19, 2018, Monday, April 2, 2018, and

Monday, April 16, 2018 - Submitted by Tracy L. Dutton, City Clerk.

- i. Mayor and Council - Regular Session - Mar 19, 2018 6:00 PM
- ii. Mayor and Council - Regular Session - Apr 2, 2018 6:00 PM
- iii. Mayor and Council - Regular Session - Apr 16, 2018 6:00 PM

b. Adoption of Ordinance:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, designating Amegy Bank as the City's depository bank and authorizing the City Manager of the City of Bellaire, Texas, to execute a depository agreement and any other necessary documentation with Amegy Bank - Submitted by Terrence Beaman, Chief Financial Officer.

Mayor Friedberg read the captions of the four items on the Consent Agenda and asked if any member of City Council wanted to remove any of the items from the Consent Agenda. Hearing none, he entertained a motion to adopt the Consent Agenda.

Motion:

To adopt the Consent Agenda dated May 7, 2018.

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

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

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

- a. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the City Manager of the City of Bellaire, Texas, to execute for and on behalf of the City of Bellaire, Texas, Change Proposals CP-001T R3, CP-002T, and CP-003T to the Guaranteed Maximum Price (GMP) Contract with Horizon | Christensen Group, Joint Venture, in the amount of \$68,384.00 for the purpose of addressing additional needs of the Police Department during their occupancy of the temporary facilities within City Hall - Submitted by Michelle Jordan, Project Manager.

Mayor Friedberg read the agenda caption and recognized Michelle Jordan, Project Manager, to introduce the agenda item.

Michelle Jordan, Project Manager, advised that the change proposals for \$68,384.00 represented 19% of the contract price for the temporary build-out for the Police Department and Municipal Court staff during their occupancy of the former Civic Center. This amount was well within the owner's contingency.

Project Manager Jordan advised that each requested change proposal was also reviewed by Jeff Gerber and Alec Luong of Pierce, Goodwin, Alexander & Linville (PGAL), the City's architect of record. Upon the approval of PGAL, the City's Core Team (consisting of Terrence Beaman, Chief Financial Officer; Patrice Baltuskonis, Information Technology Director; Karl Miller, Director of Parks, Recreation and Facilities; Brandon Thigpen, Facilities Superintendent, and herself) had also reviewed the proposals.

Mayor Friedberg opened the floor for questions from the Mayor and the City Council. Hearing none, Mayor Friedberg entertained a motion to adopt the ordinance as presented authorizing the execution of the three identified change proposals to the GMP Contract with Horizon|Christensen in the amount of \$68,384.00.

Motion:

To adopt the ordinance as presented authorizing the execution of the three identified change proposals to the GMP Contract with Horizon|Christensen in the amount of \$68,384.00.

{Moved by David R. Montague, Council Member, and seconded by Pat B. McLaughlan, Council Member}

Mayor Friedberg opened the floor for deliberation. Hearing none, action was taken on the motion.

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | David R. Montague, Council Member |
| SECONDER: | Pat B. McLaughlan, Council Member |
| AYES: | Friedberg, Pappas, Verma, Pollard, McLaughlan, Fife, Montague |

- b. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the City Manager and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, a Standard Form of Agreement by and between American Construction Investigations, Ltd., and the City of Bellaire, Texas, to perform an ADA Self-Evaluation and Transition Plan for the City of Bellaire, Texas, in an amount not to exceed \$60,000.00 - Submitted by Karl Miller, Director of Parks, Recreation and Facilities.

Mayor Friedberg read the agenda caption and recognized Karl Miller, Director of Parks, Recreation and Facilities, to introduce the agenda item.

Karl Miller, Director of Parks, Recreation and Facilities, advised that the item before City Council was a contractual agreement between the City of Bellaire and American Construction Investigations, Ltd. (ACI). He noted that in 2010, the Federal Government enacted Title II of the Americans with Disabilities Act (ADA), which required government entities to complete a self-evaluation and a transition plan that identifies deficiencies in providing accessible services and facilities for all people.

In order to comply with the requirements of Title II, the agreement with ACI would allow the City to move forward with the development of a two-phase process. Once completed, the City would be on the right track to ensuring that our facilities and/or services were accessible to all people. Phase One consisted of a self-evaluation to be conducted by ACI with all City departments. Phase One was anticipated to be completed in six months. Once the self-evaluation was completed, Phase Two would provide for the development of a transition plan (or road map) to move forward in making the appropriate modifications that were identified as deficiencies.

Director Miller provided an overview of types of facilities and services to be reviewed by ACI, and noted that public meetings would be held to receive citizen input. He closed by asking the City Council to authorize the City Manager to enter into an agreement with ACI in an amount not to exceed \$60,000.00 for the development of an ADA self-evaluation and transition plan. Director Miller introduced Jeromy Murphy, Director of Accessibility and Code Consulting Services, ACI, to assist in answering any questions City Council might have.

Mayor Friedberg opened the floor for questions from the Mayor and the City Council. Following questions, Mayor Friedberg entertained a motion to adopt the ordinance as presented authorizing a Standard Form of Agreement with American Construction Investigations, Ltd., to perform an ADA self-evaluation and transition plan for the City in an amount not to exceed \$60,000.00.

Motion:

To adopt the ordinance as presented authorizing a Standard Form of Agreement with American Construction Investigations, Ltd., to perform an ADA self-evaluation and transition plan for the City in an amount not to exceed \$60,000.00.

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

Mayor Friedberg opened the floor for deliberation. Following further questions and deliberation, action was taken on the motion.

| | |
|------------------|---|
| RESULT: | ADOPTED [6 TO 1] |
| MOVER: | Trisha S. Pollard, Council Member |
| SECONDER: | Michael Fife, Council Member |
| AYES: | Friedberg, Pappas, Verma, Pollard, Fife, Montague |
| NAYS: | McLaughlan |
| ABSENT: | None |

I. Community Interest Items from the Mayor and Council.

Community interest items from the Mayor and Council included congratulations to the Patrons for Bellaire Parks and the Cultural Arts Board on a successful Party at the Pavilion on Friday; expressions of thanks and appreciation to Diane K. White, Assistant City Manager, for the work she has done in the City Manager's absence, most notably on the Pre-Budget Planning Workshop held last Thursday; announcement of the upcoming formal opening of a new restaurant in Bellaire, The '401 Table and Tap (opening on

Wednesday); reminder to attend the Touch-A-Truck event to be held at Evelyn's Park on Saturday; and an expression of congratulations to all of the impressive students that participated in the Pin Oak Idol Talent Show (Mayor Friedberg served as a Judge).

J. Adjourn.

Mayor Friedberg announced that the Regular Session was adjourned at 8:39 p.m. on Monday, May 7, 2018.

Minutes Acceptance: Minutes of May 7, 2018 7:00 PM (Approval of Minutes:)

Mayor and Council

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401-4411



Meeting: 05/21/18 06:00 PM
Department: City Manager's Office
Category: Presentation
Department Head: Paul A. Hofmann
DOC ID: 2476

**SCHEDULED
ACTION ITEM (ID # 2476)**

Item Title:

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

Background/Summary:

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

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

Recommendation:

N/A

Mayor and Council

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401-4411



Meeting: 05/21/18 06:00 PM
Department: Finance Administration
Category: Presentation
Department Head: Terrence Beaman
DOC ID: 2505

**SCHEDULED
ACTION ITEM (ID # 2505)**

Item Title:

Presentation of the FY 2018 Second Quarter Report for the City of Bellaire, Texas - Submitted by Terrence Beaman, Chief Financial Officer.

Background/Summary:

The FY 2018 second quarter report reflects the three months ending March 31, 2018 or the year to date actuals.

This report also contains the supplemental monthly financial report information for March 2018.

A summary of Capital Improvement and Management Projects will also be given during this presentation by Public Works Director, Michael Leech.

Previous Council Action Summary:

N/A

Fiscal Impact:

N/A

Recommendation:

Provide feedback and accept the report.

ATTACHMENTS:

- FY 2018 2nd Quarter Report (PDF)
- Bond CIP Update (PDF)

City of Bellaire

FY 2018 Second Quarter Report

January 2018 – March 2018



Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

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Personnel Analysis

At the end of the second quarter, March 31, 2018, we had five (5) new hires, one (1) transition from part-time to full-time, three (3) promotions, five (5) other internal transitions, and eight (8) separations. At the time this report was finalized, an internal candidate has been selected to fill the Police Officer vacancy effective early June; an Assistant Library Director has been hired with a May 14, 2018 start date; employment offers have been extended to fill the Senior Management Analyst, Recreation Supervisor II, and Permit Tech II positions with pending start dates; the Administrative Assistant in Parks transitioned to seasonal PT Administrative Secretary, and the PT Administrative Secretary transitioned to FT Administrative Assistant effective April 9, 2018; a Parks (Seniors) PT Rec Aide was promoted to PT Parks Administrative Secretary; the Aquatics Supervisor resigned effective May 4, 2018; a Solid Waste Laborer resigned effective April 2, 2018; a Solid Waste Equipment Operator retired effective April 11, 2018; and a Wastewater Equipment Operator resigned effective April 20, 2018.

The Development Services department has restructured as follows:

| Former Position | New Position |
|------------------------------|--|
| Development Services Manager | Assistant Director of Development Services |
| Permit Technician I | Permit Technician II |
| Planner | Development Services Coordinator |
| Planning & Zoning Secretary | Administrative Secretary |

The Development Services Coordinator and Administrative Secretary positions were filled internally within the department by Ashley Parcus and Marleny Campos, respectively. A candidate for the Permit Technician II position is scheduled to begin work mid-late May 2018, and recruiting is in process for the Assistant Director position.

The Library has selected a candidate to fill the Assistant Library Director position, effective May 14, 2018. Recruiting is in process for the part-time Library Assistant vacancy.

The Public Works department completed a service plan and determined the following position changes to best meet service and organizational needs:

| Former Position | New Position |
|---------------------------------|------------------------------------|
| Laborer (Water Distribution) | Assistant Director of Public Works |
| Crew Leader - Streets & Traffic | Foreman - Streets & Traffic |

It is anticipated that the Foreman position will be filled internally. Recruiting is in process for the Assistant Director position as well as the soon to be vacated Solid Waste Superintendent position. (Darold Bailey will transition to the Police department as a Police Officer in June 2018.) The Public Works department also continues to interview candidates for the Laborer and Equipment Operator vacancies in multiple divisions.

The Police department has one (1) Police Officer vacancy which will be filled internally with Darold Bailey, as noted above under the Public Works section. The announcement will go out and recruiting process will begin by early May 2018 for the Assistant Police Chief position. Lieutenant Gregory Bartlett was appointed Interim Assistant Police Chief effective April 2, 2018.

The Fire department and City is preparing for the retirement of Fire Chief Darryl Anderson whose last day will be July 6, 2018. The City Manager's Office is actively recruiting for the next Fire Chief.

The Parks department, with Assistant Director Cheryl Bright transitioning to the City Manager's Office, has restructured to better manage operations and has back-filled the Assistant Director position with an internal candidate as Recreation Superintendent (Ryan Smith), and the Athletics & Youth Superintendent position was restructured as a Recreation Supervisor II position. The department is in the final stages of finalizing a candidate for the Recreation Supervisor II position with a projected start of the last week of May 2018. The Project Manager position formerly in the City Manager's office transitioned to the Parks Department effective February 19, 2018.

| Former Position | New Position |
|---|---------------------------|
| Assistant Director of Parks, Recreation, & Facilities | Recreation Superintendent |
| Athletics & Youth Superintendent | Recreation Supervisor II |

The same number of positions exists; however, the Assistant Director of Parks title and grade will remain in the organizational chart for succession planning. Additionally, the department is actively recruiting for the Aquatics Supervisor position that will be vacated May 4, 2018, as well as, seasonal summer camp and aquatics staff.

The Finance department is in the final stages of finalizing a candidate to fill the Senior Management Analyst position with an anticipated start date of early May 2018.

The City Manager's Office is preparing for Receptionist Tillie Wiedemann's retirement. Her last day will be June 29, 2018, and the recruiting process for her successor will soon be underway. As noted under the Parks section, Cheryl Bright transitioned from Assistant Director of Parks, Recreation, and Facilities to Administrative Services Manager – CMO, in charge of Community Relations, and Project Manager Michelle Jordan transitioned from the City Manager's Office to Parks effective February 19, 2018.

| 2nd Qtr New Hires/Promotions | 2nd Qtr Separations/Transitions/Retirements |
|--|---|
| 1 Firefighter EMT | 1 Firefighter Paramedic (FT transitioned to PT) |
| 2 Police Officer (1 transitioned from PT to FT) | 1 Police Officer |
| 1 Equipment Operator (Streets & Traffic) | 1 Equipment Operator (Streets & Traffic) |
| 1 Equipment Operator (Wastewater) | 1 Equipment Operator (Wastewater) |
| 1 Communications Officer | 1 Laborer (Solid Waste) |
| 1 Asst Dir of Parks (transitioned to Admin. Svcs. Mgr. - CMO) | 1 Laborer (Water) |
| 1 Recreation Supt. (promoted from Athletics & Youth Superintendent) | 1 Administrative Services Manager - CMO |
| 1 Planning & Zoning Secretary promoted to Development Services Coordinator | 1 Assistant Police Chief (retirement) |
| 1 Permit Technician transitioned to Administrative Secretary | 1 Sr. Management Analyst |
| 1 Police Officer was promoted to Rotating Detective | |
| 1 Rotating Detective transitioned to Police Officer | |
| 1 Project Manager transitioned from CMO to Parks | |

| Department Vacancies | | | | | |
|--------------------------------------|----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Department | Adopted Budgeted Positions | Vacancies 12/31/17 | Vacancies 03/31/18 | Vacancies 06/30/18 | Vacancies 09/30/18 |
| General Fund | | | | | |
| City Manager's Office | 11* | 0 | 0 | | |
| Finance | 10 | 0 | 1 | | |
| Development Services | 8 | 2 | 2 | | |
| Fire | 24 | 0 | 0 | | |
| Police | 59.5 | 3 | 2** | | |
| Parks, Recreation, and Facilities | 24.5 | 0 | 1 | | |
| Library | 7.5 | 1 | 1.5 | | |
| Public Works | 8 | 1 | 1 | | |
| Enterprise Fund | | | | | |
| Water Services | 8 | 0 | 1 | | |
| Wastewater Services | 10 | 3 | 3 | | |
| Solid Waste Services | 13 | 2 | 3 | | |
| Total Both Funds | 183.5 | 12 | 15.5 | | |

*Project Manager position moved to Parks, Recreation, and Facilities

**1 Police Officer (will be filled internally June 2018; 1 Assistant Police Chief

Estimated Financial Impact of Hurricane Harvey

The table below reflects the estimated expenditures, capital losses, and reimbursements associated with Hurricane Harvey. These expenditures, capital losses, and reimbursements are estimates; final results will differ. The reimbursements reflected in the table below assume the City will be eligible for reimbursement at standard FEMA reimbursement rates in effect for this disaster, less a risk reserve for items FEMA may disqualify. Certain ancillary amounts are excluded from this analysis. For example, with respect to payroll and payroll-related expenditures, only overtime, Medicare, and TMRS contributions related to overtime are included, and lost revenues due to waived permit fees on flood-related permits are excluded. The estimated expenditures and reimbursements are reflected in the projections included in this quarterly report.

| Hurricane Harvey Expenditures, Capital Losses, Reimbursements, and Impact on Fund Balance March 31, 2018 | | | | |
|--|--------------------|-------------------|--|--------------------|
| | General Fund | Enterprise Fund | Vehicle and Equipment Replacement Fund | Total |
| Expenditures and Capital Losses | | | | |
| Expenditures paid in FY 2017 | \$419,097 | \$148,366 | \$- | \$567,463 |
| Capital losses incurred in FY 2017 (a) | - | - | 500,000 | 500,000 |
| Total expenditures paid and capital losses incurred in FY 2017 | 419,097 | 148,336 | 500,000 | 1,067,463 |
| Expenditures paid in FY 2018 | 1,021,136 | 156,993 | - | 1,178,130 |
| Projected additional expenditures (b) | 1,185,000 | 175,000 | - | 1,360,000 |
| Total estimated expenditures and capital losses | 2,625,233 | 480,359 | 500,000 | 3,605,593 |
| Reimbursements | | | | |
| TML and FEMA reimbursements recorded as revenue in FY 2017 (c) (d) | 211,466 | 102,310 | 290,723 | 604,499 |
| TML and FEMA reimbursements recorded as revenue in FY 2018 (e) | 82,905 | 225,671 | 11,275 | 319,931 |
| Projected additional TML and FEMA reimbursements anticipated to be recorded as revenue (f) | 1,976,035 | 74,078 | 10,000 | 2,060,113 |
| Total estimated TML and FEMA reimbursements | 2,270,486 | 402,059 | 311,998 | 2,984,543 |
| Fund Balance | | | | |
| Estimated Impact on Fund Balance | (\$354,747) | (\$78,300) | (\$188,002) | (\$621,050) |

(notes on following page)

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

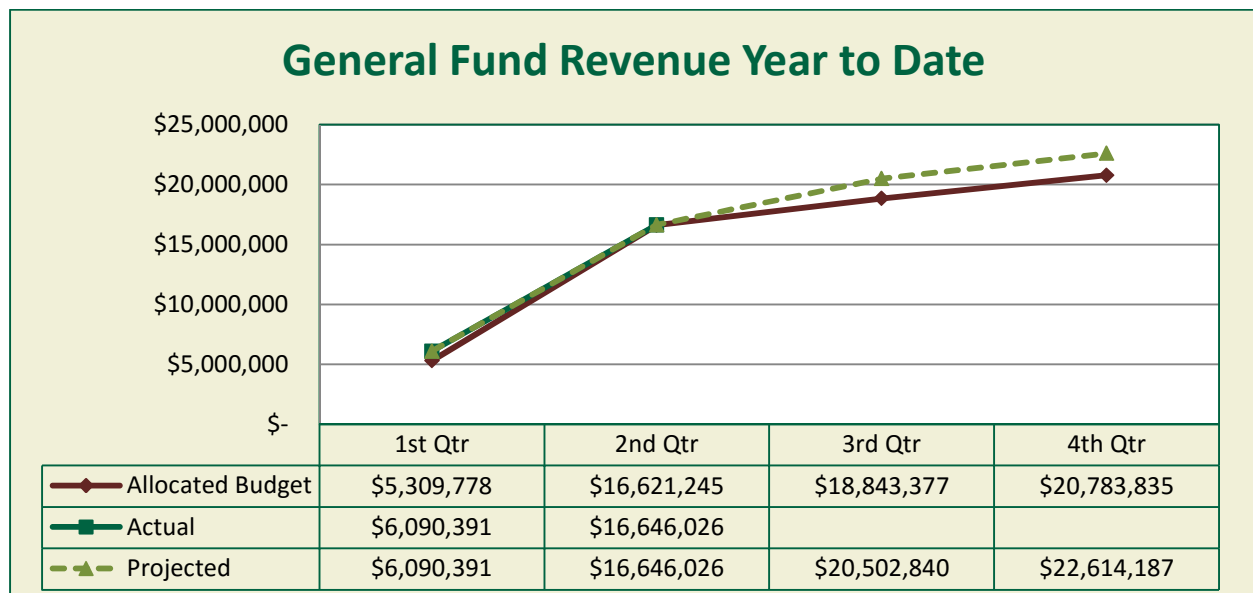
- (a) Capital losses relate to flooded vehicles and are shown at replacement cost. To date, Council has approved \$162,557 to replace flooded vehicles. (December 18, 2017 City Council meeting)
- (b) The projected additional expected expenditures in the General Fund relate primarily to debris removal.
- (c) Includes \$13,865 in the General Fund and \$287,723 in the Vehicle and Equipment Replacement Fund of TML proceeds that relate to losses on flooded vehicles. Insurance proceeds to repair flooded vehicles are recorded in General Fund. Insurance proceeds related to totaled vehicles are recorded in the Vehicle and Equipment Replacement Fund. Recorded as revenue in September 2017.
- (d) Includes \$197,601 in the General Fund and \$102,310 in the Enterprise Fund of FEMA “advance funding” proceeds related to emergency protective measures – equals 45% of the allowable emergency protective measures expenditures incurred from August 22 – September 22, 2017. Recorded as revenue in September 2017.
- (e) General Fund TML reimbursements relate primarily to damage at Evergreen Pool and storage areas. Enterprise Fund TML reimbursements relate primarily to damage at wastewater treatment plant, public works office, and vehicle storage area. Vehicle and Equipment Replacement Fund TML proceeds relate primarily to flooded mobile equipment.
- (f) Projected additional FEMA reimbursements based on estimated reimbursable expenditures and capital losses applying standard FEMA reimbursement rates in effect for this disaster less a risk reserve for items FEMA may disqualify. The majority of the additional reimbursements expected in the General Fund relate to reimbursements of debris removal costs. The reimbursements expected in the Vehicle and Equipment Replacement Fund relate to our deductible on our TML automobile insurance policy.

General Fund

Amounts reported herein are unaudited fiscal year-to-date amounts through March 31, 2018.

| General Fund FY 2018 2nd Quarter Revenue and Expenditure Report | | | |
|--|--------------------|--------------------|--------------------|
| | Adopted Budget | Projected | YTD Actual |
| Beginning Balance | \$3,387,437 | \$3,699,783 | \$3,699,783 |
| Revenue | 20,783,835 | 22,614,187 | 16,646,026 |
| Expenditures | 20,359,848 | 22,346,545 | 10,352,238 |
| Ending Balance | \$3,811,424 | \$3,967,425 | \$9,993,571 |

General Fund Revenues:



Projected revenues exceed allocated budget due primarily to \$2,059,020 of projected Hurricane Harvey reimbursements. Excluding Hurricane Harvey reimbursements, full year revenues are projected to be \$228,668 below allocated budget, primarily due to lower than budgeted ambulance and courts revenues.

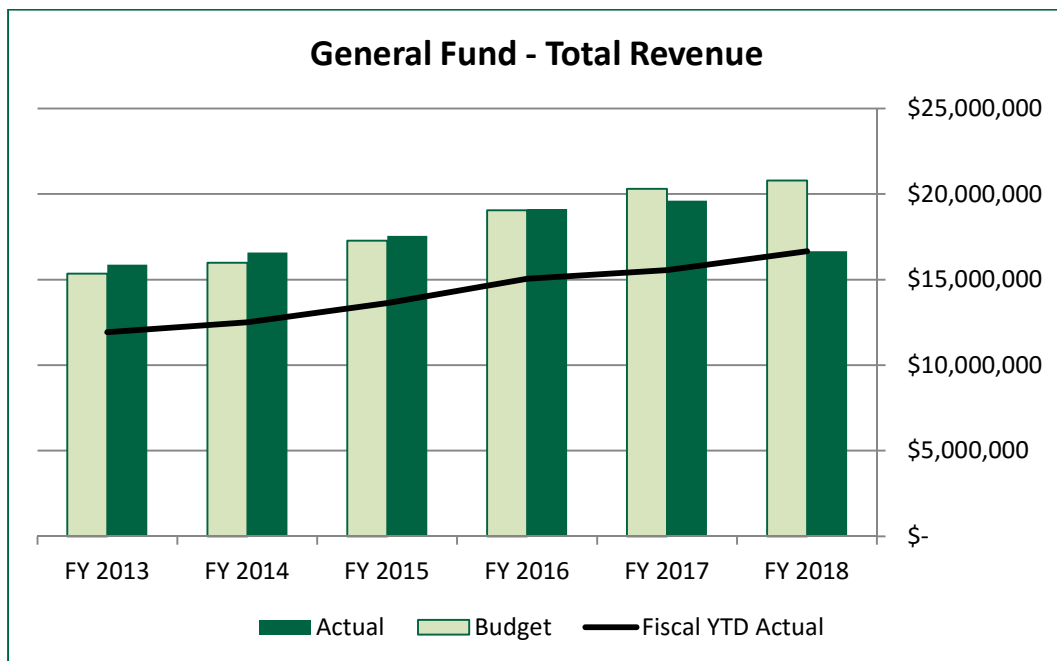
| General Fund FY 2018 2nd Quarter Revenues | | | |
|--|-------------------------|--------------|---|
| FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| \$20,783,835 | \$16,621,245 | \$16,646,026 | \$24,781 |

For the six months ended March 31, 2018, the General Fund collected 80% of its total budgeted revenues and is over its allocated budget by \$24,781, or 0%.

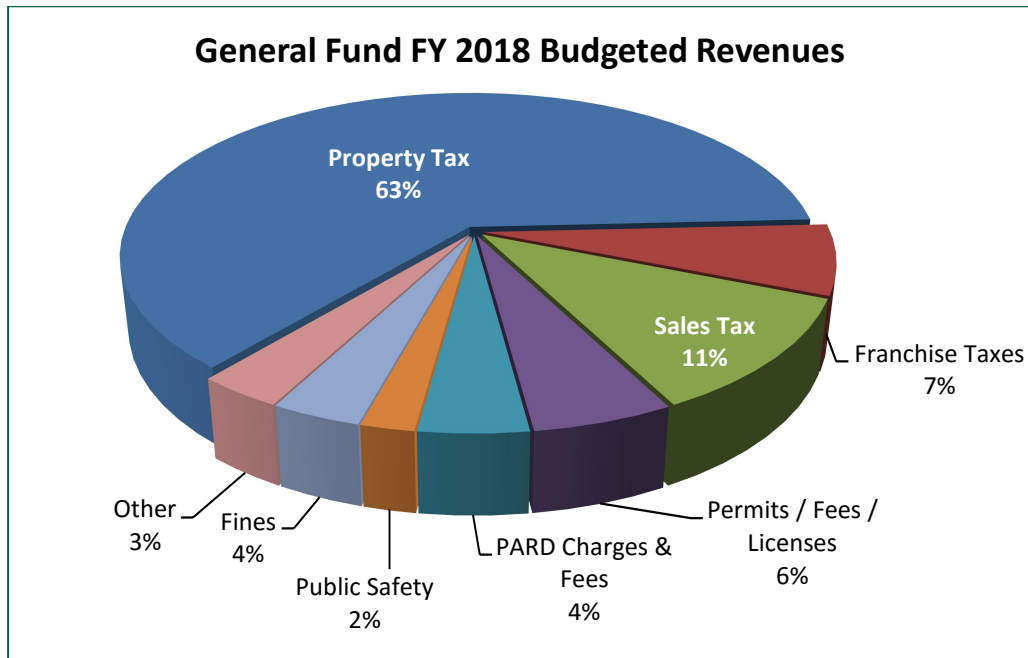
The following table shows each revenue category's variance from allocated budget.

| General Fund FY 2018 2nd Quarter Revenue Categories | | | | |
|---|---------------------|----------------------|---------------------|--------------------------------------|
| Revenue Category | FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / Under Allocated Budget |
| Property Tax | \$13,118,646 | \$12,853,988 | \$12,879,944 | \$25,956 |
| Franchise Tax | 1,424,734 | 708,133 | 736,673 | 28,539 |
| Sales Tax | 2,348,555 | 1,203,532 | 1,198,902 | (4,630) |
| Permits/Fees/Licenses | 1,143,400 | 584,185 | 540,602 | (43,583) |
| PARD Charges & Fees | 887,400 | 316,873 | 319,920 | 3,047 |
| Public Safety | 436,400 | 230,212 | 188,095 | (42,117) |
| Fines | 730,000 | 379,622 | 328,265 | (51,357) |
| Other | 694,700 | 344,699 | 453,625 | 108,926 |
| Total | \$20,783,835 | \$16,621,245 | \$16,646,026 | \$24,781 |

A discussion of individual revenue categories follows the discussion of total revenues.

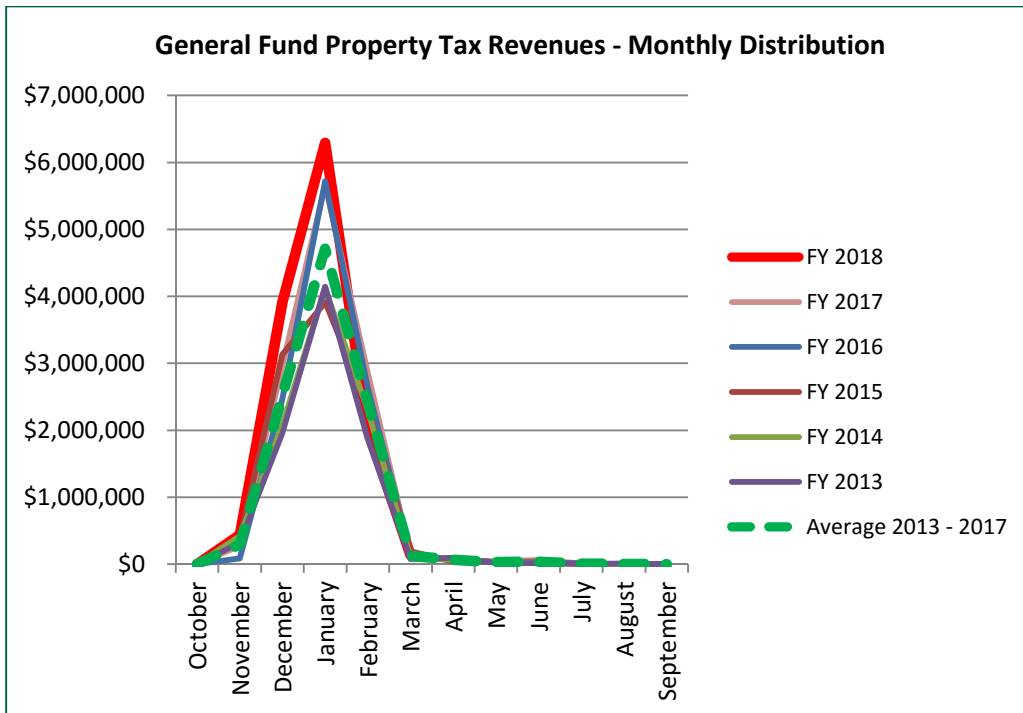


Property tax makes up the largest category of revenues in the General Fund at 63% of all FY 2018 budgeted revenues, followed by sales tax at 11% and franchise taxes at 7%.



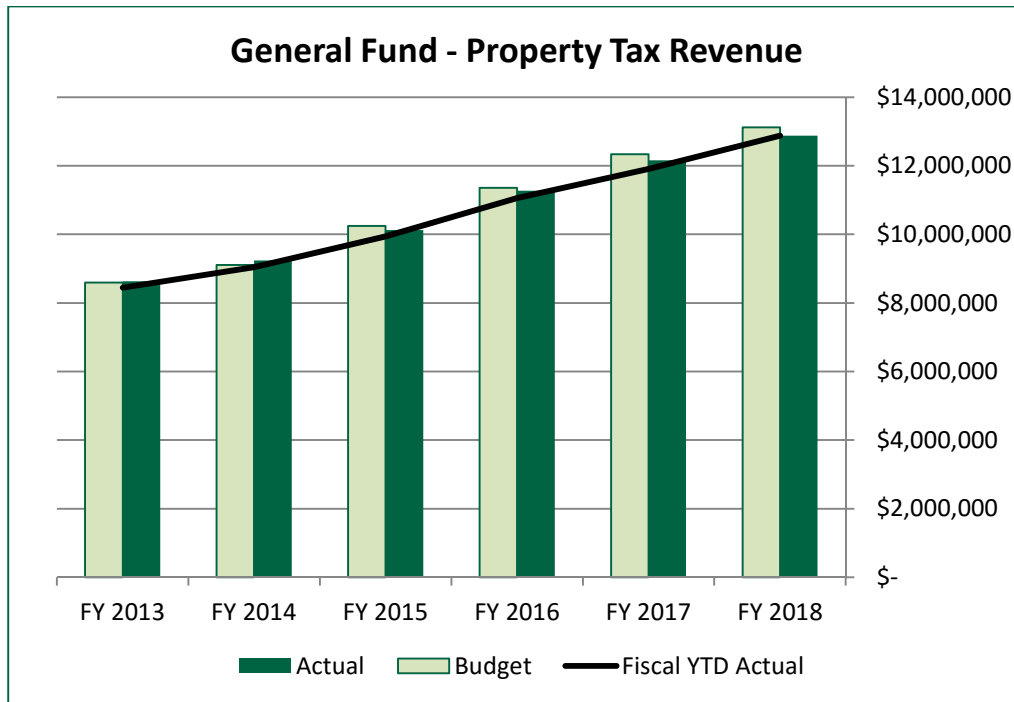
Property Tax

The timing of property tax collections is driven by the January 31 due date, after which penalties are incurred. As reflected in the following chart, Property taxes are weighted heavily toward the December to February time period due to the aforementioned due date.



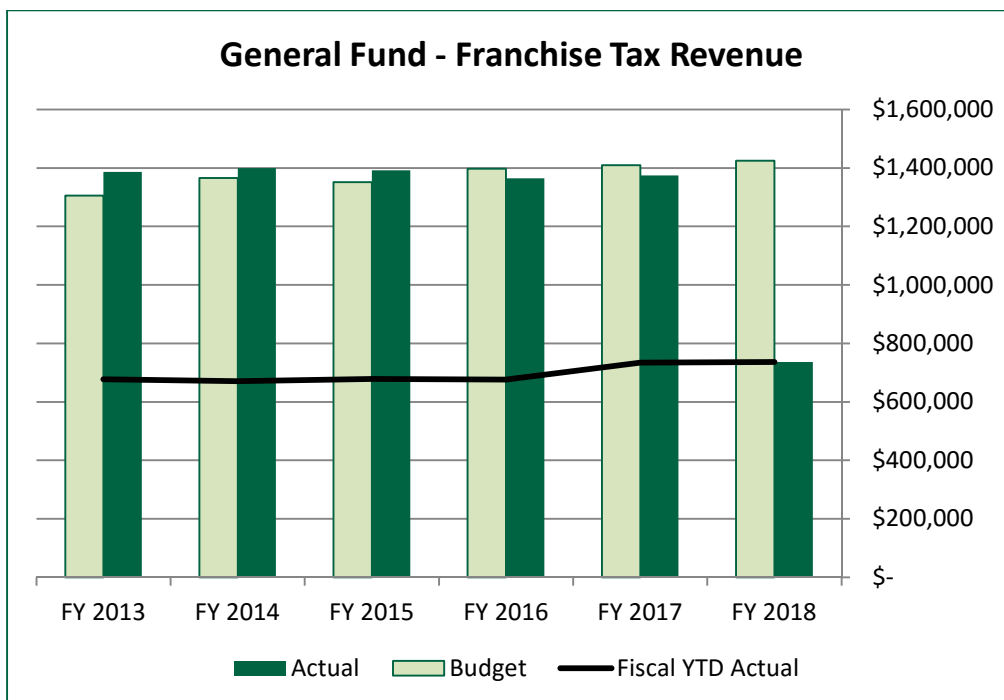
The City collected 98%, or \$12,879,944, of its budgeted property tax revenue during the six months ended March 31, 2018, which is over the allocated budget by \$25,956, or 0%.

FY 2018 property taxes are budgeted for \$13.1 million, an increase of \$0.8 million over FY 2017's \$12.3 million. The budgeted increase in property taxes is driven by a general tax rate increase of \$0.0127 per \$100 of assessed value, or 5.0%, and a 1.9% increase in taxable values.



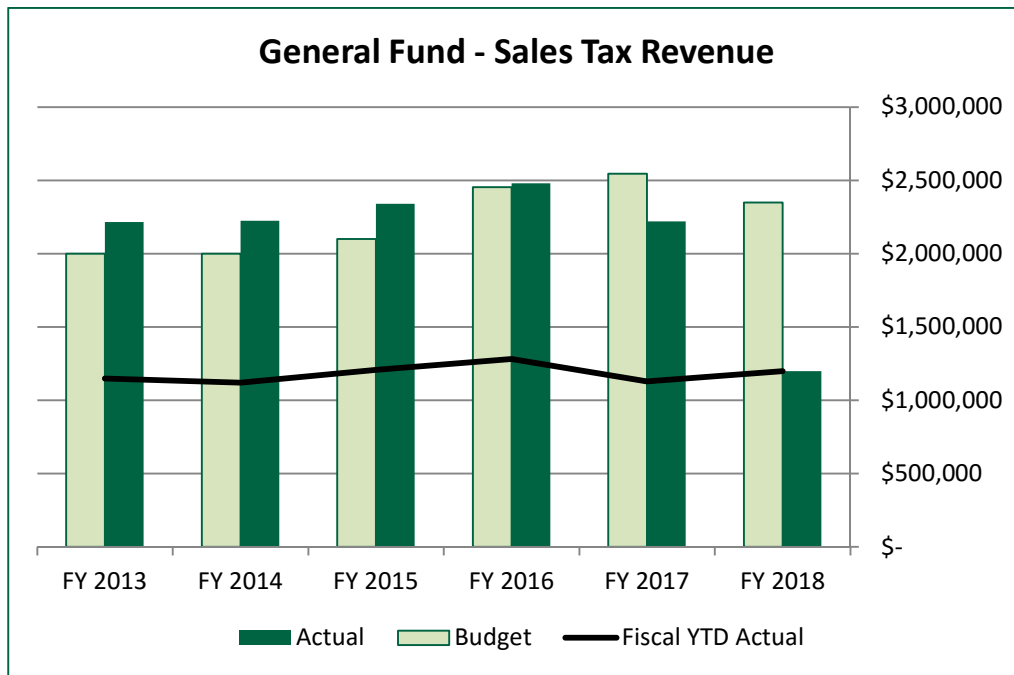
Franchise Taxes

Franchise taxes of \$736,673 for the six months ended March 31, 2018 are over the allocated budget by \$28,539, or 4%. Electric franchise tax payments are generally received monthly. Gas, telephone, and cable franchise tax payments are generally received quarterly.



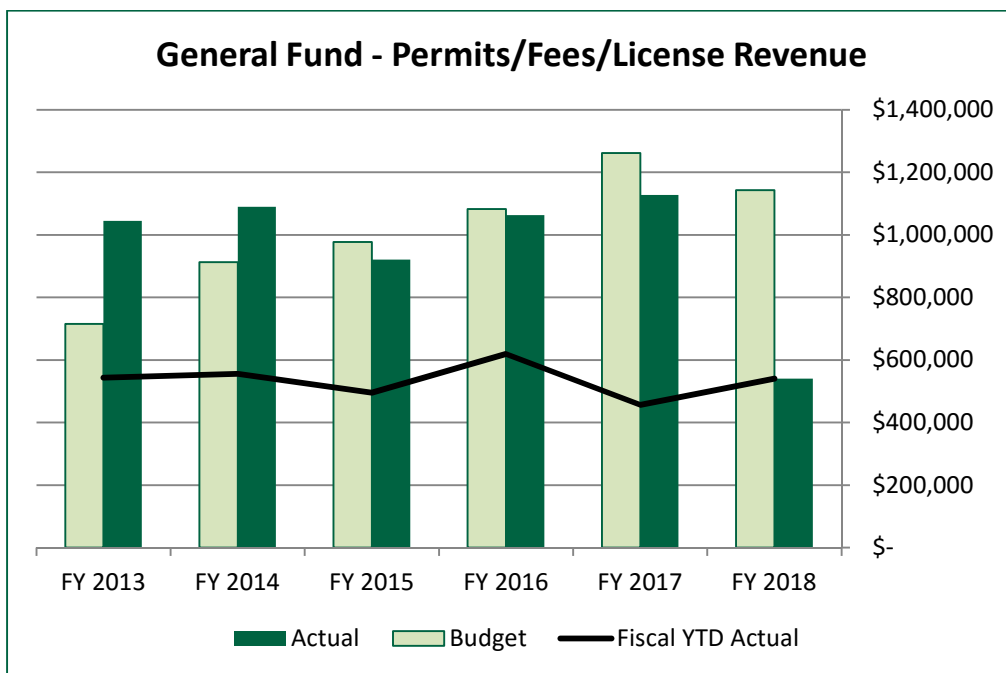
Sales Tax

Sales tax revenue of \$1,198,902 for the six months ended March 31, 2018, is under the allocated budget by \$4,630, or 0%.

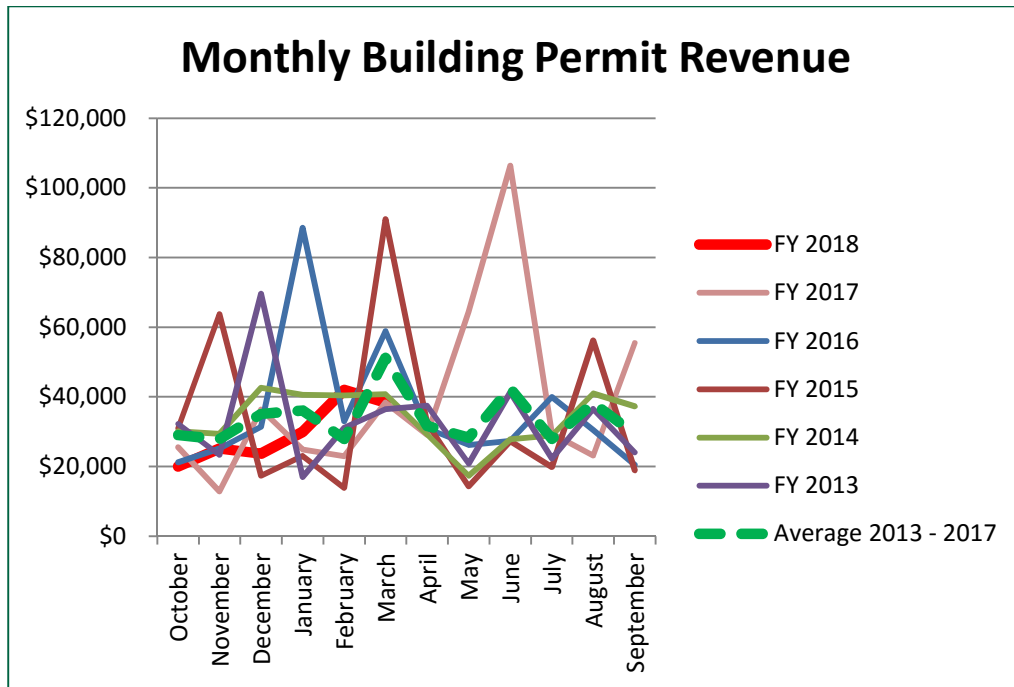


Permits, Fees, and Licenses

Development permits, fees, and licenses of \$540,602 are under the allocated budget by \$43,583, or 7%.

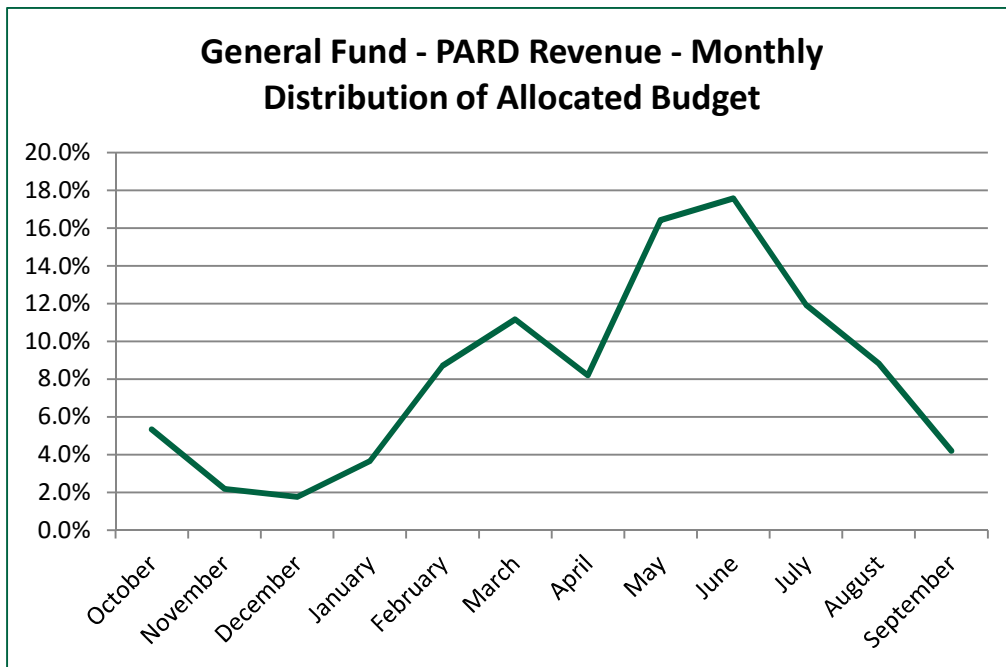


Building permit revenues make up 62% of the permits/fees/license revenue budget. As reflected in the following chart, building permit revenues are volatile from month-to-month. Other categories of permit revenue exhibit similar monthly volatility. We will be watching permit revenues as the year progresses to determine if they continue to trail the allocated budget.

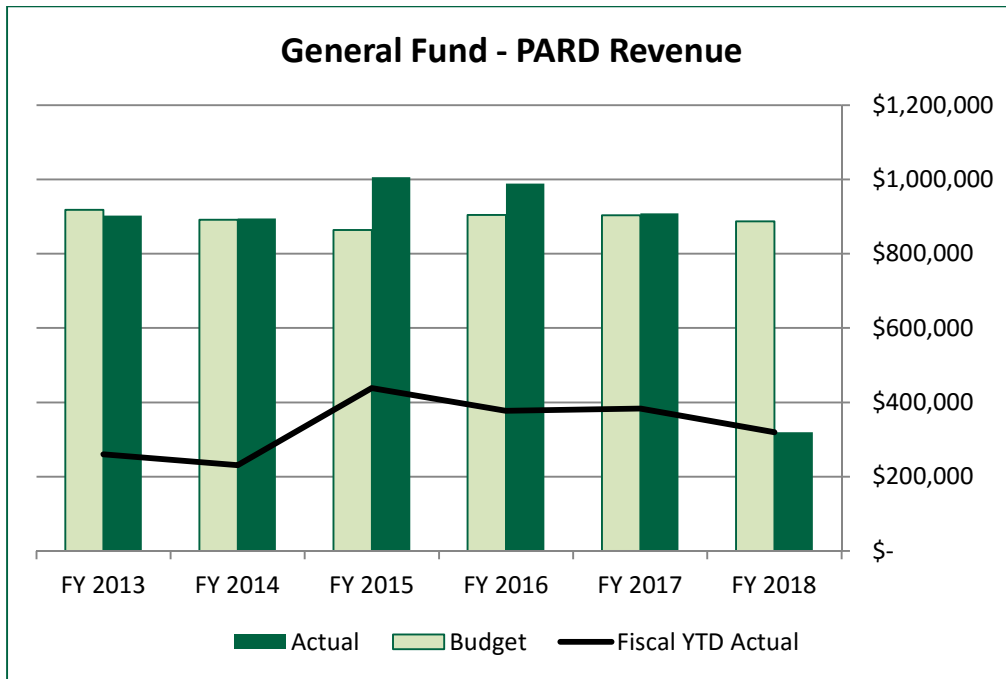


PARD Charges & Fees

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.

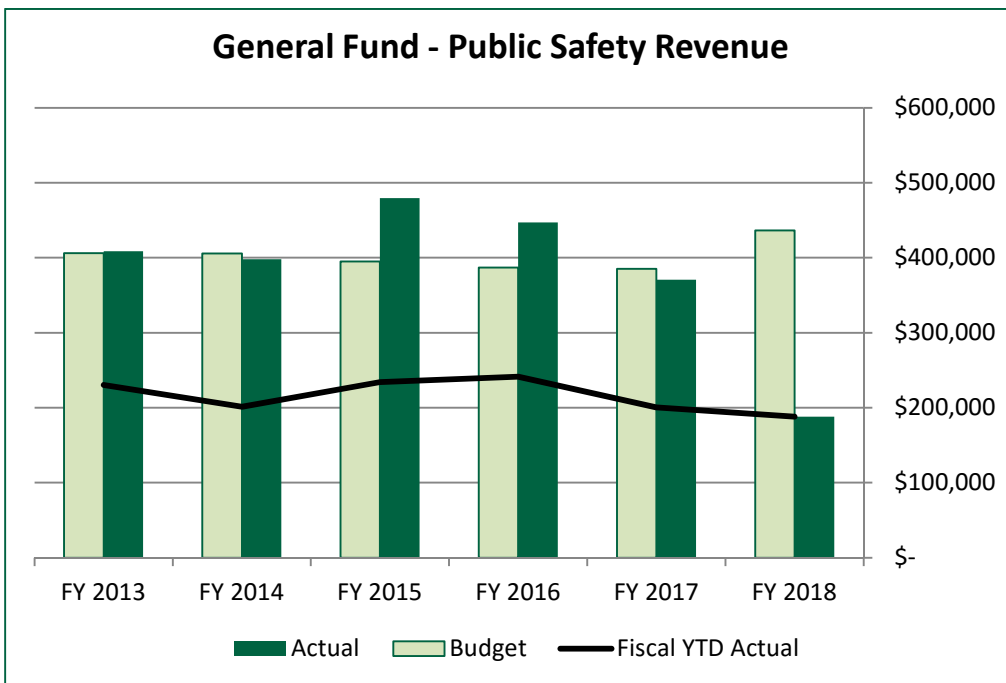


Parks and Recreation fees of \$319,920 are over the allocated budget by \$3,047, or 1%.

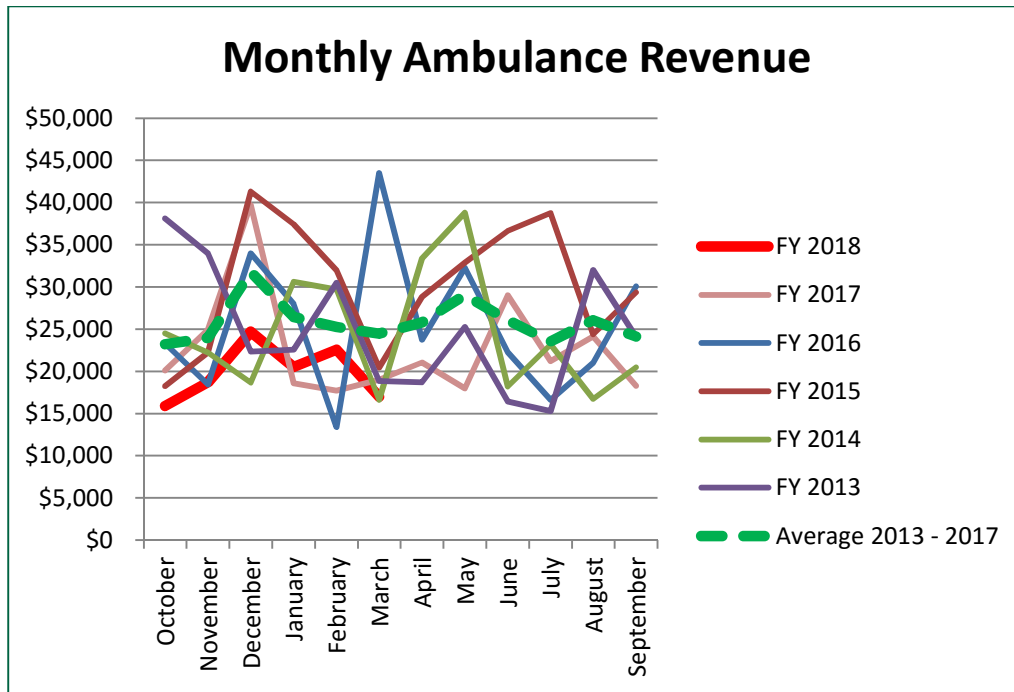


Public Safety

Public Safety revenues of \$188,095 are under the allocated budget by \$42,117, or 18%.

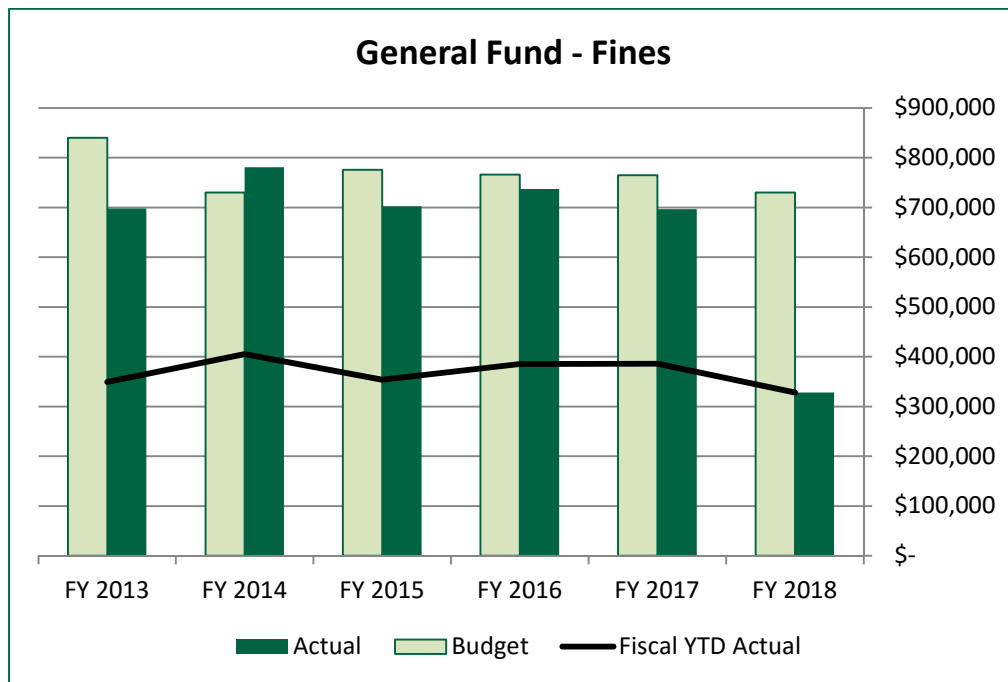


Ambulance fees make up 80% of the public safety revenue budget. As reflected in the following chart, ambulance fees are volatile from month-to-month. We will be watching public safety revenues as the year progresses to determine if they continue to trail the allocated budget.

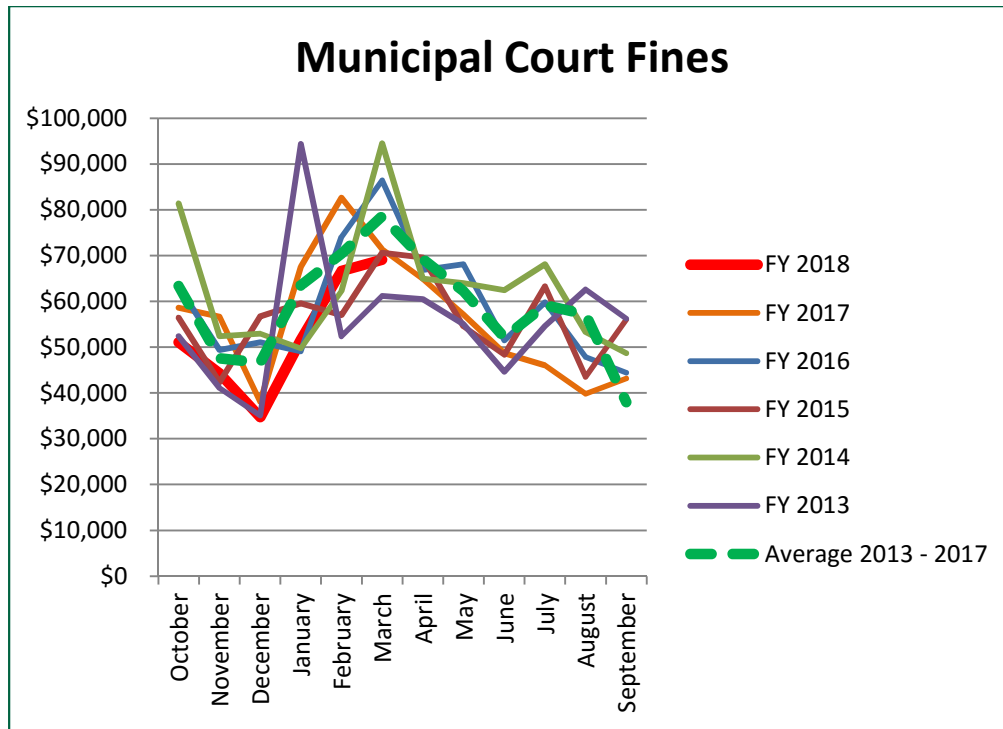


Fines

Fine revenues of \$328,265 are under the allocated budget by \$51,357, or 14%.



Municipal court fines make up 96% of the fines revenue budget. As reflected in the following chart, municipal court fines are generally lowest in December and generally peak around March. We will be watching fines revenues as the year progresses to determine if they continue to trail the allocated budget.

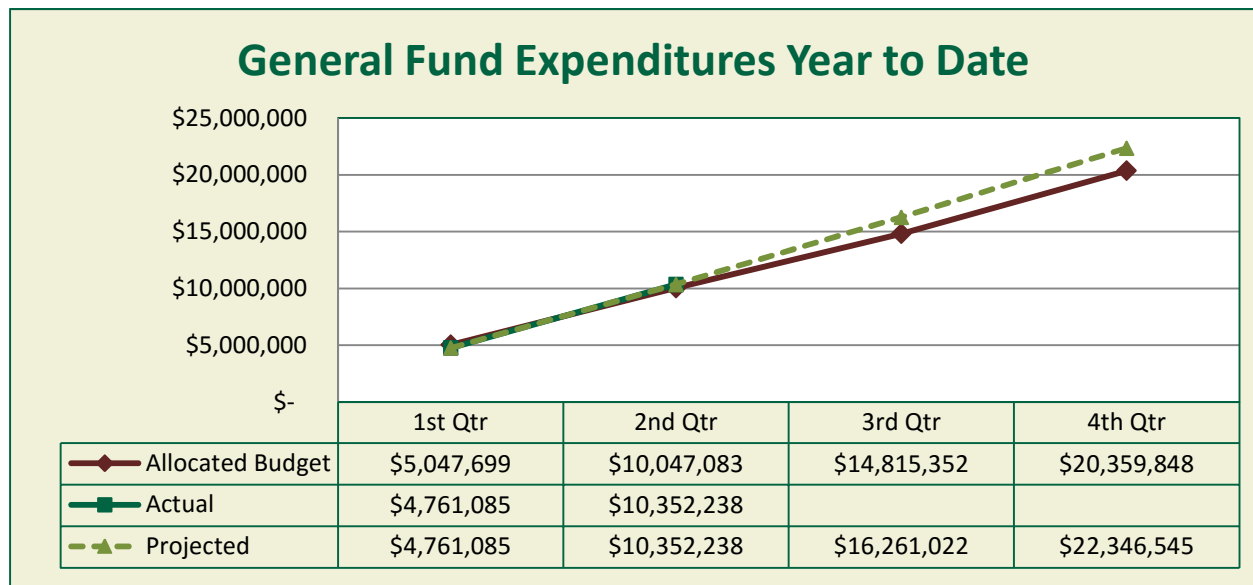


Other

Other revenues of \$453,625 are over the allocated budget by \$108,926, or 32%. As illustrated in the following table, \$82,905 of unbudgeted TML reimbursements related to Hurricane Harvey account for the majority of the variance. Additionally, interest income substantially exceeds budget due to higher than projected interest.

| Other Revenues Account Detail | | | | |
|----------------------------------|-------------------|------------------|--------------------------|---------------------|
| G/L Account Classification | FY 2018 Budget | YTD Actual | Actual as % of Budget | % of FY Complete |
| Reimbursements - Insurance | \$0 | \$82,905 | n/a | 50% |
| Reimbursements - FEMA | 0 | 0 | n/a | 50% |
| Interest | 35,000 | 53,097 | 152% | 50% |
| All Other Categories | 659,700 | 317,623 | 48% | 50% |
| Total | \$694,700 | \$458,822 | 66% | 50% |

General Fund Expenditures:



Projected expenditures exceed allocated budget due primarily to \$2,196,691 of projected Hurricane Harvey expenditures. Excluding Hurricane Harvey expenditures, full year expenditures are projected to be \$209,994 below allocated budget, primarily due to anticipated salary savings as a result of vacancies.

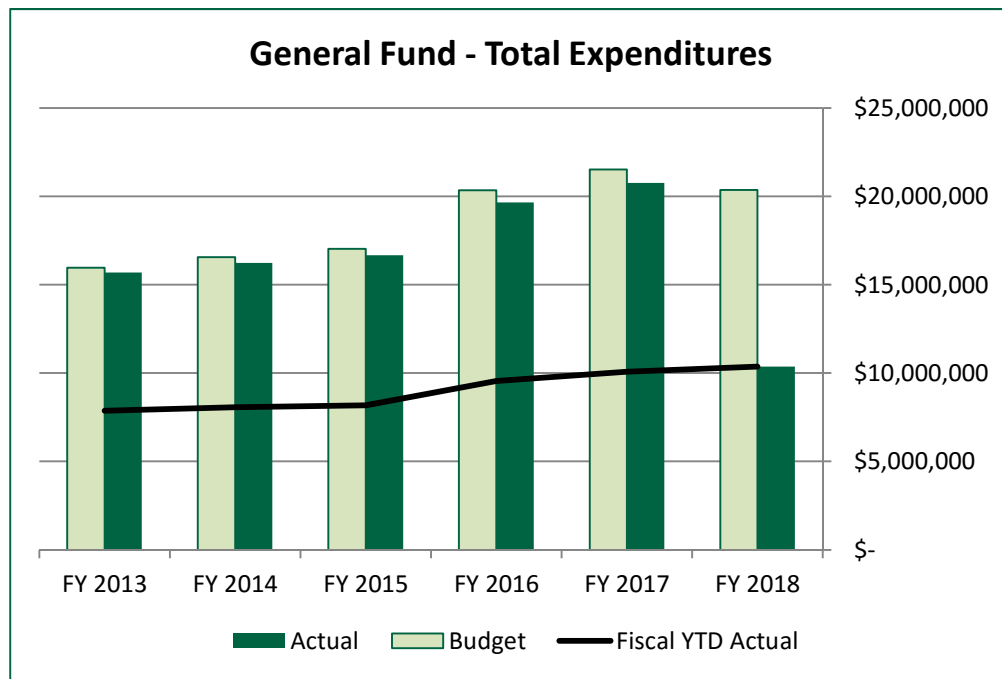
| General Fund FY 2018 2nd Quarter Expenditures | | | |
|---|----------------------|--------------|--|
| FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| \$20,359,848 | \$10,047,083 | \$10,352,238 | \$305,154 |

For the six months ended March 31, 2018, the General Fund expended 51% of its total budgeted expenditures and is over its allocated budget by \$305,154, or 3%.

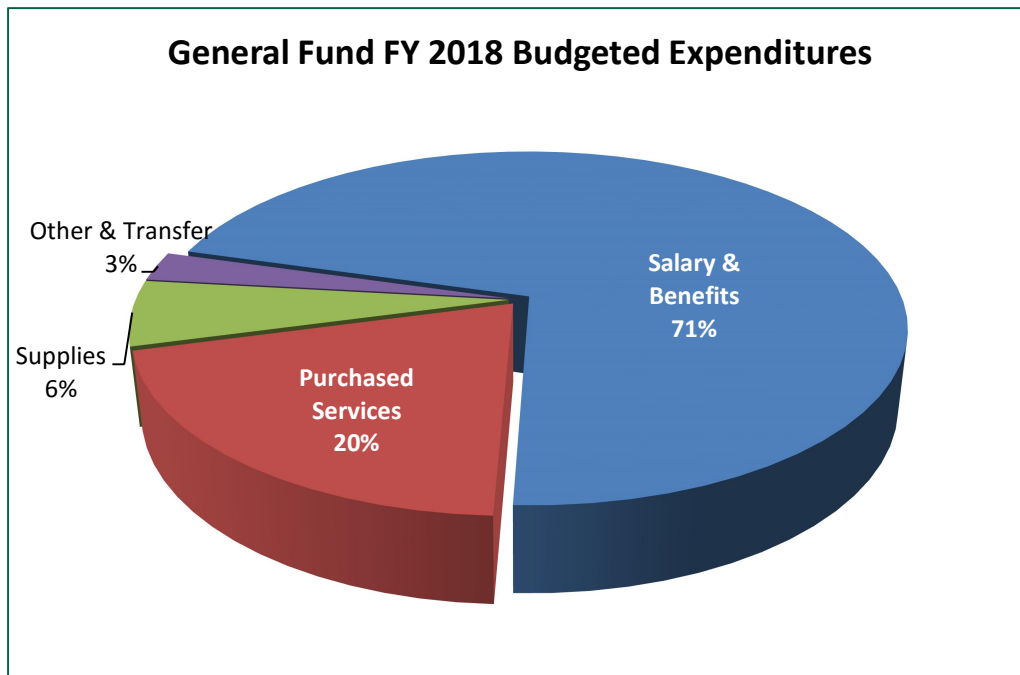
As reflected in the following table, Hurricane Harvey expenditures are causing the over-budget variance. All other categories of expenditures are under budget.

| General Fund FY 2018 2nd Quarter Expenditure Categories | | | | |
|---|----------------|----------------------|--------------|--|
| Expenditure Category | FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| Salaries & Benefits | \$14,495,815 | \$7,161,222 | \$6,852,671 | (\$308,550) |
| Purchased Services | 4,110,441 | 2,070,669 | 1,756,300 | (314,369) |
| Supplies | 1,212,641 | 548,177 | 470,539 | (77,638) |
| Other / Transfers | 540,951 | 267,015 | 261,036 | (5,979) |
| Non-Payroll Disaster | - | - | 1,011,691 | 1,011,691 |
| Total | \$20,359,848 | \$10,047,083 | \$10,352,238 | \$305,154 |

A discussion of individual expenditure categories follows the discussion of total expenditures.

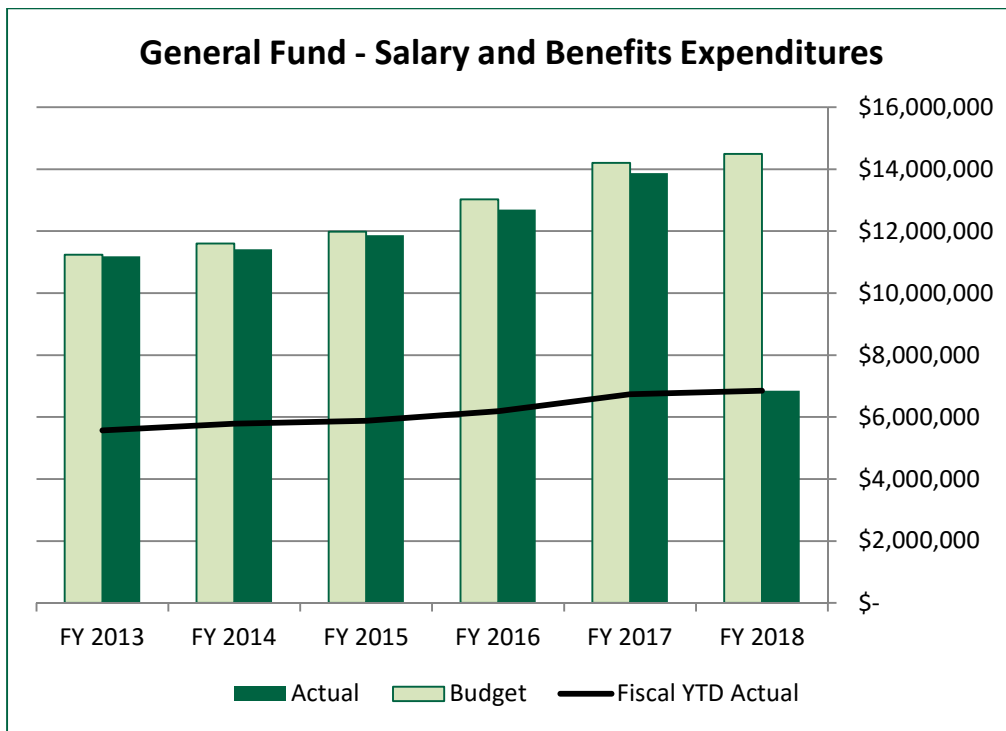


Salaries and benefits make up the largest category of expenditures in the General Fund at 71% of all FY 2018 budgeted expenditures, followed by purchased services at 20%.



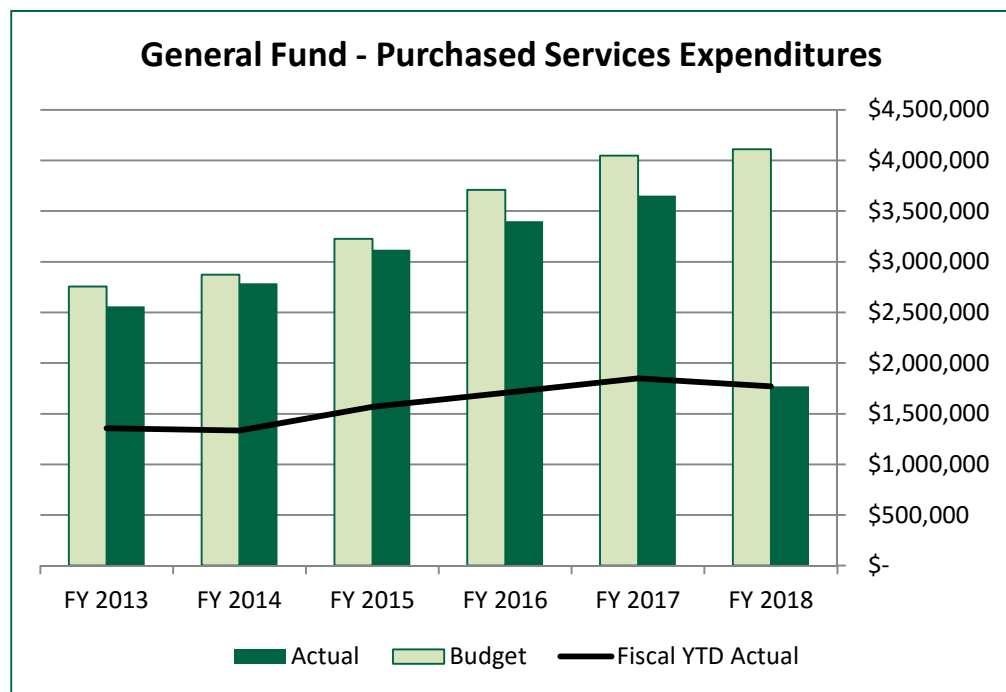
Salary and Benefits

Salary and benefits of \$6,852,671 are under the allocated budget by \$308,550, or 4%.



Purchased Services

Purchased services of \$1,756,300 are under the allocated budget by \$314,369, or 15%.



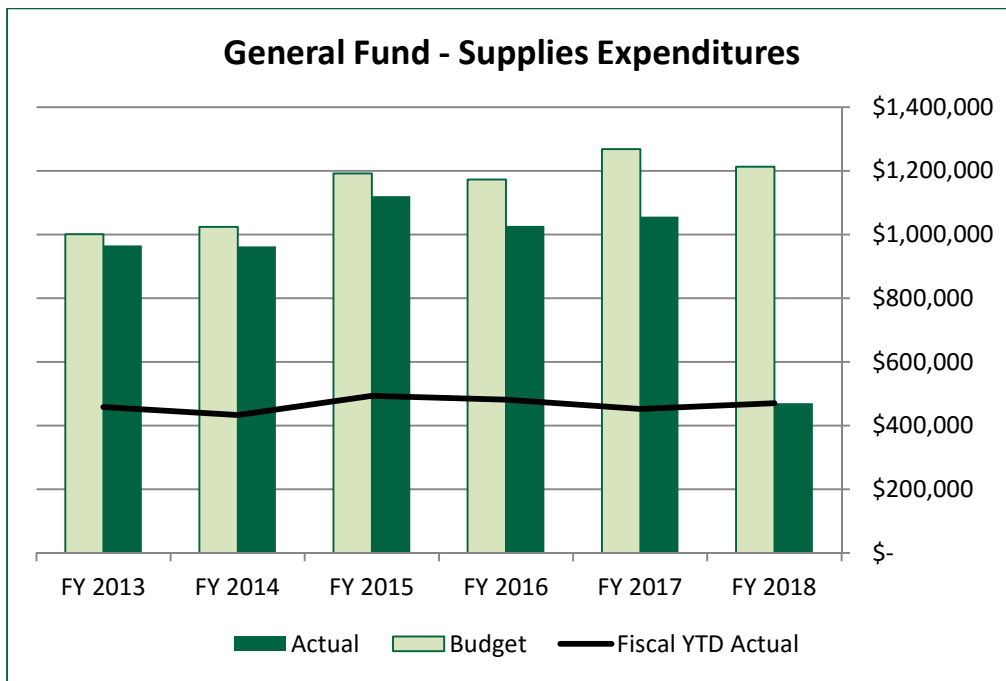
Some of the larger departmental level variances contributing to purchased services expended during the six months ended March 31, 2018 being under the FY 2018 allocated budget include:

- City Manager's Office – Other professional expenditures, which has an annual budget of \$24,800, were \$427 for the six months ended March 31, 2018 as compared to a 5-year average of \$12,317. The annual budget includes \$9,800 for a council facilitator for the May pre-budget planning session, \$2,500 related to the Bellaire Citizens Academy, and \$12,500 for other professional services.

- Information Technology – Communications expenditures, which has an annual budget of \$239,750, were \$84,539 for the six months ended March 31, 2018 as compared to a 5-year average of \$124,115.
- Fire – Other technical service expenditures, which has an annual budget of \$46,500, were \$12,735 for the six months ended March 31, 2018 as compared to a 5-year average of \$21,641. The annual budget includes \$33,000 for EMS patient billing fees. The billing fees are based on ambulance billing collections, which are also under budget.
- Police – Vehicle maintenance expenditures were \$23,827 for the six months ended March 31, 2018, which is 40% of the \$60,000 annual budget.
- Parks (Maintenance) – Parks maintenance expenditures were \$171,699 for the six months ended March 31, 2018, which is 33% of the \$515,684 annual budget. Over the prior five years, we averaged 45% as of March 31.
- Parks (Recreation) – Instructor pay was \$13,811 for the six months ended March 31, 2018, which is 14% of the \$100,000 annual budget. Over the prior five years, we averaged 35% as of March 31. As previously reported, significantly contributing to this variance are checks totaling \$10,436 to a single vendor that were recorded in FY 2017 as an expenditure, and then were subsequently voided in FY 2018. Ideally, the checks should have been voided effective FY 2017 so the credit to the expenditure account would have offset the payment in the same fiscal year. The mismatch in timing results in an understatement of current-year instructor pay expenditures. The amount is immaterial as it relates to the overall financial results of the fund, and we do not propose any adjustment to the FY 2017 financial statements. Had the checks not been voided, instructor pay for the six months ended March 31, 2018 would be \$24,247, which is still only 24% of the budget as compared to 35% prior year average spending pattern.
- Library – Rental equipment expenditures were \$624 for the six months ended March 31, 2018, as compared to a 5-year average of \$1,918. This is a matter of timing of the copier rental payments as previous years included an annual payment, which transitioned to quarterly payments in FY 2018.
- Public Works (Streets) – Engineers, planners, arborists, which has an annual budget of \$103,000, was \$28,125 for the six months ended March 31, 2018, which is just 27% of the annual budget. The annual budget includes \$75,000 for the City Engineer, \$15,000 for traffic engineering services, and \$13,000 for Texas Commission on Environmental Quality (TCEQ) reporting. All amounts expended thus far have been for the City Engineer.
- Public Works (Streets) – Vehicle maintenance, which has an annual budget of \$27,000, was \$9,655 for the six months ended March 31, 2018, as compared to a 5-year average of \$15,112.
- Public Works (Streets) – Paving maintenance, which has an annual budget of \$33,000, was \$8,042 for the six months ended March 31, 2018, which is just 24% of the annual budget.

Supplies

Supplies of \$470,539 are under the allocated budget by \$77,638, or 14%.

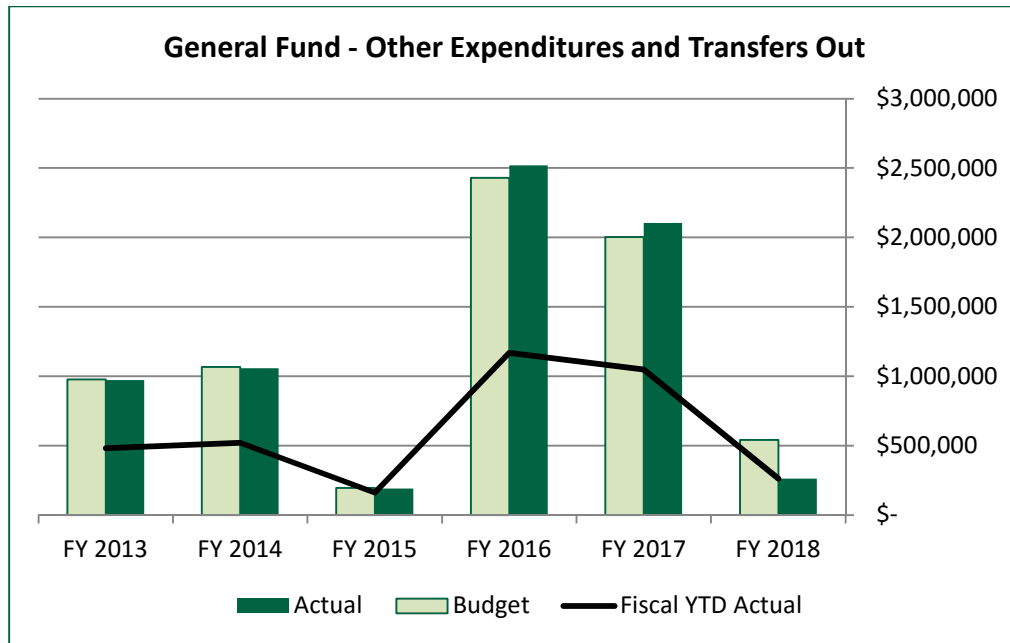


Some of the larger departmental level variances contributing to supplies expended during the six months ended March 31, 2018 being under the FY 2018 allocated budget include:

- All Departments – Natural gas expenditures are a contributor to supplies being under the allocated budget. The City's primary use of natural gas relates to heating the swimming pool at the Bellaire Family Aquatics Center. Over the past five years, the City has incurred an average of 85% of the full year expenditures for natural gas by March 31; however, as of March 31, 2018 the City has only spent 70% of its FY 2018 \$35,030 budget.
- Information Technology – Hardware and software expenditures, which have an annual budget of \$115,000, were \$24,563 for the six months ended March 31, 2018, which is just 21% of the annual budget. This is a matter of timing; the budget is expected to be utilized by year-end.
- Police – IT supplies expenditures, which have an annual budget of \$18,400, were \$4,216 for the six months ended March 31, 2018, which is just 23% of the annual budget. This is a matter of timing; the budget is expected to be utilized by year-end.
- Parks (Aquatics) – Small tool and minor equipment expenditures were \$482 for the six months ended March 31, 2018, which is 10% of the \$4,700 annual budget. Over the prior five years, we averaged 55% as of March 31.

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 six months ended March 31, 2018, of \$261,036 are under the allocated budget by \$5,979, or 2%.



Total budgeted transfers out of the General Fund are \$492,926, or \$41,077/month.

| Other Expenditures and Transfers Out Account Detail | | | | |
|--|----------------|------------|-----------------------|------------------|
| G/L Account Classification | FY 2018 Budget | YTD Actual | Actual as % of Budget | % of FY Complete |
| 740 – Operating Transfers Out | \$492,926 | \$246,463 | 50% | 50% |
| 711 – Credit Card Fees | 41,000 | 12,584 | 31% | 50% |
| 710 – Banking Charges | 7,025 | 1,989 | 28% | 50% |
| Total | \$540,951 | \$261,036 | 48% | 50% |

Non-Payroll Disaster Related

The “non-payroll disaster related” category is unbudgeted non-payroll expenditures related to Hurricane Harvey. Some of these costs should be reimbursable by the Federal Emergency Management Agency (FEMA).

General Fund Summary:

| General Fund FY 2018 Revenue and Expenditure Report by Department | | | | | |
|--|------------------------------|----------------------|---------------------|--|------------------------------------|
| | FY 2018 Adopted Budget | FY 2018 Projected | YTD Actual | % of Budget (Collected / Spent) | Actual Over / (Under) Budget |
| Revenue | | | | | |
| Current Property Taxes | \$13,118,646 | \$13,109,818 | \$12,879,944 | 98% | (\$238,702) |
| Franchise Taxes | 1,424,734 | 1,401,020 | 736,673 | 52% | (688,061) |
| Sales Tax | 2,348,555 | 2,349,362 | 1,198,902 | 51% | (1,149,653) |
| Permits | 771,300 | 757,267 | 362,915 | 47% | (408,385) |
| Fees | 369,200 | 381,200 | 175,924 | 48% | (193,276) |
| License | 2,900 | 2,900 | 1,763 | 61% | (1,137) |
| Intergovernmental | 5,500 | 5,500 | - | 0% | (5,500) |
| Rental | 19,400 | 17,700 | 11,138 | 57% | (8,263) |
| Aquatics | 336,500 | 314,500 | 16,852 | 5% | (319,648) |
| Program Fees | 149,000 | 149,000 | 76,465 | 51% | (72,535) |
| Athletics | 365,000 | 329,000 | 208,170 | 57% | (156,830) |
| Other Fees | 17,500 | 17,800 | 7,296 | 42% | (10,204) |
| Public Safety | 434,000 | 347,000 | 186,334 | 43% | (247,666) |
| Other Revenue | 2,400 | 2,400 | 1,761 | 73% | (639) |
| Fines | 730,000 | 631,500 | 328,265 | 45% | (401,735) |
| Investment Earnings | 39,500 | 89,500 | 55,460 | 140% | 15,960 |
| Miscellaneous (a) | 25,700 | 2,084,720 | 86,165 | 335% | 60,465 |
| Business Enterprise Transfer | 624,000 | 624,000 | 312,000 | 50% | (312,000) |
| Total | \$20,783,835 | \$22,614,187 | \$16,646,026 | 80% | (\$4,137,809) |
| Expenditures | | | | | |
| Administration | \$2,584,143 | \$2,598,290 | \$1292,650 | 50% | (\$1,291,493) |
| Legal Service | 100,000 | 100,000 | 78,284 | 78% | (21,716) |
| Finance | 1,421,207 | 1,405,168 | 685,582 | 48% | (735,625) |
| Development Services | 860,018 | 815,749 | 315,664 | 37% | (544,354) |
| Fire | 3,114,328 | 3,144,430 | 1,504,386 | 48% | (1,609,942) |
| Police | 6,235,668 | 6,146,093 | 2,977,620 | 48% | (3,258,048) |
| Parks, Rec., & Facilities | 3,773,093 | 3,738,546 | 1,444,498 | 38% | (2,328,595) |
| Library | 704,626 | 657,433 | 309,742 | 44% | (394,884) |
| Public Works | 1,073,839 | 1,051,219 | 485,657 | 45% | (588,182) |
| Non-Departmental (b) | 492,926 | 2,689,617 | 1,258,154 | 255% | 765,228 |
| Total | \$20,359,848 | \$22,346,545 | \$10,352,238 | 51% | (\$10,007,610) |
| Revenues/Expenditures | \$423,987 | \$267,642 | \$6,293,788 | | \$5,869,801 |

(a) Projected miscellaneous revenues of \$2,084,720 include \$2,059,021 of Hurricane-Harvey reimbursements.

(b) Projected non-departmental expenditures of \$2,689,616 include \$2,196,691 of Hurricane-Harvey expenditures.

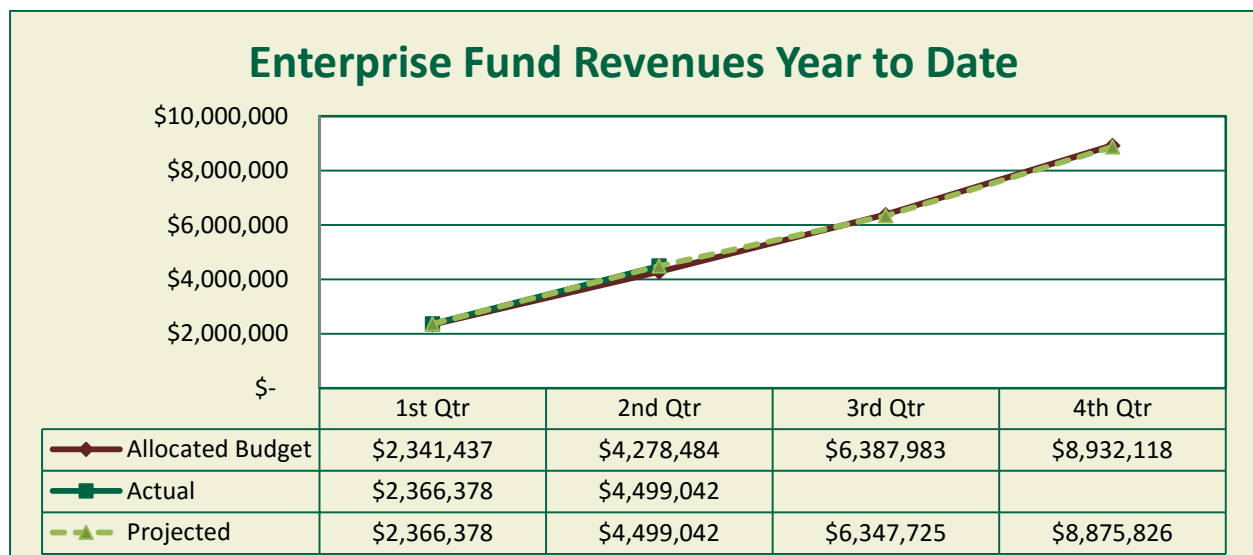
Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

Enterprise Fund

Amounts reported herein are unaudited fiscal year-to-date amounts through March 31, 2018.

| Enterprise Fund FY 2018 2nd Quarter Revenue and Expense Report | | | |
|---|------------------|--------------------|--------------------|
| | Adopted Budget | Projected | YTD Actual |
| Beginning Working Capital Balance | \$669,399 | \$1,368,192 | \$1,368,192 |
| Revenue | 8,932,118 | 8,875,826 | 4,499,042 |
| Expenses | 8,990,787 | 9,262,669 | 4,214,146 |
| Ending Working Capital Balance | \$610,730 | \$981,349 | \$1,653,088 |

Enterprise Fund Revenues:



Full year projected revenues are lower than allocated budget due to lower than budgeted water, wastewater, and solid waste revenues. These revenues are below budget due to Hurricane Harvey damaged properties with inactive accounts. There is a decrease in active accounts of approximately 5% compared to the same period a year ago. These revenues are projected to be under budget by \$403,441. Partially offsetting these decreases are projected Hurricane Harvey reimbursements of \$299,749, and sales of surplus assets that are projected to exceed budget by \$47,400.

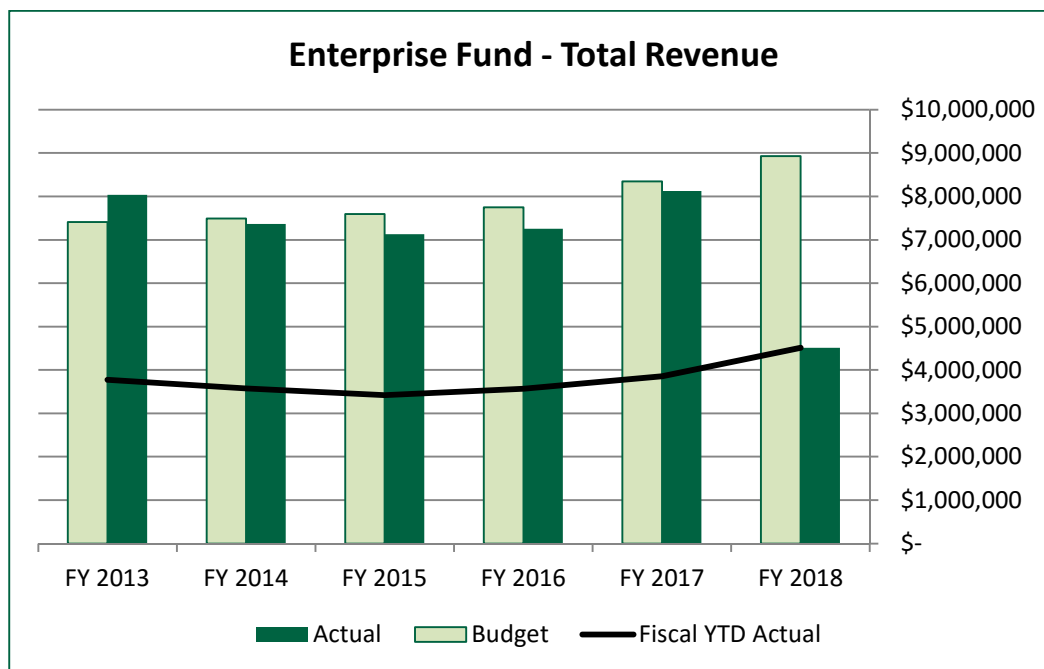
| Enterprise Fund FY 2018 2nd Quarter Revenues | | | |
|---|----------------------|-------------|--|
| FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| \$8,932,118 | \$4,278,484 | \$4,499,042 | \$220,558 |

For the six months ended March 31, 2018, the Enterprise Fund collected 50% of its total budgeted revenues and is over its allocated budget by \$220,558, or 5%.

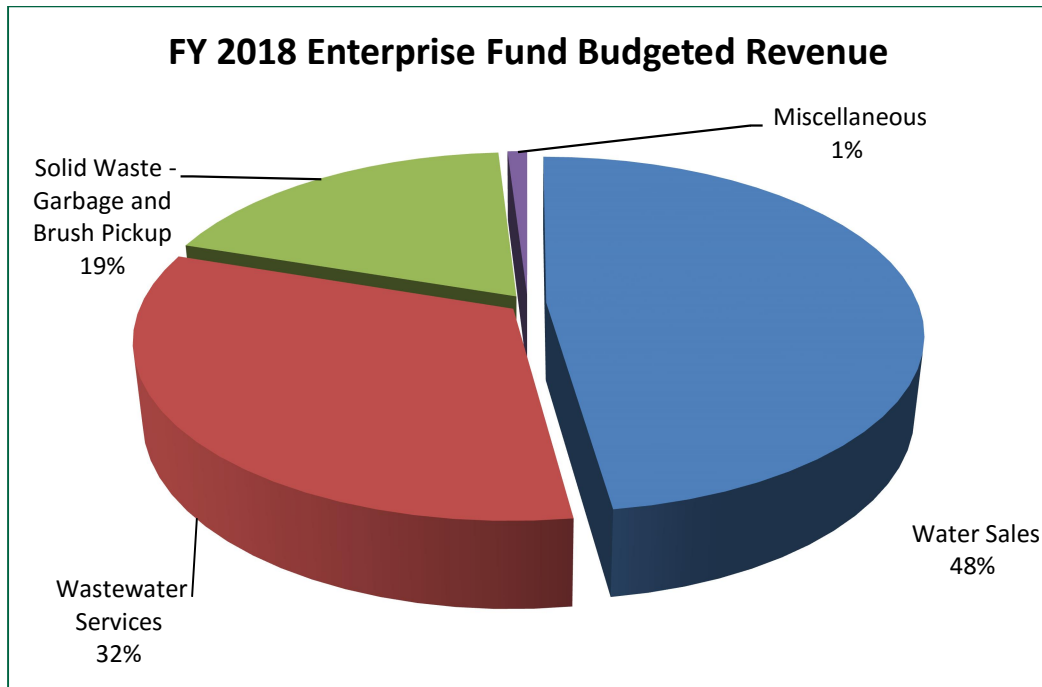
Individual revenue categories contributing to the variance from allocated budget are shown in the following table. The "Other" category causing the majority of the variance includes \$225,671 of unbudgeted Hurricane Harvey reimbursements from TML.

| Enterprise Fund FY 2018 2nd Quarter Revenue Categories | | | | |
|---|-------------------|----------------------------|-------------|---|
| Revenue Category | FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| Water | \$4,266,524 | \$1,957,650 | \$2,006,850 | \$49,200 |
| Wastewater | 2,891,394 | 1,434,069 | 1,339,097 | (94,972) |
| Solid Waste | 1,683,700 | 841,994 | 830,099 | (11,895) |
| Other | 90,580 | 44,772 | 322,996 | 278,225 |
| Total | \$8,932,118 | \$4,278,484 | \$4,499,042 | \$220,558 |

A discussion of individual revenue categories follows the discussion of total revenues.

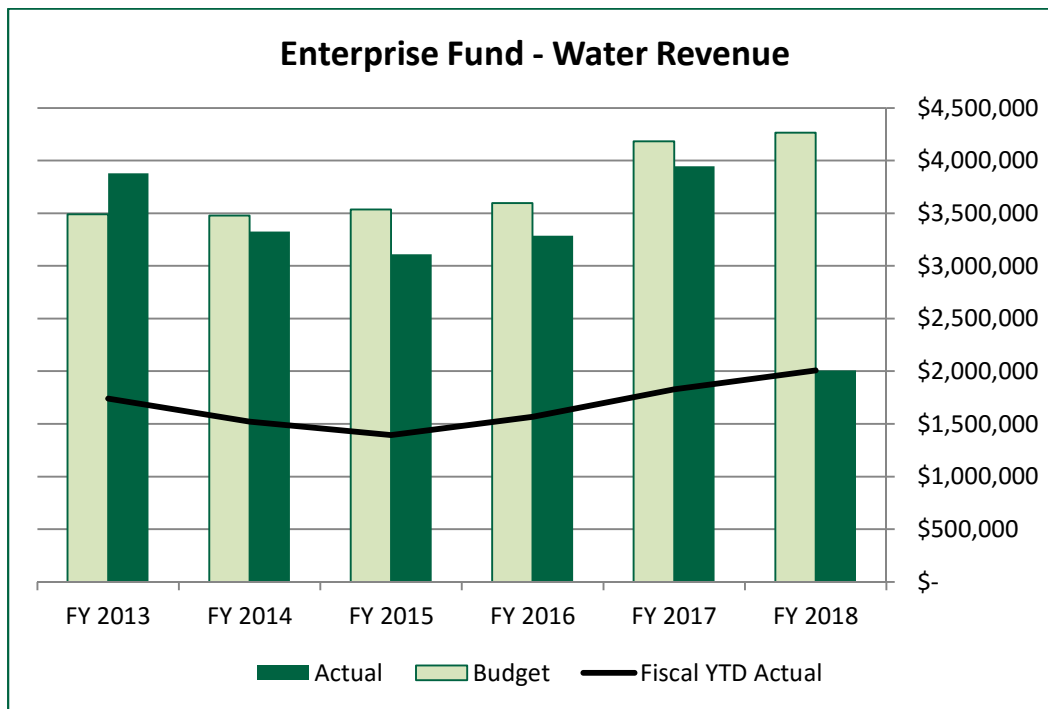


Sales of water makes up the largest category of revenues in the Enterprise Fund at 48% of all FY 2018 budgeted revenues, followed by charges for wastewater at 32%, and charges for solid waste at 19%.



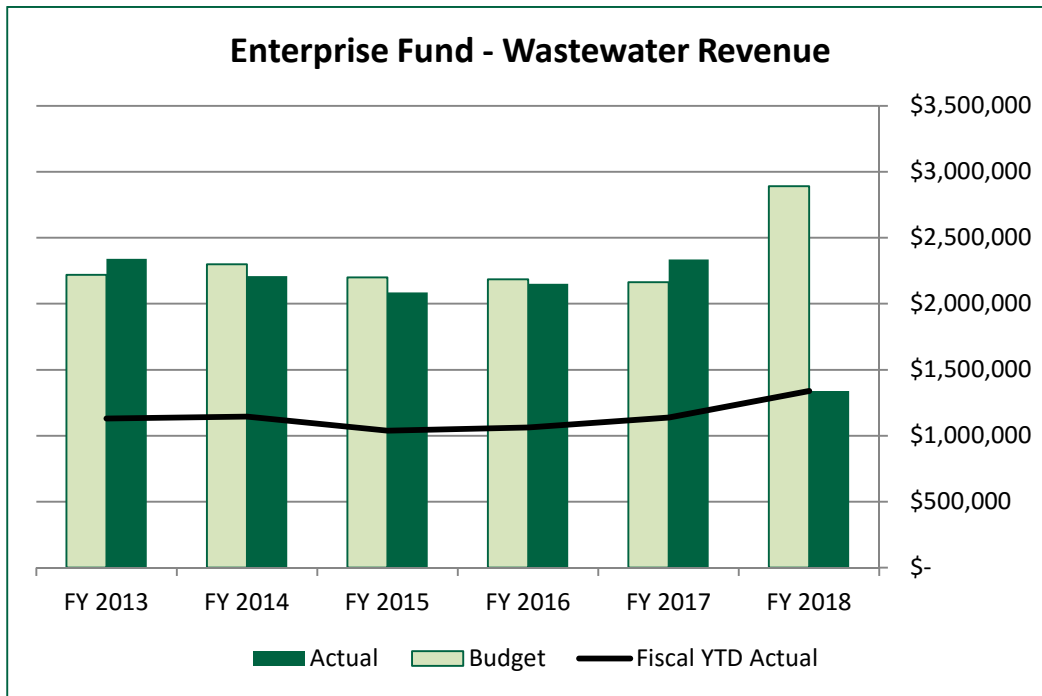
Water Revenue

Water revenues of \$2,006,850 are above the allocated budget by \$49,200, or 3%.



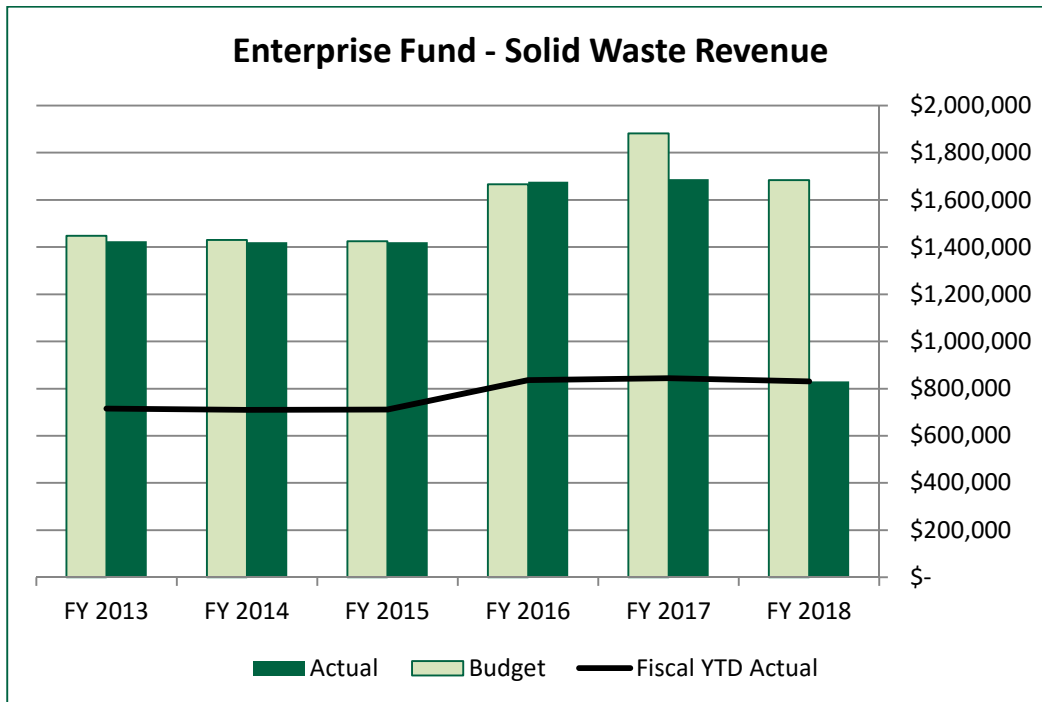
Wastewater Revenue

Wastewater revenues of \$1,339,097 are under the allocated budget by \$94,972, or 7%.



Solid Waste

Solid Waste revenues of \$830,099 are under the allocated budget by \$11,895, or 1%.



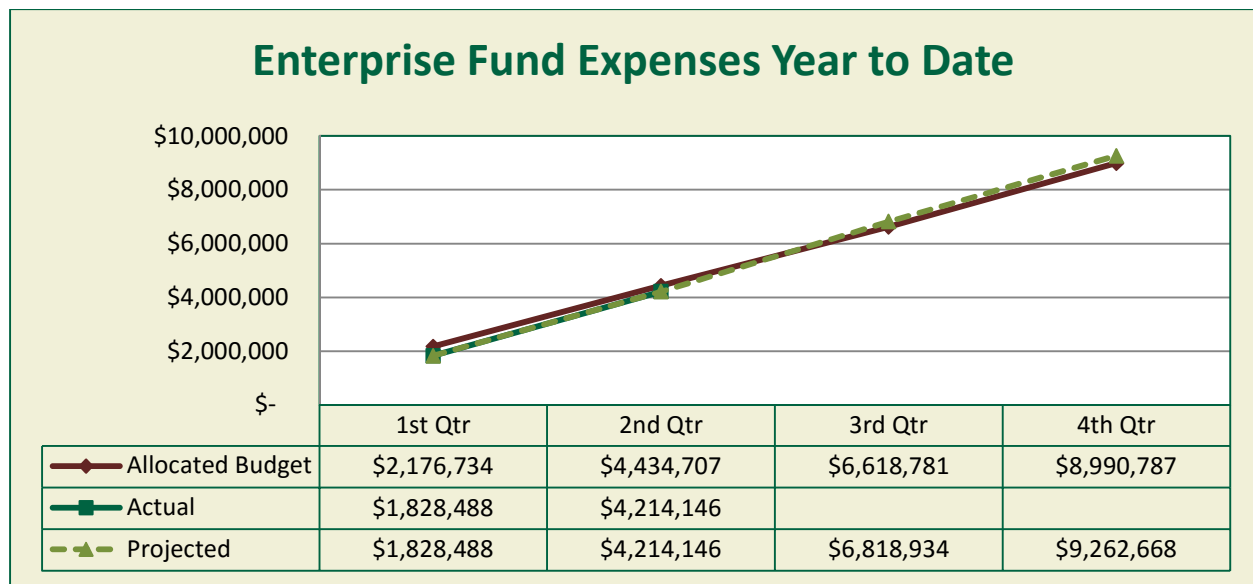
Other

Other revenues of \$322,996 are over the allocated budget by \$278,225, or 621%. As illustrated by the following chart, \$225,671 of unbudgeted TML reimbursements related to Hurricane Harvey account for the majority of the variance.

Additionally, the City received \$52,377 from surplus asset sales, far exceeding the budget of \$5,000. Most of the surplus asset sales relate to proceeds from the sale of meters uninstalled as part of the meter replacement project.

| Other Revenues Account Detail | | | | |
|----------------------------------|----------------|------------|-----------------------|------------------|
| G/L Account Classification | FY 2018 Budget | YTD Actual | Actual as % of Budget | % of FY Complete |
| Reimbursements - Insurance | \$0 | \$225,671 | n/a | 50% |
| Reimbursements - FEMA | 0 | 0 | n/a | 50% |
| Sale of City Property | 5,000 | 52,377 | 1,048% | 50% |
| All Other Categories | 85,580 | 44,948 | 53% | 50% |
| Total | \$90,580 | \$322,996 | 357% | 50% |

Enterprise Fund Expenses:



Projected expenses exceed allocated budget due to projected Hurricane Harvey expenses of \$324,914. Excluding Hurricane Harvey expenses, full year expenses are projected to be \$53,032 below allocated budget, primarily due to salary savings as a result of vacancies and savings from not purchasing ground water credits.

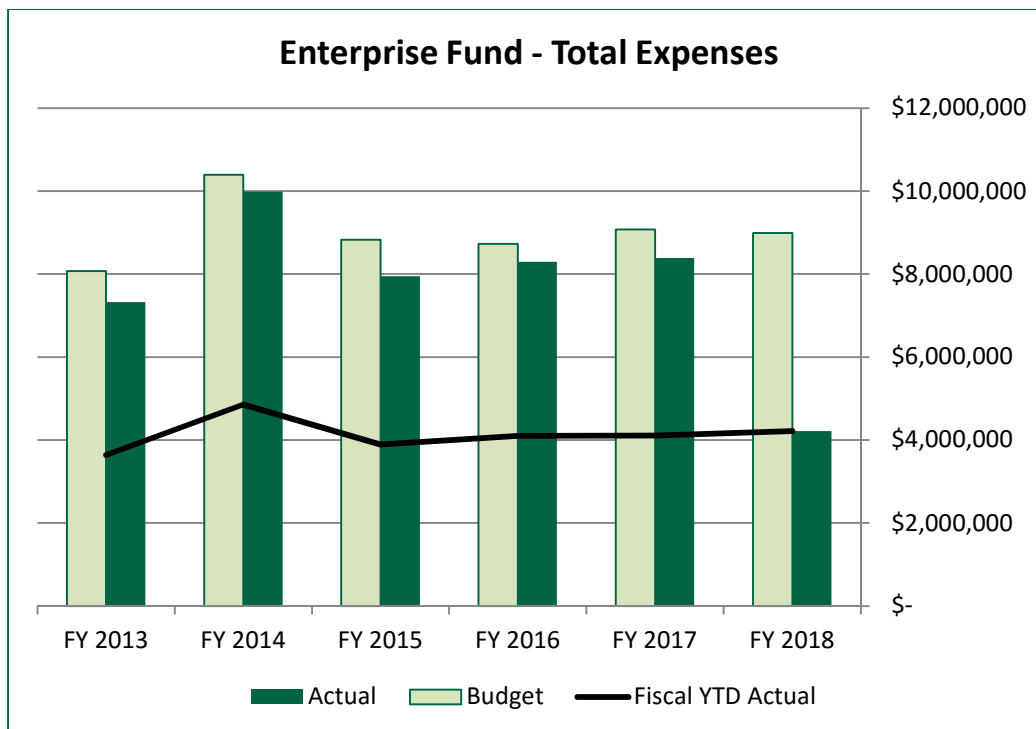
| Enterprise Fund FY 2018 2nd Quarter Expenses | | | |
|--|----------------------|-------------|--|
| FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| \$8,990,787 | \$4,434,707 | \$4,214,146 | (\$220,561) |

For the six months ended March 31, 2018, the Enterprise Fund incurred 47% of its total budgeted expenses and is under its allocated budget by \$220,561, or 5%.

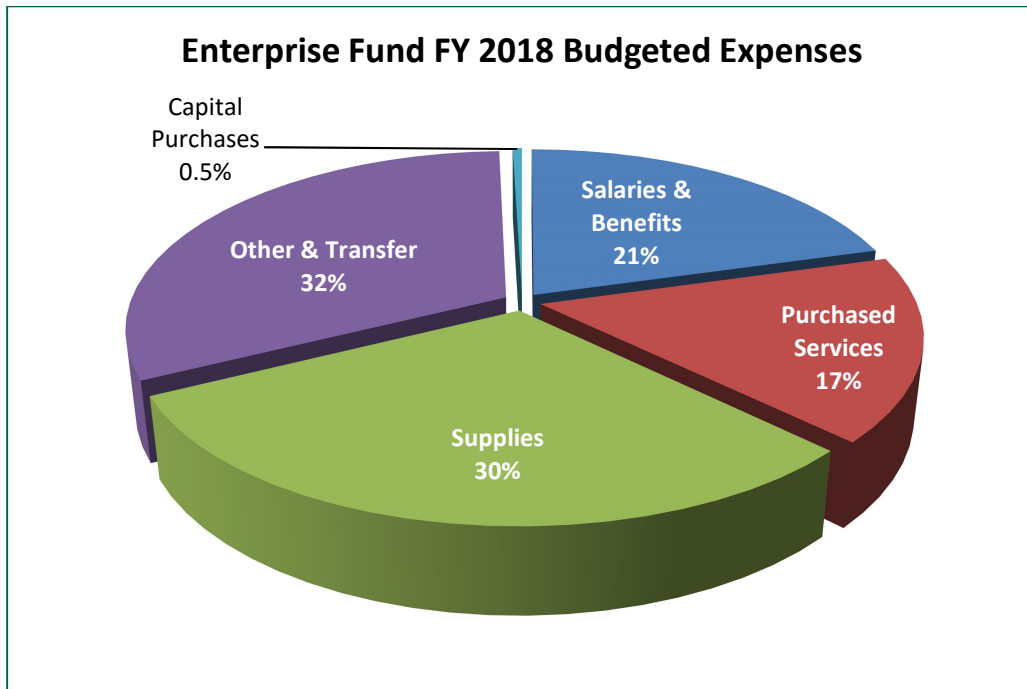
As reflected in the following table, the expense category causing the majority of the variance from allocated budget is supplies, which is under the allocated budget by \$375,769. The variance in Supplies is partially offset by \$149,914 of unbudgeted Hurricane Harvey expenditures.

| Enterprise Fund FY 2018 2nd Quarter Expense Categories | | | | |
|---|--------------------|----------------------------|--------------------|---|
| Expense Category | FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| Salaries & Benefits | \$1,854,594 | \$927,346 | \$853,612 | (\$73,734) |
| Purchased Services | 1,491,676 | 671,856 | 760,113 | 88,256 |
| Supplies | 2,737,081 | 1,392,345 | 1,016,576 | (375,769) |
| Other / Transfers | 2,865,436 | 1,441,659 | 1,433,931 | (7,728) |
| Capital Purchases | 42,000 | 1,500 | - | (1,500) |
| Non-Payroll Disaster | - | - | 149,914 | 149,914 |
| Total | \$8,990,787 | \$4,434,707 | \$4,214,146 | (\$220,561) |

A discussion of individual expense categories follows the discussion of total expenses.

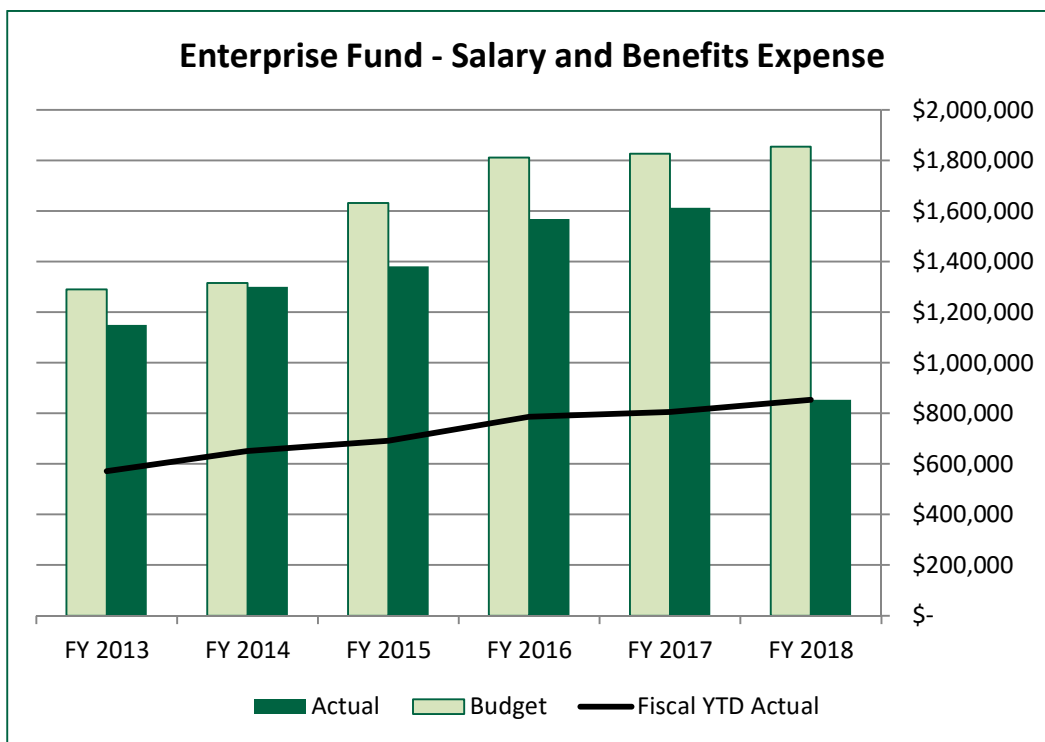


“Other expenses and transfers” makes up the largest category of expenses in the Enterprise Fund at 32% of all FY 2018 budgeted expenses, followed by supplies (which include water purchased from the City of Houston) at 30%. Other and transfers includes \$14,000 of budgeted operational expenses and \$2,851,436 of transfers out, including (1) \$624,000 to the General Fund to reimburse overhead expenses, (2) \$1,750,436 to the Debt Service Fund, (3) \$357,000 to the Vehicle and Equipment Replacement Fund, and (4) \$120,000 to the Capital Improvement Fund.



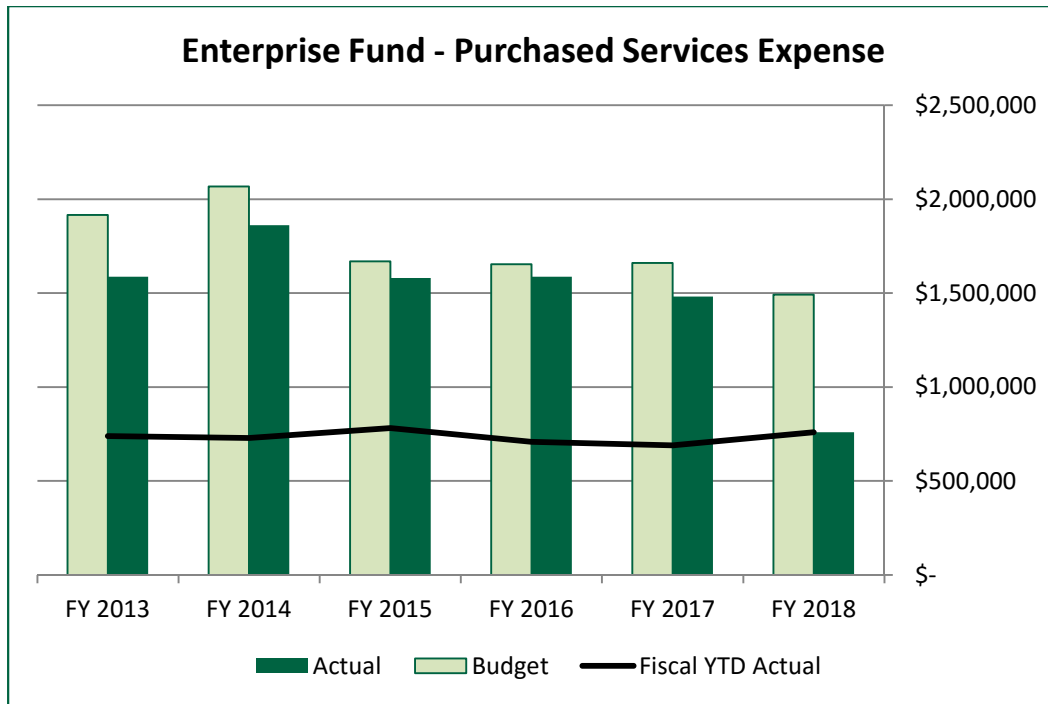
Salary and Benefits

Salary and benefits of \$853,612 are under the allocated budget by \$73,734, or 8%.



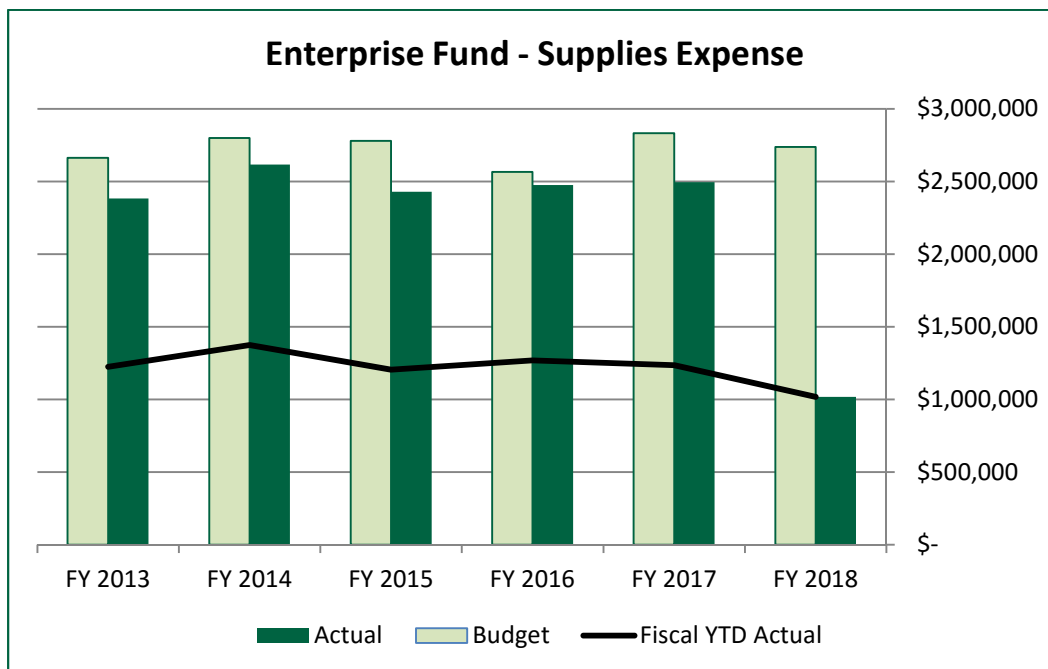
Purchased Services

Purchased services of \$760,113 are over the allocated budget by \$88,256, or 13%.



Supplies

Supplies of \$1,016,576 are under the allocated budget by \$375,769, or 27%.



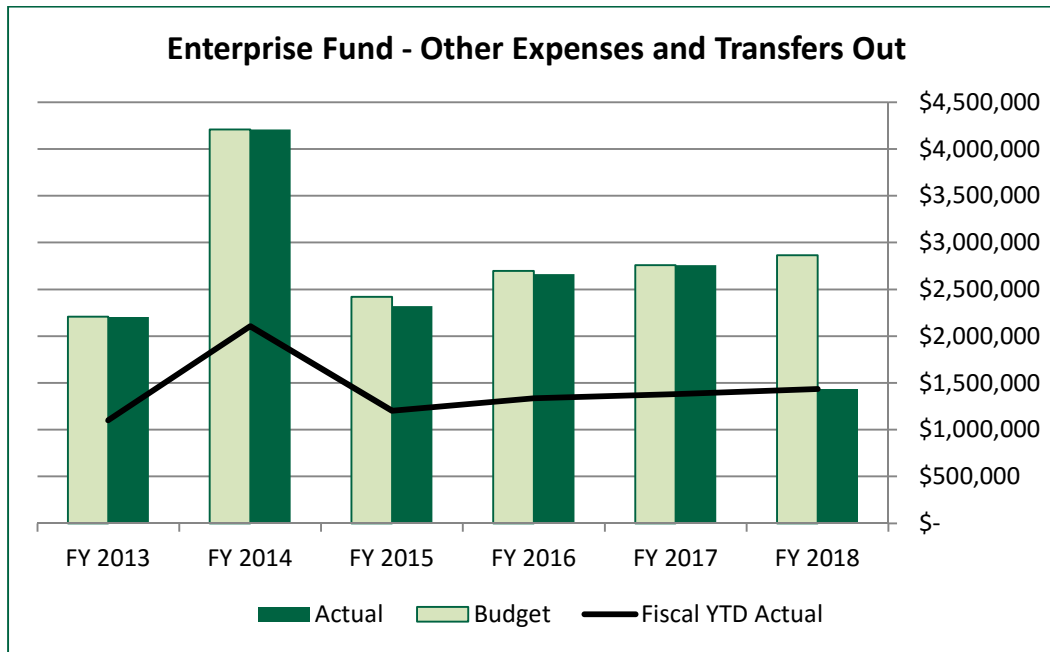
The majority of the variance from the supplies allocated budget relates to water purchases from the City of Houston and to groundwater credits.

The \$725,097 year-to-date March expense for water purchased from the City of Houston includes five months of water purchases instead of six. Historically, October contained the expense related to water purchased in September. That caused us to do a year-end adjusting entry to accrue the expense into September, so at the end of FY 2017 we recorded the expense in September to avoid having a year-end adjustment. The payment for September water usage was \$147,184.

The budget includes \$170,770 for groundwater credits, which are typically purchased annually from the Harris-Galveston Subsidence District between November and March. The City determined it has an adequate inventory of groundwater credits on hand to forgo purchasing additional credits this fiscal year.

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 six months ended March 31, 2018, of \$1,433,931 are under the allocated budget by \$7,728, or 1%.



Total budgeted transfers out of the Enterprise Fund are \$2,851,436, or \$237,620/month.

| Other Expenditures and Transfers Out Account Detail | | | | |
|--|--------------------|--------------------|-----------------------|------------------|
| G/L Account Classification | FY 2018 Budget | YTD Actual | Actual as % of Budget | % of FY Complete |
| 740 – Operating Transfers Out | \$2,851,436 | \$1,425,718 | 50% | 50% |
| 711 – Credit Card Fees | 14,000 | 8,214 | 59% | 50% |
| Total | \$2,865,436 | \$1,433,931 | 50% | 50% |

Non-Payroll Disaster Related

The “non-payroll disaster related” category is unbudgeted non-payroll expenses related to Hurricane Harvey. Some of these costs should be reimbursable by the Federal Emergency Management Agency (FEMA).

Enterprise Fund
FY 2018 Revenue and Expense Report by Department

| | FY 2018 Adopted Budget | FY 2018 Projected | YTD Actual | % of Budget (Collected / Spent) | Actual Over / (Under) Budget |
|---|---------------------------------------|------------------------------|-----------------------|--|---|
| Revenue | | | | | |
| Water Sales | \$4,266,524 | \$4,217,477 | \$2,006,850 | 47% | (\$2,259,674) |
| Waste Water Service | 2,891,394 | 2,563,000 | 1,339,097 | 46% | (1,552,297) |
| Solid Waste – Garbage & Brush Pickup | 1,683,700 | 1,657,700 | 830,099 | 49% | (853,601) |
| Miscellaneous (a) | 90,500 | 437,649 | 322,996 | 357% | 232,496 |
| Total | \$8,932,118 | \$8,875,826 | \$4,499,042 | 50% | (\$4,433,076) |
| Expenses | | | | | |
| Water Production | \$481,203 | \$495,403 | \$203,966 | 42% | (\$277,237) |
| Water Distribution | 567,008 | 661,348 | 296,888 | 52% | (270,120) |
| Surface Water | 1,953,800 | 1,783,000 | 725,097 | 37% | (1,228,703) |
| Wastewater Collection | 522,914 | 504,884 | 210,528 | 40% | (312,386) |
| Wastewater Treatment | 829,743 | 881,098 | 352,183 | 42% | (477,560) |
| Solid Waste – Garbage & Brush Pickup | 1,472,323 | 1,419,587 | 673,141 | 46% | (799,182) |
| Utility Billing | 298,360 | 326,999 | 168,499 | 56% | (129,861) |
| Transfers Out/Other (b) | 2,865,436 | 3,190,350 | 1,583,845 | 55% | (1,281,591) |
| Total | \$8,990,787 | \$9,262,669 | \$4,214,146 | 47% | (\$4,776,641) |
| Revenues/Expenses | (\$58,669) | (\$386,843) | \$284,896 | | \$343,565 |

(a) Projected miscellaneous revenues of \$437,649 include \$299,749 of Hurricane-Harvey reimbursements.

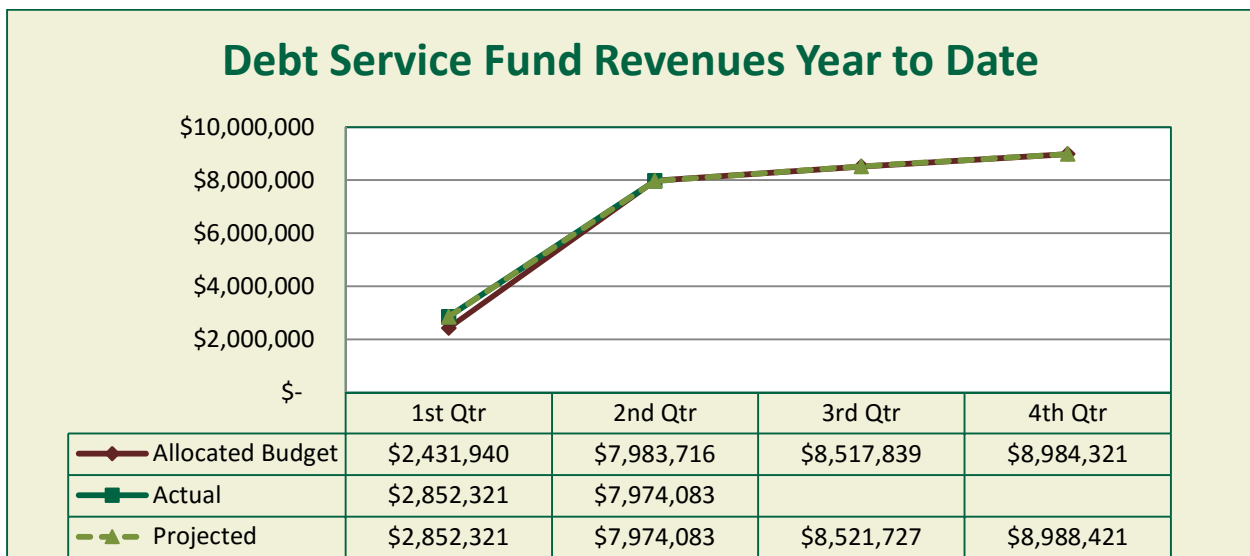
(b) Projected transfer out/other expenses of \$3,190,350 include \$324,914 of Hurricane-Harvey expenses.

Debt Service Fund

Amounts reported herein are unaudited fiscal year-to-date amounts through March 31, 2018.

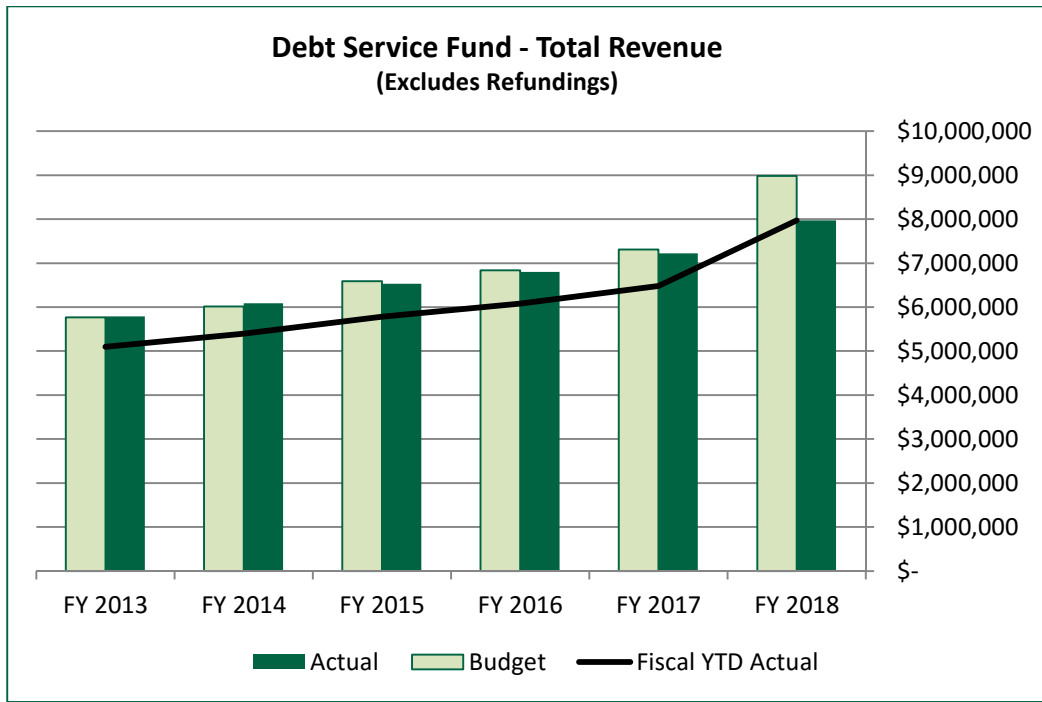
| Debt Service Fund FY 2018 2nd Quarter Revenue and Expenditure Report | | | |
|---|------------------|------------------|--------------------|
| | Adopted Budget | Projected | YTD Actual |
| Beginning Balance | \$557,371 | \$557,371 | \$557,371 |
| Revenue | 8,984,321 | 8,988,421 | 7,974,083 |
| Expense | 8,984,341 | 8,984,341 | 6,931,245 |
| Ending Balance | \$557,351 | \$561,451 | \$1,600,209 |

Debt Service Fund Revenues:

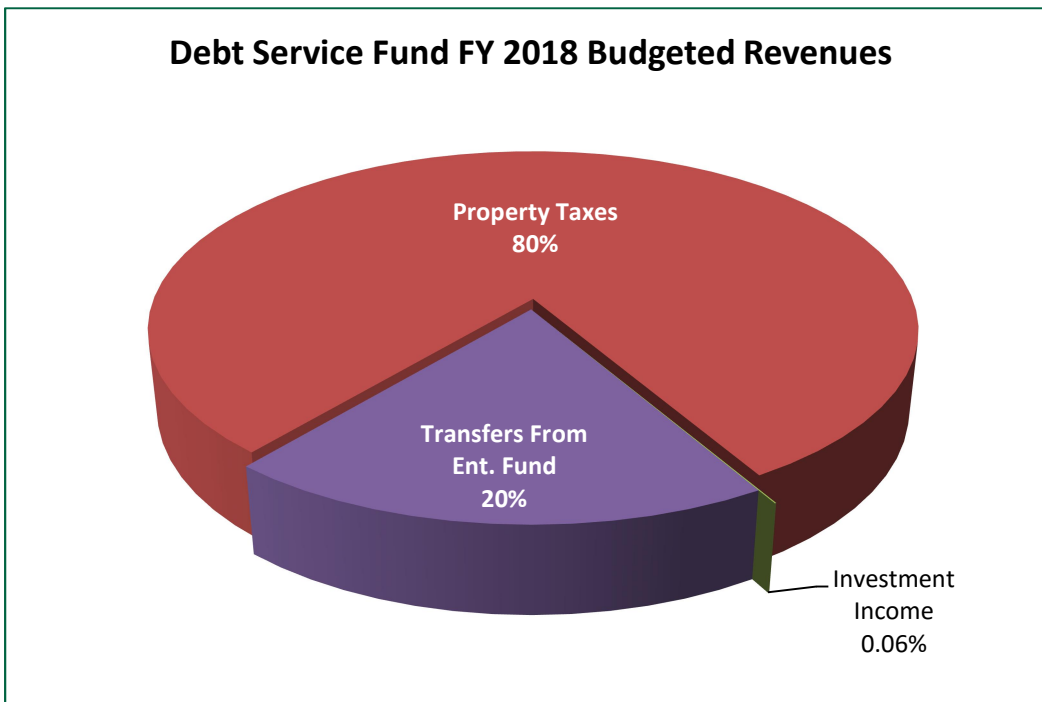


| Debt Service Fund FY 2018 2nd Quarter Revenues | | | |
|---|-------------------------|-------------|---|
| FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| \$8,984,321 | \$7,983,716 | \$7,974,083 | (\$9,633) |

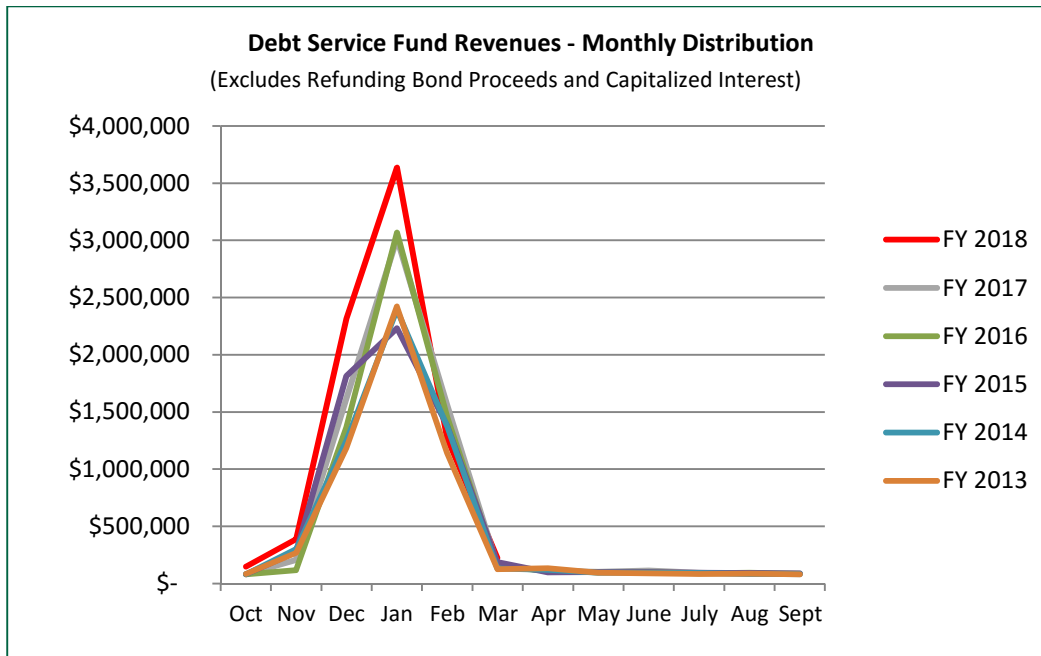
For the six months ended March 31, 2018, the Debt Service Fund collected 89% of its total budgeted revenues and is under its allocated budget by \$9,633, or 0%.



Property tax makes up the largest category of revenues in the Debt Service Fund at 80% of all FY 2018 budgeted revenues, followed by transfers from the Enterprise Fund at 20% and investment income at less than 1%.



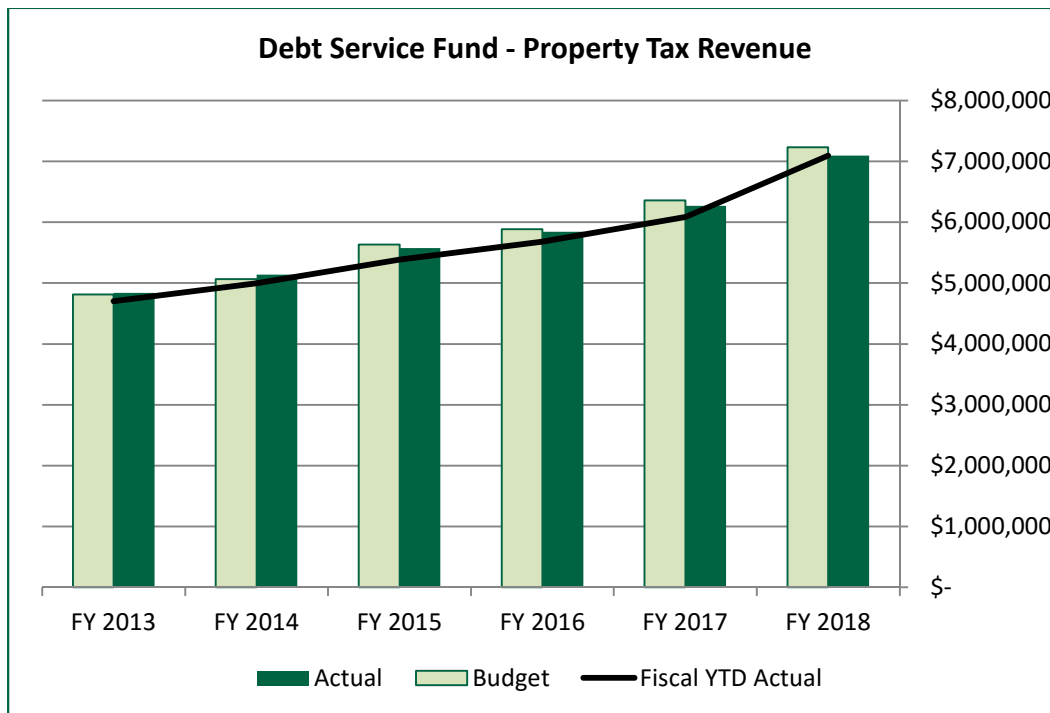
As property taxes are the main revenue source, the January 31 property tax deadline results in revenues being concentrated in the December – February timeframe.



Property Tax

The Debt Service Fund collected \$7,094,698 of property tax in the six months ended March 31, 2018, which is under the allocated budget by \$11,089, or 0%.

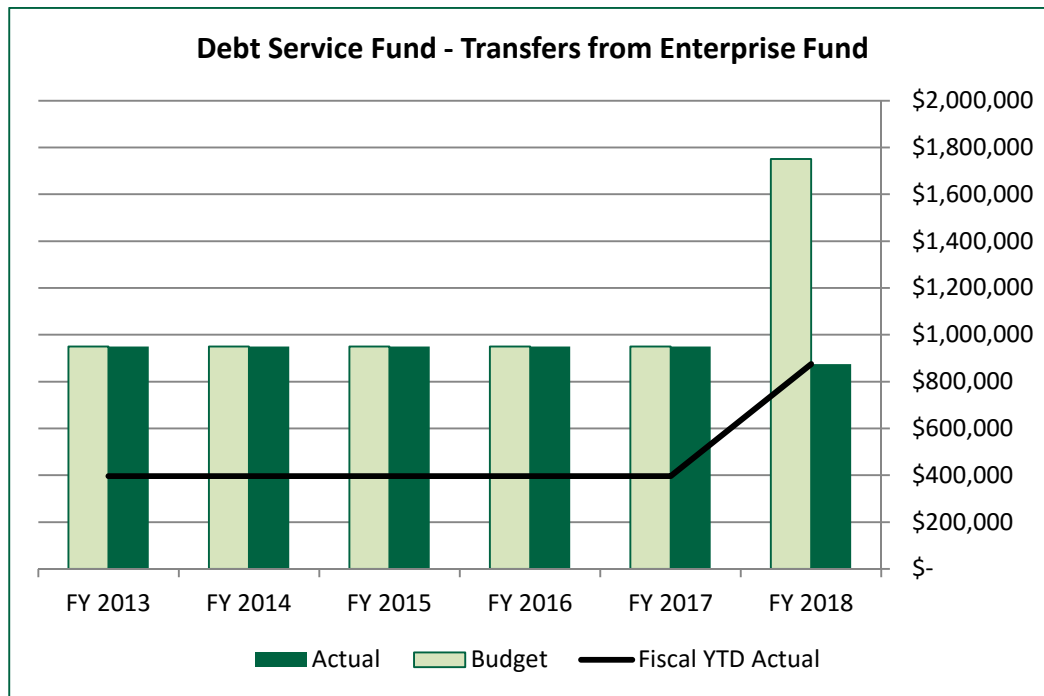
Property taxes are primarily collected in the months of December through February due to the January 31 property tax due date.



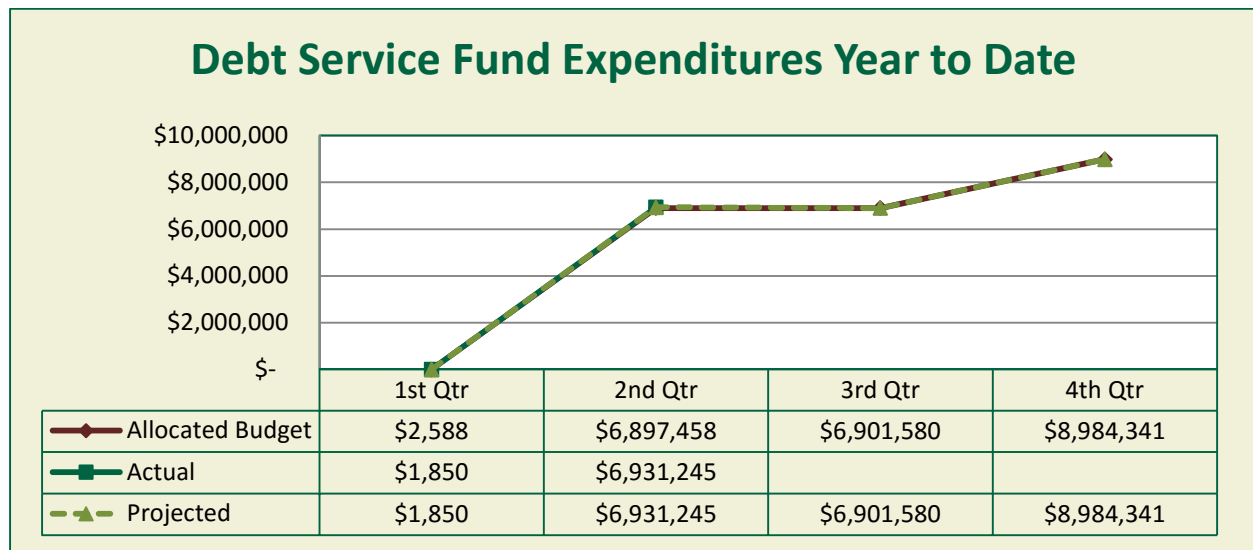
FY 2018 property taxes are budgeted for \$7.2 million, an increase of \$0.9 million over FY 2017's \$6.3 million. The budgeted increase in property taxes is driven by a debt service tax rate increase of \$0.0158 per \$100 of assessed value, or 11.9%, and a 1.9% increase in taxable values.

Transfers In

Transfers from the Enterprise Fund in the amount of \$875,218 for the six months ended March 31, 2018, are equal to allocated budget.

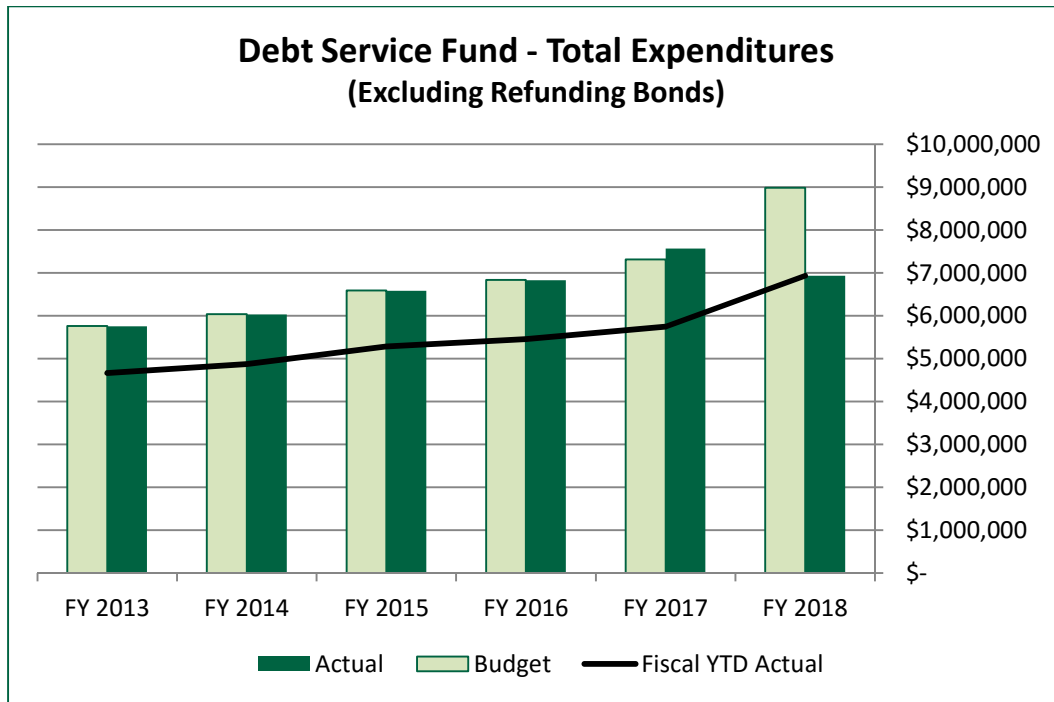


Debt Service Fund Expenditures:

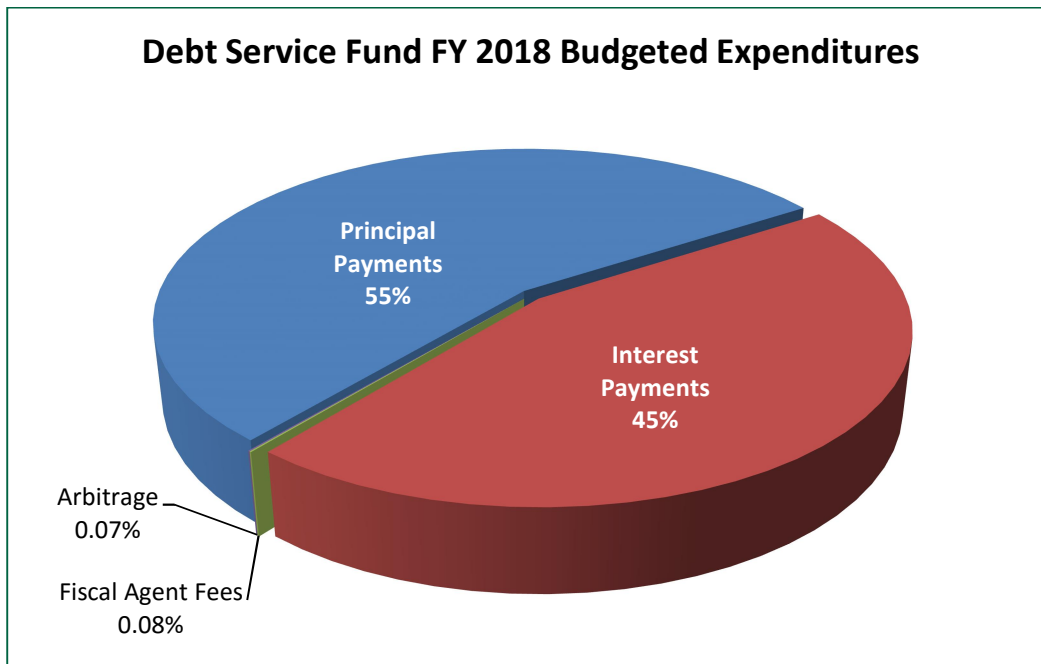


| Debt Service Fund FY 2018 2nd Quarter Expenditures | | | |
|--|----------------------|-------------|--|
| FY 2018 Budget | YTD Allocated Budget | YTD Actual | Actual Over / (Under) Allocated Budget |
| \$8,984,341 | \$6,897,458 | \$6,391,245 | \$33,787 |

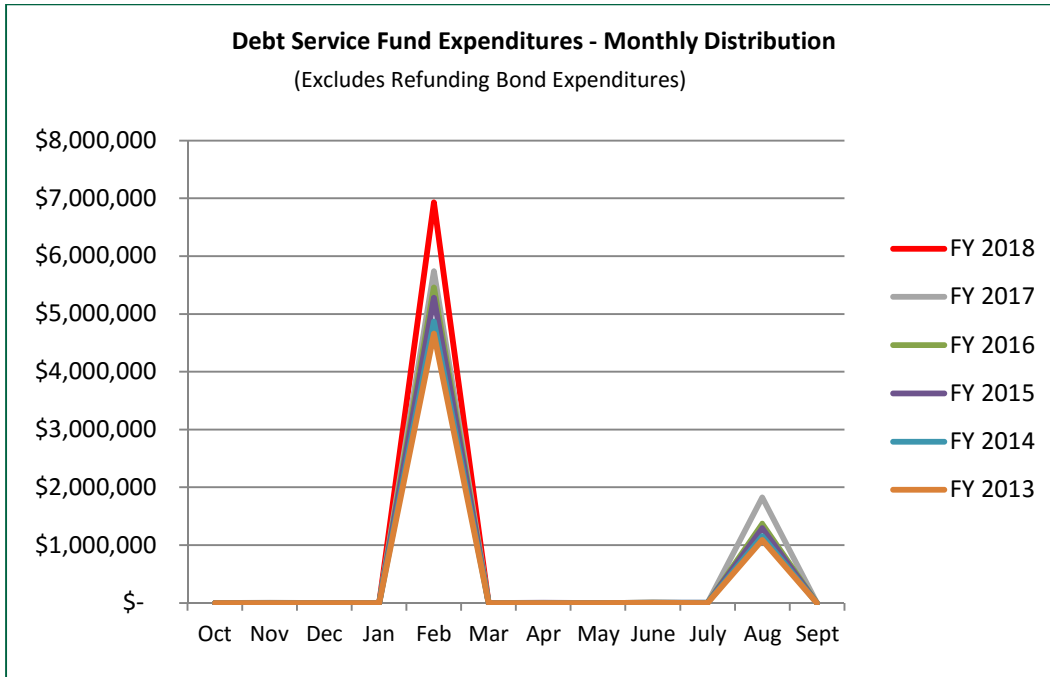
For the six months ended March 31, 2018, the Debt Service Fund expended 77% of its total budgeted expenditures and is over its allocated budget by \$33,787, or 1%



Principal payments make up the largest category of expenditures in the Debt Service Fund at 55% of all FY 2018 budgeted expenditures, followed by interest payments at 45%. All other expenditures combined make up less than 1% of budgeted expenditures.



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. Expenditures in other months for fiscal agent fees and arbitrage consultants are minor.



Management Projects

During the budget process Council was presented with Management Projects developed to provide service enhancements and review and develop policies which will allow the City to become more efficient. The following is an update on those projects

MP 1801 – ADA Transition Plan - In 2010, under Title II of the Americans with Disabilities Act Federal Law, governed by the Department of Justice, requires all government entities to complete a Self-Evaluation of all policies, services, and public facilities and develop a comprehensive ADA Transition Plan that provides a road map ensuring all identified deficiencies will be corrected. This plan will assess policies, services, buildings and public grounds and will identify remedies, estimated costs and timelines for correcting deficiencies in meeting the needs of all citizens.

The team lead for this project is Karl Miller. The team began seeking professional qualifications with potential procurement of professional services in April 2018. The process as required under Title II involves staff, community leaders, public education, and final approval from City Council, which is targeted in May 2019.

Qualified consultants have been interviewed and a firm has been selected and will be recommended to City Council on Monday, May 7, 2018. The recommendation is within budget allocation and once a contracted in signed the process of educating staff as to the purpose and the methodology will begin.

MP 1802 – Mass Notifications - Research and recommend options for improving the City of Bellaire's ability to notify and inform residents, businesses and visitors about emergencies, events, and breaking news happening in Bellaire.

The team lead for this project is Darryl Anderson. This project has been converted to a Request for Proposals (RFP) and submitted to six (6) separate vendors. Submission of completed RFPs is due by May 4, 2018 at 10:00 AM. A recommendation from the Mass Notification Subcommittee of the Communication and Special Events Team (CSET) will be forthcoming from that date.

MP 1803 – Hoopla Digital Service - Hoopla is a digital service offering films, music, and audiobooks to expand the library's virtual branch in the community. Provided by Midwest Tapes, this service will allow library cardholders to enjoy digital content of nearly 500,000 titles without third party advertisements and with no holds or waiting periods.

This service is a pay-per-circ model with the library paying for what patrons actually borrow. There are no setup fees, subscription fees, annual fees or long-term contracts. A deposit is made with the company based on our population, in this case, \$3,000. The deposit is a one-time request; it never expires and goes completely towards circulation. If the service is no longer satisfactory, the balance of the advance is fully returned. Mary Cohrs oversees this project. The hoopla Digital service was launched to the public on Monday, March 12, 2018 and has had 39 patrons borrowed 109 unique titles since launch for a total expenditure to date of \$236.13. Staff continues to promote the service and will monitor usage during the summer.

Capital Improvement Program Projects

City Council approved the FY 2018 capital projects as part of the City's annual budget adoption on September 18, 2017. The FY 2018 capital projects have been designed to meet today's infrastructure needs as well as those of the future.

Bonds for Better Bellaire Program:

Water and Wastewater Project Group A Phase I:

ARKK Engineers, LLC, was selected for design engineering and construction administration for this project; KIT Professionals is providing third party review and construction management. A neighborhood meeting was held November 28, 2017 to allow for comments on the plans. The construction management contract and construction contract was approved at the March 5, 2018 City Council meeting. Construction is anticipated to begin in May 2018, and will be completed by March 2019. The 6800 block of Mapleridge Street at Bellaire Boulevard wastewater line improvement became an emergency repair due to the increased deterioration experienced over the summer months and was ratified at the November 6, 2017 City Council meeting. Waterline improvements on the following blocks are in this scope:

- S Rice intersection tie-in between the 5000-5100 blocks of Beech Street
- 5300-5400 blocks of Braeburn Drive
- 5300 block of Grand Lake Street
- 5100-5300 blocks of Huisache Street
- 4800-4900 blocks of Locust Street
- 4500 block of Mayfair Street
- 4800-5000 blocks of Palmetto Street
- 5100-5200 blocks of Patrick Henry Street
- 5400 block of Pine Street
- 5400 block of Holly Street
- This wastewater line is complete at the 6800 block of Mapleridge Street

Water and Wastewater Project Group A Phase II:

ARKK Engineers, LLC, was awarded design engineering and construction administration services at the December 4, 2017 City Council meeting; KIT Professionals was awarded third party review and construction management services. A design kick off was held January 16, 2018, a neighborhood meeting is anticipated for August 2018 and construction is anticipated to begin in October 2018. Waterline improvements on the following blocks are in this scope:

- 6900-7000 blocks of IH 610
- 8300 block of IH 610
- 4400 block of Basswood Lane
- 4400 block of Serenity Lane
- 4500 block of Beech Street
- 1100 block of Colonial Street
- 4500-4600 blocks of Evergreen Street

- 4500-4600 blocks of Holt Street
- 4500 block of Locust Street
- 4600 block of Locust Street (east and west)
- 4500 block of Park Court
- 4700-5000 blocks of Tamarisk Street
- The wastewater line located at 5700 Innsbruck Street

Streets and Drainage Group B Phase I:

HDR Inc. was selected for design engineering and construction administration for this project; ARKK Engineers, LLC, is providing third party review and construction management. The neighborhood meeting was held November 14, 2017. The four roadways in this project were originally designed with a previous bond program, but limited funding caused them to be removed from the construction contract. This project has been delayed by six months due to a utility conflict with AT&T and the lack of a TxDOT drainage permit, which was received in April 2018. Construction is estimated to begin in September 2018. During roadway construction, anywhere between one (1) foot to three (3) feet of subgrade is stabilized behind the curb. With the large live oaks on Linden Street and Willow Street, extending the subgrade stabilization beyond the roadway is not recommended. To reduce the damage to the tree roots, the sidewalks and streets will be constructed with a zero curb cutback, which involves saw cutting just behind the curb, and providing thicker concrete to stabilize the subgrade. The scope includes a street replacement, storm sewer upgrade, and installing sidewalks on at least one side of the street for the following blocks:

- 4700 block of Linden Street
- 4700 block of Willow Street
- 4900-5000 blocks of Imperial Street
- 4900-5000 blocks of Mayfair Street
- The waterline on the 4900 block of Imperial Street

Streets and Drainage Group C Phase II:

Costello, Inc. was selected for design engineering and construction administration for this project; ARKK Engineers, LLC is providing third party review and construction management. The 60% plan set was submitted to the City for review April 13, 2017. Completion of design of this project is expected in August 2018, with bidding and construction to start in October 2018. The scope includes a street replacement, storm sewer upgrade, and installing sidewalks on at least one side of the street for the following blocks:

- 5100-5200 blocks of Spruce Street
- 200 block of N. Fifth Street (includes a waterline upgrade)
- 500 block of Bolivar Street
- 4500 block of Maple Street

The Spruce Street and N. Fifth Street project is within the Urban Village designation in the City of Bellaire. Both streets include a 100-year storm sewer installation and a street reconstruction with streetlights, trees, landscaping, irrigation, and seven foot sidewalks on both sides of the street. Several coordination meetings have been ongoing since December to discuss H-E-B's requirements for their Planned Development, the intentions of the City's project and the construction schedules of both. H-E-B has announced their opening date, which is June 28, 2018. A presentation was given to City Council on March 19, 2018 to describe the details of the City's project. The Special Projects Manager and Development Services Director spoke to a total of twelve (12) business owners and property owners before that meeting. The City's goal is to speak to

all property owners and businesses prior to the neighborhood meeting scheduled for May 15, 2018 in the CenterPoint Energy Room was accomplished.

Bolivar Street and Maple Street are located within the residential area of the City. A 100-year storm sewer installation is planned for Maple Street and a 2-year storm sewer installation is planned for Bolivar Street. The neighborhood meeting for Bolivar Street and Maple Street blocks is anticipated for June 2018.

Flood control flap gates are still on schedule for construction in October 2018 with an anticipated neighborhood meeting in August 2018. The design engineer has had several meetings with TxDOT, Harris County Flood Control District, the City of Houston, and Union Pacific Railroad to discuss the specifications for the flood control devices. The 60% plan set submittal for Cypress Creek Ditch at Newcastle Street, South Rice Avenue Outfall and Union Pacific Railroad Ditch is anticipated in April 2018. Coordination with TxDOT has taken longer than anticipated for the 610 Ditch, which will cause the 60% plan set submittal to be pushed back.

Streets and Drainage Group C Phase III:

Kelly R. Kaluza and Associates, Inc. was awarded design engineering and construction administration services at the December 4, 2017 City Council meeting; ARKK Engineers, LLC is providing third party review and construction management. The design kick off meeting was held February 7, 2018, and the 30% plan set is anticipated for May 2018. This project is anticipated for construction in October 2019. The scope includes a street replacement, storm sewer upgrade, and installing sidewalks on at least one side of the street for the following blocks:

- 4500 block of Larch Lane
- 4300 block of Cynthia
- 4600 block of Cedar
- 500 block of Chelsea
- 4600 block of Mimosa

Sidewalks Group D Phase I:

Kelly R. Kaluza & Associates, Inc. was selected for design engineering and construction administration for this project; ARKK Engineers, LLC is providing third party review and construction management. A neighborhood meeting was held October 24, 2017. The 100% plan set was sent to the City for bid, and the bid package was being prepared when City Council voted December 18, 2017 for all residential sidewalks to be installed at a width of four feet instead of five feet. The resulting redesign delayed this project by three months, and construction is anticipated to start September 2018. The scope is to install four-foot sidewalks on at least one side of the street on the following blocks:

- 4700-5000 blocks of Braeburn Drive
- 4500-4600 blocks of Holly Street
- 4600 block of Laurel Street
- 4600 block of Oleander Street
- 1000 block of Pauline Avenue
- 5000-5100 blocks of Pine Street
- 5300 block of Pine Street
- 4500 block of Teas Street
- 4800-4900 blocks of Valerie Street

- 4500 block of Verone Street

Sidewalks Group D Phase II:

MBCO Engineering, LLC, was awarded design engineering and construction administration services at the December 4, 2017 City Council meeting; ARKK Engineers, LLC is providing third party review and construction management. The design kick off meeting was held in January 2018 and the neighborhood meeting is anticipated for July 2018. Construction is anticipated for October 2018. This scope is to install four-foot wide sidewalks on at least one side of the street on the following blocks:

- 5200 block of Willow Street
- 5200 block of Laurel Street
- 5200 block of Linden Street
- 4800-4900 blocks of Cedar Street
- 4800-4900 blocks of Spruce Street
- 5000-5200 blocks of Locust Street
- 5100 block of Huisache Street
- 4800-4900 blocks of Chestnut Street
- 3rd Street from Bellaire Boulevard to Jessamine Street

Sidewalks Group D Phase III:

Negotiations with Jones and Carter Engineering, LLC will begin in April 2018 for a contract for design engineering and construction administration services. Negotiations with ARKK Engineers, LLC for third party review and construction management is anticipated for the June 4, 2018 City Council agenda. Construction is anticipated for April 2019. This scope is to install four-foot wide sidewalks on at least one side of the street on the following blocks:

- 4900-5000 blocks of Wedgewood Drive
- 4900-5000 blocks of Beech Street
- 4500 block of Palmetto Street
- 4600 block of Spruce Street
- 4600 block of Park Court
- 4700-4800 blocks of Welford Drive
- 5100-5200 blocks of Braeburn Drive
- 5300 block of Patrick Henry Street
- 4500 block of Magnolia Street
- 4600 block of Willow Street
- 4600 block of Cedar Oaks Lane
- 4600 block of Huisache Street
- 3rd Street between Elm Street and Wedgewood Drive

Water Meter Installation and Improvements to Wastewater Treatment Plant:

H2OMC, LLC is providing project management for the water meter installation project. Siemens stockpiled the new water meters at the Public Works Storage Yard during construction. When the storage yard flooded due to Hurricane Harvey, so did the water meters. It took Siemens several months to replace these water meters through their insurance provider. As of March, all of the advanced metering infrastructure (AMI) water meters have been installed except for one large eight-inch (8") meter at AT&T and 11 meters that were put on a list for replacement at a later date due to the difficulty to replace the meters near large tree roots. The City's Utility Billing Department is anticipating launching the

AquaHawk resident portal in the fall of 2018. This system allows Utility Billing to view readings and usage from their computers and allows residents to monitor their water consumption and set customized alerts based on their usage, including alerts of potential leaks. The portal should help residents manage their water use, avoid billing surprises, and identify leaks for timely resolution. The City will be developing a campaign to inform residents of the AquaHawk portal and encourage registration in the upcoming months. Completion for the entire project is anticipated for this fall.

H2OMC, LLC is providing project management for the wastewater treatment plant upgrade project. During Hurricane Harvey, the electrical components to the wastewater treatment plant were shut down due to the flooding experienced in the plant. During this time, there was a minimal delay to the Siemens scope. Improvements to the wastewater treatment plant progressed from 59% to 63% complete over the last quarter. Contractors have completed the installation of the aeration basin #2 and are in the process to isolate aeration basin #1 to begin the replacement process for that basin. The bypass for the main lift station and the digester blower was completed. Upcoming work in April includes the demolition of the old lift station, wiring of the digester blower and the existing check valves and expansion joints on the blower piping will need to be repaired / replaced. Completion for the entire project is anticipated in July 2018. The anticipated date to close out the project at City Council is anticipated in August 2018.

Municipal Facilities Project:

In the last quarter, the foundation at the Police / Court building has been completed, and the structural steel and second floor slab is in place. Concrete Masonry Unit (CMU) installation is ongoing, with CMU walls in progress on all four exterior walls. First and second floor air conditioning ductwork, electrical, and plumbing installations are ongoing. Installation of the roof is also ongoing.

The decking for the second floor at City Hall was poured in January, and the exterior walls were framed in. Waterproofing went in next, and most of the exterior brick and stonework is complete. Interior walls have been framed; ductwork and MEP (mechanical, electrical, and plumbing) lines are in place for both the first floor and second floor. Some of the walls have been sheet rocked on one side, and window installation is ongoing.

Testing of all materials for strength, density, and adherence to specifications is ongoing. To date, the materials have tested favorably or have been corrected when slight deviations are recorded. As of March 16, 2018, the City of Bellaire has spent \$1,523,000 of the \$8,327,456 budget for Police / Court Building construction. The City has spent \$2,038,000 out of \$7,582,649 for the construction of the City Hall / Civic Center Building. \$629,000 has been approved for purchase of furniture, fixtures, and equipment (FFE) for the new facilities, including access control, cabling, closed circuit television systems, lockers, and dispatch consoles. Expenditures for the project are tracking as expected based on schedules and construction progress. Procurement of the integrated audio / visual package is scheduled for Council action on June 4, 2018, and furniture procurement is on July 2, 2018. Efforts to manage the costs of the FFE items are ongoing, but the additional funding sources previously identified to Council will still be needed to complete the project.

The estimated date of Substantial Completion for Phase 1 of City Hall / Civic Center is September 24, 2018. The estimated date of Substantial Completion for the Police / Court Building is November 22, 2018, and the final phase of the Civic Center is estimated at May 23, 2019. These dates are now one month later than

previously stated due to the wet weather during the winter months. Substantial Completion dates are important to the project because they signify the anticipated date when the building is complete enough to begin usage by the owner for its intended purpose. For the City of Bellaire buildings, that means that we can begin installing our FFE items, not that full operations will move over on that day. Target move-in dates will be determined by evaluating the logistics of each Department or Service delivered, and will occur after the Substantial Completion dates. A more detailed plan will be developed over the summer months in collaboration with the various departments.

Rebuild Bellaire Phase 5B:

This project was approved at City Council December 4, 2017 for release of retainage and closeout to Reytec Construction Resources, Inc. The one (1) year warranty for this project began October 24, 2017. A walk-through will be conducted in October 2018 to determine if any deficiencies are present for the following streets constructed with this project:

- Alder Drive (Evergreen Street to Maple Street)
- 6900-7000 blocks of Ferris Street
- 4400 block of Glenmont Drive
- 1000-1200 blocks of Howard Lane
- 4400 block of Nancy Street
- 5300 block of Valerie Street

Cash Funded Projects:

Renwick Well Improvement Project:

The existing pumps and motors are past their useful life expectancy and have been rebuilt/repared multiple times over the years. More energy efficient models are available as well. H2OMC, LLC, ARKK Engineers, Inc., City Staff, 24/6 and JACH Controls met at the wastewater treatment plant in March to finalize the specifications for the booster pump and motor replacement. The bid package to perform the work is being prepared and is anticipated for City Council consideration at the August 20, 2018 meeting.

Wendell Lift Station Improvement Project:

The existing lift pumps are past their useful life expectancy, have been repaired/rebuilt multiple times, and require multiple staff members to assist with deragging of pumps on a regular basis. H2OMC, LLC, ARKK Engineers, Inc., City Staff, 24/6 and JACH Controls met at the wastewater treatment plant in March to complete the specifications for soliciting bids to replace all three lift pumps at the site with dry pit submersible pumps. Quotes to the new Flygt lift pumps have been received from Hahn Equipment Co, Inc. Additional design details have been requested from Hahn to determine if additional fittings are necessary to make the connection from the existing suction and the discharge piping to the new pumps is needed. Quotes to perform the work are anticipated this June 2018. The proposed pumps will be more energy efficient and are of a dry pit submersible design, which will allow for the pumps to run if the wet well gets flooded. In addition, the new pumps are of a non-clogging design and will reduce or even eliminate the need for deragging. This project is anticipated for completion this fall.

Rehabilitation of the Renwick Ground Storage Tank (GST):

This project was approved at City Council April 2, 2018 for the release of retainage and closeout to Central Tank Coatings, Inc. The one (1) year warranty for this project began October 25, 2017. A walk-through will be conducted in October 2018 to determine if any deficiencies are present for recoating the 1,000,000-gallon

water storage tank. In addition, a one-year warranty with Yellowstone Landscaping began February 8, 2018 to install trees with drip irrigation around the site. This project is complete.

City-Wide Supervisory Control and Data Acquisition (SCADA) Systems Upgrade Project Phase 2 & 3:

Once all phases of SCADA are complete, Public Works staff can operate all water and wastewater facilities from the wastewater treatment plant with the push of a button through the SCADA software system. Prior to this system, Staff would have to make manual changes at the various water and wastewater locations city-wide. SCADA Phase I set up communications from the wastewater treatment plant to all water treatment plant wells; SCADA Phase II set up communications from the wastewater treatment plant to the lift stations; and SCADA Phase III is to have the wastewater treatment plant on the SCADA system.

JACH Controls has completed the work specified in the contract for Phase II SCADA upgrades and the project was completed in February 2018.

H2OMC, LLC, ARKK Engineers, Inc., City Staff, 24/6 and JACH Controls met at the wastewater treatment plant in March to finalize the specifications for the SCADA Phase III project. Quotes to perform the work should be received in May 2018. The anticipate closeout for this project at City Council is June 2018.

Playgrounds, Shade Structures, and Park Amenities Program:

The Parks Board has formed a sub-committee to work with the Patrons for Bellaire Parks and staff to discuss creating themes around the smaller neighborhood parks with a focus on imagination, senses, interactivity, and education. Staff has met with a playground representative who is working on a playground design that takes these concepts into consideration. Once a concept is created, the playground representative will bring back some ideas for the sub-committee to review and discuss before bringing a recommendation forward to the Parks Board.

Park Signage Master Plan and Implementation Project:

The Park Signage Master Plan identified for FY 2017 funding was put on hold due to the Brand Identity Initiative. Based on the outcome of the Brand Identity project, and the current objectives of the CIP program, this project may not be implemented. Future outcome will be determined during the budget review process for FY 2019.

Bellaire Family Aquatic Center Pool Area Improvements:

The planned improvements include decking, fencing, and shade structures; however, this project is on hold pending a future affordability assessment, which will be determined during the budget review process for FY 2019.

Community Pathways Master Plan:

City Council approved the professional services agreement with HR Green Development, LLC at the August 7, 2017 City Council meeting. The highest priority projects identified in this project will influence the Bonds for Better Bellaire 2016 Group D Phase III Sidewalk Project. This plan will identify potential new projects that could be incorporated into the future CIP.

An online survey was active November 1, 2017 to mid-December 2017 to solicit input from the public. The Parks and Recreation Advisory Board was presented with the draft Master Plan at the October 18, 2017 meeting, and provided feedback at the meeting on January 17, 2018. A neighborhood meeting was held on January 23, 2018. The action forms and meeting minutes generated at the neighborhood meeting and

survey comments will be included as separate appendices in the plan. In addition, a neighborhood meeting report will be sent to City Council summarizing the comments received at this meeting and how those comments will be addressed in the plan. The deadline to submit comments on the plan was March 9, 2018. All comments received by March 9, 2018 will be addressed and incorporated into the plan. Comments received after the March 9, 2018 deadline for public comments will be mentioned in the presentation when this report is taken to the Planning and Zoning Commission and City Council for approval. This deadline is in place to give the consultant time to address comments in the plan. The number of comments received during this timeframe and the need to shift and clarify some of the content within the plan has caused the presentation to City Council on May 21, 2018 to be moved to a later date. When a revised schedule is determined, this information will be communicated to City Council.

During the comment period, the Baldwin Avenue connection was removed as a recommendation in this plan. Most right of ways in Bellaire are 60'. With the limited 50' of right of way on Baldwin Avenue, installing a pathway on Baldwin Avenue would mean the street would have to be realigned, very similar to how the Newcastle Trail was constructed when Newcastle Street was completed. In addition, there are numerous conflicts such as trees and utilities in the right of way that would need to be relocated or removed, and Baldwin Avenue was recently construction in 2011 and in good condition. With the removal of the Baldwin Avenue connection, the Newcastle Trail can be used as an alternative pathway for this area.

The neighborhood meeting presentation and the draft report are loaded to the project website, <https://www.bellairecommunitypathwaysplan.com/>.

Decorative Standards for Street Lights Pilot Project:

The Decorative Standards for Street Lights Pilot Project was put on hold due to the Brand Identity Project and the Spruce Street and N Fifth Street Reconstruction Project. Based on feedback from City Council on the abovementioned projects, the City of Bellaire is communicating with CenterPoint to review the styles of potential light poles and determining if the light spread pattern is achievable within the preferred styles. Efforts will be made to maintain consistency with the general aesthetic seen in Bellaire Town Center, the Great Lawn, and depicted in designs for Spruce and Cedar Streets.

Flood Plain Hazard Mitigation Plan:

Between January and March 2018, the Flood Hazard Mitigation Task Force met four (4) additional times, including a Public Hearing. All meetings have been broadcast live on either the City's Facebook page. The plan is complete and was approved by City Council March 19, 2018. No future Council action is needed until updates are made to the current plan. The plan will be submitted to FEMA through the City's ISO/CRS Specialist for approval. The Electronic Notebook will remain on the City's website to provide information to the Task Force and the public, along with access to the adopted Flood Hazard Mitigation Plan.

Public Works Site Planning Project:

The kick-off meetings were held in the last quarter of calendar year 2017, and overall site usage ideas were discussed. Current space usages have been evaluated, as well as current and future staffing plans. Several planning meetings were held to review the uses and needs of the facility, and a draft report is expected in July 2018.

Facilities Master Plan Update:

A proposal for planning services has been received from PGAL. This master plan update will provide information on the current and projected future programmatic and space needs of the entire public works facility including the administration building, the library, and the remainder of the City buildings. The City expects to have all contractual and administrative procedures complete to have an executed contract in May 2018.

Metro Funded Projects:

2018 Pavement Management Program:

At the November 6, 2017 City Council meeting, the Public Works Department gave a report that would change the approach to the FY 2018 Pavement Management Program. Staff is working to redevelop this program as mentioned at the November 6, 2017 City Council meeting. The plan is to maintain the original maintenance contract for asphalt overlays and sidewalk repairs, and add an additional unit cost price contract for paving. This additional contract allows the department flexibility when selecting locations for repair. The On - Call Paving and Storm Sewer Services, was awarded at City Council March 19, 2018. Construction is anticipated to begin in April 2018.

FY 2017 Pavement Management Program:

ARKK Engineers, LLC is the design engineer for two (2) projects: streets and sidewalk project, and pavement striping. The bids were awarded for this project September 14, 2017. These projects were bid as a one (1) year contract with two (2) additional renewals, for a total of three (3) years. The contracts will be adjusted every year with the Consumer Price Index. Both contracts were approved at the November 6, 2017 City Council meeting. Milling and point repairs have begun for Evergreen, Maple and Grand Lake. Overlays are anticipated in April 2018. Additional milling work is anticipated for Mayfair Street, Holt Street, and Effie Street in May 2018.

Sidewalks on Braeburn Drive were omitted during construction because this project did not have a neighborhood meeting to solicit feedback from the neighbors and the scope of the sidewalk was beyond maintenance work. Removing this sidewalk from the Pavement Management Program further identified that gap filling in Bellaire is new sidewalks that are more than two consecutive lots. These sidewalks require a neighborhood meeting. This also means the 100 block of Beverly Lane was removed from the scope. These sidewalks can be considered with future sidewalk work and the funding will be used for other identified maintenance needs.

Construction for the striping is complete minus the 4700-4800 blocks of Evergreen Street. Once this section is complete, the release of retainage and project closeout will be taken to City Council in the summer 2018.

The streets and sidewalks project includes street repairs with an overlay to the following blocks:

- 4500 block of Holt Street
- 4500 block of Mayfair Street
- 5300 block of Grand Lake Street
- 4900-5000 blocks of Maple Street
- 4700-4800 blocks of Evergreen Street (includes striping)
- 100 Pembroke Court

- 4400 Effie Street (curb and gutter work)

Sidewalks are repaired or replaced at the following blocks:

- 4500-4600 blocks of Birch Street

Sidewalks were omitted for the following blocks:

- 100 block of Beverly Lane
- 4500 block of Braeburn Drive

The following street repairs with an overlay were omitted from this project because they were completed with the FY 2016 Street and Sidewalk Pavement Management project:

- 5100 block of Linden Street
- 5200 block of Grand Lake Street

The striping portion includes various streets city-wide such as Bellaire Boulevard, South Rice Avenue, Newcastle Drive, Evergreen Street, and Avenue B. Angled parking on Cedar Street from Fifth Street to Ferris Street was completed in March 2018.

Completed Projects:

2017 Playgrounds, Shade Structures, and Park Amenities Program

Evelyn's Park

FY 2015 Pavement Management Program

FY 2016 Pavement Management Program

Texas Future Proofing Projects Submission for The Governor's Commission to Rebuild

Texas Effort:

On December 15, 2017 the City of Bellaire submitted projects identified by the City Engineer to the City's Harris County for submission to the State. The projects submitted were also presented to the Flood Hazard Mitigation Task Force. The projects are as follows:

- TxDOT Loop 610 System Upgrade – Study and Drainage Analysis (\$150,000) and Construction (\$65-150 million)
- Union Pacific Railroad Ditch – Study and Drainage Analysis (\$150,000) and Construction (\$1-1.25 million)
- Waste Water Treatment Plan Decommission to the City of Houston and Bellaire Detention – Study and Drainage Analysis – (\$150,000) and Construction (\$15-33 million)
- Ruffino Hills – No project estimates at this time.

Trends

| Development Statistics | | | | |
|-----------------------------|------------------------|-------------|------------------------|--------------|
| | FY 2017 2nd Quarter | | FY 2018 2nd Quarter | |
| | QTY. | Value | QTY. | Value |
| New Home Construction | 17 | \$7,793,151 | 29 | \$17,271,345 |
| Home Remodeling | 103 | \$4,562,177 | 157 | \$3,855,243 |
| New Commercial Construction | 0 | \$0 | 0 | \$0 |
| Commercial Remodeling | 24 | \$1,990,923 | 21 | \$2,311,869 |
| Demolition | 16 | | 60 | |

| Flood Permit Statistics | | | | | | |
|-------------------------|--------------|---------------|---------------|--------------|---------------|------------|
| Flood Permits Issued | October 2017 | November 2017 | December 2017 | January 2018 | February 2018 | March 2018 |
| Quantity | 393 | 139 | 59 | 29 | 30 | 19 |
| Value | \$21,868,251 | \$8,256,626 | \$3,943,516 | \$1,983,980 | \$2,263,152 | \$877,604 |

| Crime Statistics | | | | | | |
|---------------------|---------|---------|----------|---------|---------|---------|
| | January | | February | | March | |
| | FY 2017 | FY 2018 | FY 2017 | FY 2018 | FY 2017 | FY 2018 |
| Homicide | 0 | 0 | 0 | 0 | 0 | 0 |
| Sexual Assault | 0 | 0 | 2 | 0 | 0 | 2 |
| Robbery | 3 | 1 | 0 | 0 | 3 | 0 |
| Assault | 1 | 2 | 3 | 4 | 1 | 2 |
| Burglary Residence | 2 | 0 | 2 | 2 | 1 | 6 |
| Burglary Building | 3 | 2 | 4 | 2 | 6 | 3 |
| Theft | 25 | 18 | 15 | 13 | 15 | 19 |
| Motor Vehicle Theft | 3 | 1 | 0 | 2 | 2 | 0 |

| Warrant Statistics | | | | | | |
|----------------------|---------|---------|----------|---------|---------|---------|
| | January | | February | | March | |
| | FY 2017 | FY 2018 | FY 2017 | FY 2018 | FY 2017 | FY 2018 |
| Warrants Issued | 223 | 252 | 127 | 106 | 371 | 325 |
| Outstanding Warrants | 144 | 223 | 98 | 76 | 234 | 319 |
| Failure to Appear | 69 | 76 | 29 | 18 | 109 | 95 |

City of Bellaire
General Fund
Revenues and Expenditures (Unaudited)
Fiscal Year-to-Date as of March 2018

| | FY 2018 Adopted Budget | March | | Year-to-Date | | | |
|--|------------------------------|----------------|---------------------------|---------------------|---------------|-------------------------------------|---------------------------|
| | | Actual | % of Adopted Budget | Allocated Budget | Actual | Over/(Under) Allocated Budget | % of Adopted Budget |
| Revenues | | | | | | | |
| Property Taxes | \$ 13,118,646 | \$ 147,922 | 1% | \$ 12,853,988 | \$ 12,879,944 | \$ 25,956 | 98% |
| Franchise Taxes | 1,424,734 | 137,018 | 10% | 708,133 | 736,673 | 28,539 | 52% |
| Sales Taxes | 2,348,555 | 192,127 | 8% | 1,203,532 | 1,198,902 | (4,630) | 51% |
| Permits, Fees, Licenses | 1,143,400 | 103,843 | 9% | 584,185 | 540,602 | (43,583) | 47% |
| PARD Charges and Fees | 887,400 | 78,550 | 9% | 316,873 | 319,920 | 3,047 | 36% |
| Public Safety | 436,400 | 24,733 | 6% | 230,212 | 188,095 | (42,117) | 43% |
| Fines | 730,000 | 70,929 | 10% | 379,622 | 328,265 | (51,357) | 45% |
| All Other | 694,700 | 162,561 | 23% | 344,699 | 453,625 | 108,926 | 65% |
| Total Revenues | 20,783,835 | 917,682 | 4% | 16,621,245 | 16,646,026 | 24,781 | 80% |
| Expenditures | | | | | | | |
| Salary & Benefits | 14,495,815 | 972,144 | 7% | 7,161,222 | 6,852,671 | (308,550) | 47% |
| Purchased Services | 4,110,441 | 279,827 | 7% | 2,070,669 | 1,756,300 | (314,369) | 43% |
| Supplies | 1,212,641 | 84,367 | 7% | 548,177 | 470,539 | (77,638) | 39% |
| Other/Transfers | 540,951 | 45,229 | 8% | 267,015 | 261,036 | (5,979) | 48% |
| Non-Payroll Disaster Related | - | 859,870 | n/a | - | 1,011,691 | 1,011,691 | n/a |
| Total Expenditures | 20,359,848 | 2,241,438 | 11% | 10,047,083 | 10,352,238 | 305,154 | 51% |
| Net Revenues/(Expenditures) | \$ 423,987 | \$ (1,323,755) | | \$ 6,574,161 | \$ 6,293,788 | \$ (280,373) | |
| Budgeted Unassigned Fund Balance 9/30/17 | \$ 3,387,437 | | | | | | |
| Budgeted FY 2018 Revenues | 20,783,835 | | | | | | |
| Budgeted FY 2018 Expenditures | 20,359,848 | | | | | | |
| Budgeted Ending Unassigned Fund Balance | \$ 3,811,424 | | | | | | |
| 60 Day Reserve Requirement | \$ 3,311,154 | | | | | | |
| (Includes only operating budget) | | | | | | | |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Enterprise Fund
Revenues and Expenses (Unaudited)
Fiscal Year-to-Date as of March 2018

| | | March | | Year-to-Date | | | |
|----------------------------------|------------------------------|---------------------|---------------------------|---------------------|-------------------|-------------------------------------|---------------------------|
| | FY 2018 Adopted Budget | Actual | % of Adopted Budget | Allocated Budget | Actual | Over/(Under) Allocated Budget | % of Adopted Budget |
| Revenues | | | | | | | |
| Water | \$ 4,266,524 | \$ 280,614 | 7% | \$ 1,957,650 | \$ 2,006,850 | \$ 49,200 | 47% |
| Wastewater | 2,891,394 | 225,588 | 8% | 1,434,069 | 1,339,097 | (94,972) | 46% |
| Solid Waste | 1,683,700 | 137,951 | 8% | 841,994 | 830,099 | (11,895) | 49% |
| All Other | 90,500 | 14,318 | 16% | 44,772 | 322,996 | 278,225 | 357% |
| Total Revenues | 8,932,118 | 658,472 | 7% | 4,278,484 | 4,499,042 | 220,558 | 50% |
| Expenses | | | | | | | |
| Salary & Benefits | 1,854,594 | 112,276 | 6% | 927,346 | 853,612 | (73,734) | 46% |
| Purchased Services | 1,491,676 | 175,729 | 12% | 671,856 | 760,113 | 88,256 | 51% |
| Supplies | 2,737,081 | 363,092 | 13% | 1,392,345 | 1,016,576 | (375,769) | 37% |
| Other Expenses and Transfers | 2,865,436 | 240,062 | 8% | 1,441,659 | 1,433,931 | (7,728) | 50% |
| Capital Purchases | 42,000 | - | 0% | 1,500 | - | (1,500) | 0% |
| Non-Payroll Disaster Related | - | 55,777 | n/a | - | 149,914 | 149,914 | n/a |
| Total Expenses | 8,990,787 | 946,936 | 11% | 4,434,707 | 4,214,146 | (220,561) | 47% |
| Net Revenues/(Expenses) | \$ (58,669) | \$ (288,464) | | \$ (156,223) | \$ 284,896 | \$ 441,119 | |
| | | | | | | | |
| Budgeted Working Capital 9/30/17 | \$ 669,399 | | | | | | |
| Budgeted FY 2018 Revenues | 8,932,118 | | | | | | |
| Budgeted FY 2018 Expenses | 8,990,787 | | | | | | |
| Budgeted Ending Working Capital | <u>\$ 610,730</u> | | | | | | |
| | | | | | | | |
| 30 Day Fund Balance | \$ 563,613 | | | | | | |
| (Includes only operating budget) | | | | | | | |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Debt Service Fund
Revenues and Expenditures (Unaudited)
Fiscal Year-to-Date as of March 2018

| | FY 2018 Adopted Budget | March | | Year-to-Date | | | |
|--|------------------------------|-------------------|---------------------------|---------------------|---------------------|-------------------------------------|---------------------------|
| | | Actual | % of Adopted Budget | Allocated Budget | Actual | Over/(Under) Allocated Budget | % of Adopted Budget |
| Revenues | | | | | | | |
| Property Taxes | \$ 7,228,885 | \$ 75,133 | 1% | \$ 7,105,786 | \$ 7,094,698 | \$ (11,089) | 98% |
| Investment Earnings | 5,000 | 1,851 | 37% | 2,712 | 4,167 | 1,456 | 83% |
| Transfers from Enterprise Fund | 1,750,436 | 145,870 | 8% | 875,218 | 875,218 | 0 | 50% |
| Total Revenues | 8,984,321 | 222,854 | 2% | 7,983,716 | 7,974,083 | (9,633) | 89% |
| Expenses | | | | | | | |
| Principal Payments | 4,920,000 | - | 0% | 4,920,000 | 4,920,000 | - | 100% |
| Interest Payments | 4,050,841 | - | 0% | 1,973,252 | 2,007,350 | 34,098 | 50% |
| Other | 13,500 | 500 | 4% | 4,206 | 3,895 | (311) | 29% |
| Total Expenses | 8,984,341 | 500 | 0% | 6,897,458 | 6,931,245 | 33,787 | 77% |
| Net Revenues/(Expenses) | \$ (20) | \$ 222,354 | | \$ 1,086,258 | \$ 1,042,838 | \$ (43,419) | |
| Budgeted Unassigned Fund Balance 9/30/17 | \$ 557,371 | | | | | | |
| Budgeted FY 2018 Revenues | 8,984,321 | | | | | | |
| Budgeted FY 2018 Expenses | 8,984,341 | | | | | | |
| Budgeted Ending Unassigned Fund Balance | <u>\$ 557,351</u> | | | | | | |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Vehicle and Equipment Replacement Fund
Revenues and Expenditures (Unaudited)
Fiscal Year-to-Date as of March 2018

| | FY 2018 Adopted Budget | Budget Carry-Over (a) | Budget Adjustments | FY 2018 Revised Budget | March Actual | YTD Actual | Encumbrance | Budget Balance |
|--|---------------------------------------|--------------------------------------|-------------------------------|---------------------------------------|-------------------------|-----------------------|--------------------|---------------------------|
| Revenues | | | | | | | | |
| Transfers - General Fund | \$ 450,500 | \$ - | \$ - | \$ 450,500 | \$ 29,750 | \$ 178,500 | n/a | \$ 272,000 |
| Transfers - Enterprise Fund | 357,000 | - | - | 357,000 | 37,542 | 225,250 | n/a | 131,750 |
| Transfers - Special Revenue Fund | - | - | - | - | - | 4,000 | n/a | (4,000) |
| Insurance Reimbursements | - | - | - | - | 11,275 | 23,850 | n/a | (23,850) |
| Total Revenues | 807,500 | - | - | 807,500 | 78,566 | 431,600 | n/a | 375,900 |
| Expenditures | | | | | | | | |
| Information Technology | 194,900 | - | - | 194,900 | - | - | - | 194,900 |
| Fire | 98,900 | 712,721 | - | 811,621 | 43,021 | 746,606 | 20,608 | 44,407 |
| Police | 320,000 | - | - | 320,000 | - | 18,353 | 247,174 | 54,473 |
| Parks & Recreation | 27,500 | - | - | 27,500 | - | - | 79,758 | (52,258) |
| Public Works - General Fund | - | - | - | - | - | 17,515 | - | (17,515) |
| Public Works - Enterprise Fund | 290,000 | 238,087 | - | 528,087 | - | 249,719 | 160,299 | 118,069 |
| Total Expenditures/Encumbrances | 931,300 | 950,808 | - | 1,882,108 | 43,021 | 1,032,193 | 507,839 | 342,076 |
| Net Revenues/(Expenditures) | \$ (123,800) | \$ (950,808) | \$ - | \$ (1,074,608) | \$ 35,545 | \$ (600,594) | n/a | \$ 33,825 |

(a) Capital improvement budgets are project-length and do not expire at the end of the fiscal year. Unexpired prior-year carry-over budgets on ongoing projects are carried-over into the current fiscal year.

| | |
|--|---------------------|
| Budgeted Unassigned Fund Balance 9/30/17 | \$ 1,369,101 |
| Budgeted FY 2018 Revenues | 807,500 |
| Budgeted FY 2018 Expenditures | 931,300 |
| Budgeted Ending Unassigned Fund Balance | <u>\$ 1,245,301</u> |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Capital Improvement Fund
Revenues and Expenditures (Unaudited)
Fiscal Year-to-Date as of March 2018

| | FY 2018 Adopted Budget | Budget Carry-Over (a) | Budget Adjustments | FY 2018 Revised Budget | March Actual | YTD Actual | Encumbrance | Budget Balance |
|---|---------------------------------------|--------------------------------------|-------------------------------|---------------------------------------|-------------------------|-----------------------|--------------------|---------------------------|
| Revenues | | | | | | | | |
| General Fund Transfer | \$ 42,426 | \$ - | \$ - | \$ 42,426 | \$ 3,536 | \$ 21,213 | n/a | \$ 21,213 |
| Enterprise Fund Transfer | 120,000 | - | - | 120,000 | 10,000 | 60,000 | n/a | 60,000 |
| Special Revenue Fund Transfer | - | - | - | - | - | 7,500 | n/a | (7,500) |
| Misc | - | - | - | - | - | - | n/a | - |
| Total Revenues | 162,426 | - | - | 162,426 | 13,536 | 88,713 | n/a | 73,713 |
| Project Expenditures | | | | | | | | |
| FY 2014 Street & Drainage Reconstruction - Phase 5B (b) | - | 489,523 | - | 489,523 | - | 7,905 | - | 481,618 |
| FY 2017 Flood Plain Hazard Mitigation Plan | - | 8,130 | - | 8,130 | - | - | - | 8,130 |
| FY 2018 Update Facilities Master Plan | 50,000 | - | - | 50,000 | - | - | - | 50,000 |
| FY 2018 WTC Steel - Memorial | - | - | - | - | - | - | 7,500 | (7,500) |
| FY 2015 Evelyn's Park | - | 70,797 | - | 70,797 | - | 132,116 | 27,909 | (89,228) |
| FY 2018 Playground/Shade/Amenities | 100,000 | 214 | - | 100,214 | - | - | 27,568 | 72,646 |
| FY 2017 BFAC Pool Area Improvements | - | 144,988 | - | 144,988 | - | 4,500 | 5,635 | 134,853 |
| FY 2018 Park Signage Master Plan | 50,000 | 50,000 | - | 100,000 | - | - | - | 100,000 |
| FY 2017 Community Pathways Master Plan | - | 56,585 | - | 56,585 | 24,600 | 53,165 | 3,420 | - |
| FY 2016 Street Striping Program | - | - | - | - | - | - | 143,631 | (143,631) |
| FY 2016 Pavement Management Program | - | 1,569,960 | - | 1,569,960 | - | - | 1,264,230 | 305,730 |
| FY 2014 City Wide Beautification | - | 148,174 | - | 148,174 | - | 19,800 | - | 128,374 |
| FY 2018 Decorative Standard for Major Streets | 75,000 | 75,000 | - | 150,000 | - | - | - | 150,000 |
| Total General Project Expenditures | 275,000 | 2,613,370 | - | 2,888,370 | 24,600 | 217,486 | 1,479,893 | 1,190,991 |
| FY 2015 City Wide SCADA System | - | 293,160 | - | 293,160 | - | - | - | 293,160 |
| FY 2016 Rehab Renwick Ground Storage | - | 142,335 | - | 142,335 | - | - | 31,360 | 110,975 |
| FY 2017 Water System Upgrades | - | 50,000 | - | 50,000 | - | - | - | 50,000 |
| FY 2018 Renwick Well - Pumps/Motors | 285,000 | - | - | 285,000 | - | - | - | 285,000 |
| FY 2015 Water/Sanitary Sewer Program | - | 81,756 | - | 81,756 | - | - | - | 81,756 |
| FY 2016 WW System Upgrades | - | 179,125 | - | 179,125 | - | - | - | 179,125 |
| FY 2018 Wendell Lift Station - Submersible Pumps | 75,000 | - | - | 75,000 | - | - | - | 75,000 |
| Total Enterprise Project Expenditures | 360,000 | 746,376 | - | 1,106,376 | - | - | 31,360 | 1,075,016 |
| Total Expenditures/Encumbrances | 635,000 | 3,359,746 | - | 3,994,746 | 24,600 | 217,486 | 1,511,253 | 2,266,007 |
| Net Revenues/(Expenditures) | \$ (472,574) | \$ (3,359,746) | \$ - | \$ (3,832,320) | \$ (11,065) | \$ (128,773) | n/a | \$ (2,192,294) |

(a) Capital improvement budgets are project-length and do not expire at the end of the fiscal year. Unexpired prior-year carry-over budgets on ongoing projects are carried-over into the current fiscal year.

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

| | |
|--|---------------------|
| Budgeted Unassigned Fund Balance 9/30/17 | \$ 1,580,601 |
| Budgeted FY 2018 Revenues | 162,426 |
| Budgeted FY 2018 Expenditures | 635,000 |
| Budgeted Ending Unassigned Fund Balance | <u>\$ 1,108,027</u> |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Capital Bond Fund
Revenues and Expenditures (Unaudited)
Fiscal Year-to-Date as of March 2018

| | FY 2018 Adopted Budget | Budget Carry-Over (a) | Budget Adjustments | FY 2018 Revised Budget | March Actual | YTD Actual | Encumbrance | Budget Balance |
|---|------------------------------|-----------------------------|-----------------------|------------------------------|---------------------|-----------------------|-------------------|------------------------|
| Revenues | | | | | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - | \$ 48,273 | \$ 260,262 | n/a | \$ (260,262) |
| Bonds Proceeds | 12,500,000 | - | - | 12,500,000 | - | - | n/a | 12,500,000 |
| Total Revenues | 12,500,000 | - | - | 12,500,000 | 48,273 | 260,262 | n/a | 12,239,738 |
| Non-Project Expenditures | | | | | | | | |
| Bond Issuance Costs | - | - | - | - | - | - | - | - |
| Bond Expenditures | - | - | - | - | - | - | - | - |
| Total Non-Project Expenditures | - | - | - | - | - | - | - | - |
| Project Expenditures | | | | | | | | |
| FY 2012 Drainage Phase 5 | - | 21,010 | - | 21,010 | - | - | - | 21,010 |
| FY 2015 Drainage Phase 5B | - | 11,672 | - | 11,672 | - | 190,291 | - | (178,618) |
| FY 2017/18 Streets and Drainage | 7,000,000 | 6,836,034 | - | 13,836,034 | 29,553 | 230,114 | 1,345,636 | 12,260,284 |
| FY 2017 Police/Courts Construction | - | 8,123,062 | - | 8,123,062 | 5,287 | 884,225 | 7,323,184 | (84,347) |
| FY 2017 City Hall/Civic Center Construction | - | 6,821,561 | - | 6,821,561 | 6,000 | 1,134,594 | 5,765,326 | (78,359) |
| FY 2017 Transition - New City Hall/Police/Municipal Court | - | 53,620 | - | 53,620 | 399 | 3,012 | 36,491 | 14,117 |
| FY 2013 Design - New City Hall/Police/Municipal Court | - | 1,014,907 | - | 1,014,907 | 13,470 | 27,220 | 111,807 | 875,880 |
| FY 2015 Evelyn's Park | - | - | - | - | - | - | 140 | (140) |
| FY 2017/18 Sidewalks | 1,000,000 | 1,907,680 | - | 2,907,680 | - | 28,359 | 328,469 | 2,550,853 |
| FY 2017/18 Water Line Improvements | 4,500,000 | 3,258,116 | - | 7,758,116 | 13,086 | 48,555 | 682,605 | 7,026,956 |
| FY 2017 Water Meter Installations | - | 360,092 | - | 360,092 | - | 329,420 | 12,477 | 18,195 |
| FY 2017 Wastewater Treatment Plant Improvements | - | 5,965,286 | - | 5,965,286 | 393,213 | 3,949,213 | 2,016,073 | - |
| FY 2017/18 Wastewater Line Improvements | - | 580,000 | - | 580,000 | - | 113,381 | 28,668 | 437,951 |
| Total Project Expenditures | 12,500,000 | 34,953,040 | - | 47,453,040 | 461,007 | 6,938,383 | 17,650,876 | 22,863,781 |
| Total Expenditures/Encumbrances | 12,500,000 | 34,953,040 | - | 47,453,040 | 461,007 | 6,938,383 | 17,650,876 | 22,863,781 |
| Net Revenues/(Expenditures) | \$ - | \$ (34,953,040) | \$ - | \$ (34,953,040) | \$ (412,734) | \$ (6,678,122) | n/a | \$ (10,624,043) |

(a) Capital improvement budgets are project-length and do not expire at the end of the fiscal year. Unexpired prior-year carry-over budgets on ongoing projects are carried-over into the current fiscal year.

| | |
|--|-------------|
| Budgeted Unassigned Fund Balance 9/30/17 | \$ - |
| Budgeted FY 2018 Revenues | 12,500,000 |
| Budgeted FY 2018 Expenditures | 12,500,000 |
| Budgeted Ending Unassigned Fund Balance | <u>\$ -</u> |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Metro Fund
Revenues and Expenditures (Unaudited)
Fiscal Year-to-Date as of March 2018

| | FY 2018 Adopted Budget | Budget Carry-Over (a) | FY 2018 Revised Budget | March Actual | YTD Actual | Encumbrance | Budget Balance |
|--|------------------------------|-----------------------------|------------------------------|------------------|-------------------|----------------|-----------------------|
| Revenues | | | | | | | |
| Metro Sales Tax | \$ 1,000,000 | \$ - | \$ 1,000,000 | \$ 96,063 | \$ 593,490 | n/a | \$ 406,510 |
| Interest | - | - | - | 2,162 | 10,763 | n/a | (10,763) |
| Total Revenues | 1,000,000 | - | 1,000,000 | 98,226 | 604,253 | n/a | 395,747 |
| Project Expenditures | | | | | | | |
| Street Striping Program | - | 15,953 | 15,953 | - | - | 224 | 15,729 |
| FY 2017 Street Pavement Mgt Program | - | 739,299 | 739,299 | 6,765 | 8,008 | 393,890 | 337,402 |
| FY 2018 Street Pavement Mgt Program | 1,300,000 | - | 1,300,000 | - | - | - | 1,300,000 |
| Sidewalk Projects | - | 185,283 | 185,283 | - | - | - | 185,283 |
| City Wide Trip Hazard | - | 115,615 | 115,615 | - | - | - | 115,615 |
| Total Expenditures/Encumbrances | 1,300,000 | 1,056,150 | 2,356,150 | 6,765 | 8,008 | 394,114 | 1,954,029 |
| Net Revenues/(Expenditures) | \$ (300,000) | \$ (1,056,150) | \$ (1,356,150) | \$ 91,461 | \$ 596,245 | n/a | \$ (1,558,282) |

(a) Capital improvement budgets are project-length and do not expire at the end of the fiscal year. Unexpired prior-year carry-over budgets on ongoing projects are carried-over into the current fiscal year.

| | |
|--|-----------------|
| Budgeted Unassigned Fund Balance 9/30/17 | \$ 308,000 |
| Budgeted FY 2018 Revenues | 1,000,000 |
| Budgeted FY 2018 Expenditures | 1,300,000 |
| Budgeted Ending Unassigned Fund Balance | <u>\$ 8,000</u> |

City of Bellaire
Summary of Current Property Tax Collections
FY 2015 - FY 2018
March 2018

| <u>Month</u> | <u>FY 2015</u> | <u>FY 2016</u> | <u>FY 2017</u> | <u>FY 2018</u> |
|---|----------------|----------------|----------------|-------------------------|
| Oct | \$ - | \$ - | \$ - | \$ - |
| Nov | 585,025 | 131,234 | 414,152 | 681,242 |
| Dec | 4,865,374 | 3,881,188 | 4,504,067 | 6,083,331 |
| Jan | 6,075,640 | 8,702,108 | 8,590,430 | 9,775,263 |
| Feb | 3,634,938 | 4,005,865 | 4,342,814 | 3,118,307 |
| Mar | 296,537 | 206,525 | 201,515 | 209,927 |
| Apr | 63,640 | 90,455 | 92,324 | |
| May | 55,636 | 49,017 | 67,720 | |
| Jun | 53,382 | 57,865 | 98,066 | |
| Jul | 4,673 | 14,076 | 15,943 | |
| Aug | - | - | - | |
| Sep | - | - | - | |
| YTD Collections | | | | <u>\$ 19,868,070</u> |
| % of Budget | | | | 98.06% |
| % of Total Levy | | | | 99.01% |
| FY 2018 Budget - Total Tax Revenue | | | | <u>\$ 20,261,531</u> |
| 2017 Tax Year Taxable Value - Certified Appraisal Roll* | | | | <u>\$ 4,570,121,110</u> |
| 2017 Tax Year - Under Protest or not Certified* | | | | <u>254,576,183</u> |
| Total 2017 Tax Year | | | | <u>4,824,697,293</u> |
| Total Levy at \$0.4159 / \$100 = | | | | <u>\$ 20,065,916</u> |

Ten Largest Property Taxpayers in City of Bellaire (Tax Year 2017) *

| | | <u>Taxable Value</u> |
|-----------------------------------|-------------------|-----------------------|
| Chevron Chemical Company | Oil & Gas | 81,900,770 |
| Pin Oak North Parcel LL LLC | Land/Improvements | 52,838,215 |
| KBS SOR 6565 6575 West Loop S LLC | Land/Improvements | 36,988,682 |
| BRI 1833 6330 LLC | Land/Improvements | 36,200,573 |
| CenterPoint Energy Inc. | Electric Utility | 32,789,970 |
| SBC Communications | Utility | 28,283,940 |
| CHP Houston TX MOB Owner LLC | Land/Improvements | 27,880,000 |
| CHP Houston TX Hospital Owner LLC | Hospital | 23,197,526 |
| Pin Oak South Parcel LL LLC | Land/Improvements | 21,606,958 |
| SLS Properties | Land/Improvements | 13,176,820 |
| | | <u>\$ 354,863,454</u> |
| Tax Levy @ \$0.4159 / \$100 | | <u>\$ 1,475,877</u> |
| % of Total Levy | | 7.36% |

* Source: Harris County Tax Assessor-Collector

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Housing Information
FY 2018
March 2018

| | <u>Mar-17</u> | <u>Sep-17</u> | <u>Mar-18</u> |
|---|---------------------|------------------------------|---------------------|
| <u>Houses, Townhomes & Vacant Lots for Sale *</u> | | | |
| <u>Price Range</u> | | | |
| \$ 0 - \$ 250,000 | - | 1 | - |
| \$ 250,001 - \$ 500,000 | 39 | 46 | 69 |
| \$ 500,001 - \$ 750,000 | 27 | 33 | 35 |
| \$ 750,001 - \$ 1,000,000 | 37 | 22 | 35 |
| > \$ 1,000,000 | 97 | 77 | 94 |
| Total Units For Sale * | 200 | 179 | 233 |
| Total HCAD Residential Units/Lots ** | 6,199 | 6,199 | 6,210 |
| For Sale as a % of Total Units | 3.23% | 2.89% | 3.75% |
| Highest Listing Price - Home | \$ 3,825,000 | \$ 3,075,000 | \$ 3,388,000 |
| Lowest Listing Price - TH/Lot | \$ 299,000 | \$ 224,900 | \$ 254,900 |
| <u>Houses for Lease *</u> | 69 | 29 | 55 |
| Highest Lease/Month | \$ 7,950 | \$ 7,100 | \$ 15,000 |
| Lowest Lease/Month | \$ 1,400 | \$ 1,595 | \$ 1,525 |
| <u>Foreclosure History as of end of Quarter Reported by RealtyTrac</u> | | | |
| | <u>Auction</u> | <u>Bank Owned</u> | |
| 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 | 0 | 2 | |
| At Quarter End 09-30-16 | 0 | 2 | |
| At Quarter End 12-31-16 | 2 | 3 | |
| At Quarter End 03-31-17 | 3 | 2 | |
| At Quarter End 06-30-17 | 3 | 1 | |
| At Quarter End 09-30-17 | 0 | 0 | |
| At Quarter End 12-31-17 | 2 | 3 | |
| At Quarter End 03-31-18 | 3 | 3 | |
| <u>New Residential Construction</u> | | | |
| <u>Fiscal Year</u> | <u>New Units</u> | <u>Construction Cost****</u> | |
| | | <u>Construction</u> | <u>Avg/Unit</u> |
| 2008 | 132 | \$ 75,405,507 | \$ 571,254 |
| 2009 | 49 | \$ 26,026,889 | \$ 531,161 |
| 2010 | *** | \$ 34,682,458 | \$ 541,913 |
| 2011 | | \$ 30,064,905 | \$ 536,873 |
| 2012 | *** | \$ 54,914,376 | \$ 590,477 |
| 2013 | *** | \$ 65,491,037 | \$ 579,567 |
| 2014 | 125 | \$ 78,420,596 | \$ 627,365 |
| 2015 | 98 | \$ 52,190,001 | \$ 532,551 |
| 2016 | 73 | \$ 44,585,564 | \$ 610,761 |
| 2017 | 87 | \$ 49,790,625 | \$ 572,306 |
| 2018 (YTD) | 42 | \$ 25,387,513 | \$ 604,465 |
| Average Appraised Value (Tax Year 2017) | | \$ 874,019 | |

* 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

**** Construction cost of structure. Not a market value. Excludes land value/cost.

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Summary of Sales and Mixed Beverage Tax
FY 2016 - FY 2018
March 2018

| <u>Payment</u> | | | | | |
|------------------------------|---------------|---------------------|---------------------|---------------------|--|
| <u>Month</u> | <u>Period</u> | <u>FY 2016</u> | <u>FY 2017</u> | <u>FY 2018</u> | |
| <u>Sales Tax</u> | | | | | |
| Oct | Aug | \$ 159,655 | \$ 153,452 | \$ 160,106 | |
| Nov | Sep | 236,498 | 179,528 | 193,080 | |
| Dec | Oct | 196,711 | 177,498 | 225,253 | |
| Jan | Nov | 258,816 | 203,388 | 206,157 | |
| Feb | Dec | 253,419 | 232,674 | 210,256 | |
| Mar | Jan | 176,377 | 174,240 | 192,127 | |
| Apr | Feb | 177,283 | 169,626 | | |
| May | Mar | 210,865 | 201,758 | | |
| Jun | Apr | 172,229 | 154,642 | | |
| Jul | May | 192,406 | 191,746 | | |
| Aug | Jun | 266,791 | 190,031 | | |
| Sep | Jul | 119,759 | 194,122 | | |
| Sub-Total | | \$ 2,420,809 | \$ 2,222,707 | \$ 1,186,980 | |
| <u>Mixed Beverage</u> | | | | | |
| Oct | 1st Qtr | 6,012 | 4,668 | 5,827 | |
| Jan | 2nd Qtr | 5,238 | 4,408 | 6,095 | |
| Apr | 3rd Qtr | 5,570 | 4,876 | | |
| Jul | 4th Qtr | 5,970 | 5,201 | | |
| Sub-Total | | 22,790 | 19,153 | 11,922 | |
| Total | | \$ 2,443,599 | \$ 2,241,860 | \$ 1,198,902 | |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Summary of Franchise Fees
FY2016 - FY 2018
March 2018

| | | <u>FY 2016</u> | <u>FY 2017</u> | <u>FY 2018</u> |
|-------------------|--------------|---------------------|---------------------|-------------------|
| Electric | YTD | \$ 411,804 | \$ 480,947 | \$ 479,564 |
| | Total | \$ 823,825 | \$ 823,888 | n/a |
| Gas | YTD | 37,258 | 36,989 | 65,948 |
| | Total | 90,762 | 128,135 | n/a |
| Telephone | YTD | 57,807 | 53,112 | 49,569 |
| | Total | 115,362 | 103,487 | n/a |
| Cable /PEG | YTD | 202,728 | 196,036 | 169,909 |
| | Total | 400,666 | 383,314 | n/a |
| All | YTD | <u>\$ 709,597</u> | <u>\$ 767,083</u> | <u>\$ 764,991</u> |
| | Total | <u>\$ 1,430,616</u> | <u>\$ 1,438,824</u> | n/a |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

CITY OF BELLAIRE
SUMMARY OF PURCHASE ORDERS
FY 2018
March 2018

| | Oct-17 | | Nov-17 | | Dec-17 | | 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> | 306 | \$ 1,350,257 | 213 | \$ 4,297,841 | 194 | \$ 4,210,089 | 713 | \$ 9,858,188 |
| <u>PO for \$5,000 - \$50,000</u> | 36 | \$ 586,295 | 18 | \$ 316,786 | 21 | \$ 331,212 | 75 | \$ 1,234,293 |
| % of Total Purchase Orders | 11.76% | 43.42% | 8.45% | 7.37% | 10.82% | 7.87% | 10.52% | 12.52% |
| \$ 5,000 - \$ 25,000 | 28 | \$ 334,003 | 14 | \$ 174,476 | 18 | \$ 231,059 | 60 | \$ 739,538 |
| \$ 25,001 - \$ 50,000 | 8 | \$ 252,292 | 4 | \$ 142,310 | 3 | \$ 100,153 | 15 | \$ 494,755 |
| | Jan-18 | | Feb-18 | | Mar-18 | | 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> | 207 | \$ 367,385 | 224 | \$ 1,430,951 | 216 | \$ 1,771,613 | 647 | \$ 3,569,949 |
| <u>PO for \$5,000 - \$50,000</u> | 11 | \$ 103,828 | 17 | \$ 285,954 | 19 | \$ 191,093 | 47 | \$ 580,875 |
| % of Total Purchase Orders | 5.31% | 28.26% | 7.59% | 19.98% | 8.80% | 10.79% | 7.26% | 16.27% |
| \$ 5,000 - \$ 25,000 | 11 | \$ 103,828 | 13 | \$ 137,761 | 18 | \$ 164,618 | 42 | \$ 406,207 |
| \$ 25,001 - \$ 50,000 | 0 | \$0 | 4 | \$ 148,193 | 1 | \$ 26,475 | 5 | \$174,668 |
| | Apr-18 | | May-18 | | Jun-18 | | 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-18 | | Aug-18 | | Sep-18 | | 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: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Summary Investment Report
Fiscal Year 2018 through March 31, 2018

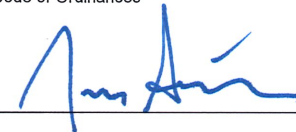
| Account | Date | | | Rate/ | Purchase | Purchase | Market | Face | Book | Market | Interest | Beginning Values @ 10/01/17 | |
|--------------------------------------|----------|------------|----------|---------|----------|----------|---------|------------------------------|---------------|---------------|------------|-----------------------------|---------------|
| Description | Purchase | First Call | Maturity | Coupon | Yield | Price | Price | Amount | Value | Value | Accrued | Book Value | Market Value |
| Amegy Bank of Texas | | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 0.0000% | 0.0000% | \$ - | \$ - | \$ 5,286,499 | \$ 5,286,499 | \$ 5,286,499 | \$ - | \$ 4,878,859 | \$ 4,878,859 |
| Sub-total | | | | | | | | 5,286,499 | 5,286,499 | 5,286,499 | - | 4,878,859 | 4,878,859 |
| Government Securities | | | | | | | | | | | | | |
| FFCB 3133EFV38 | 03/29/16 | 03/29/17 | 03/29/19 | 1.2500% | 1.2500% | 100.000 | 99.125 | 1,000,000 | 1,000,000 | 991,250 | 6,250 | 1,000,000 | 995,193 |
| FNMA 3136G4AP8 | 09/30/16 | 03/30/17 | 09/30/19 | 1.2500% | 1.2500% | 100.000 | 98.500 | 1,000,000 | 1,000,000 | 985,000 | 6,250 | 1,000,000 | 990,533 |
| FHLMC 3134GA7A6 | 03/28/17 | 09/09/18 | 09/09/19 | 1.5000% | 1.5000% | 100.000 | 98.851 | 1,000,000 | 1,000,000 | 988,506 | 7,500 | 1,000,000 | 997,315 |
| Sub-total | | | | | | | | 3,000,000 | 3,000,000 | 2,964,756 | 20,000 | 3,000,000 | 2,983,041 |
| TexPool Investments | | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 1,116,099 | 1,116,099 | 1,116,099 | 12,759 | 236,783 | 236,783 |
| METRO Account | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 431,347 | 431,347 | 431,347 | 2,490 | 410,023 | 410,023 |
| G.O. Bonds, Series 2014 | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 55,947 | 55,947 | 55,947 | 343 | 55,614 | 55,614 |
| G.O. Bonds, Series 2015 | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 358,659 | 358,659 | 358,659 | 2,200 | 356,022 | 356,022 |
| GOB 2017 New Municipal Buildings | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 3,652,466 | 3,652,466 | 3,652,466 | 21,092 | 4,303,061 | 4,303,061 |
| GOB 2017 Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 1,120,059 | 1,120,059 | 1,120,059 | 5,606 | 2,085,163 | 2,085,163 |
| GOB 2017 Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 419,813 | 419,813 | 419,813 | 2,305 | 493,963 | 493,963 |
| GOB 2017A Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 901,802 | 901,802 | 901,802 | 5,531 | 895,300 | 895,300 |
| GOB 2017A Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1.5156% | 100.000 | 100.000 | 2,015,198 | 2,015,198 | 2,015,198 | 12,360 | 2,000,671 | 2,000,671 |
| Sub-total | | | | | | | | 10,071,389 | 10,071,389 | 10,071,389 | 64,687 | 10,836,601 | 10,836,601 |
| TexPool Prime Investments | | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 3,142,454 | 3,142,454 | 3,142,454 | 4,255 | 500,816 | 500,816 |
| METRO Account | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 1,294,052 | 1,294,052 | 1,294,052 | 8,273 | 1,230,789 | 1,230,789 |
| G.O. Bonds, Series 2014 | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 167,842 | 167,842 | 167,842 | 1,214 | 166,644 | 166,644 |
| G.O. Bonds, Series 2015 | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 1,075,998 | 1,075,998 | 1,075,998 | 7,782 | 1,068,653 | 1,068,653 |
| GOB 2017 New Municipal Buildings | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 10,957,839 | 10,957,839 | 10,957,839 | - | 12,910,075 | 12,910,075 |
| GOB 2017 Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 3,360,385 | 3,360,385 | 3,360,385 | - | 6,256,016 | 6,256,016 |
| GOB 2017 Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 1,259,488 | 1,259,488 | 1,259,488 | - | 1,481,895 | 1,481,895 |
| GOB 2017A Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 2,705,458 | 2,705,458 | 2,705,458 | 19,566 | 2,686,862 | 2,686,862 |
| GOB 2017A Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1.7066% | 100.000 | 100.000 | 6,045,719 | 6,045,719 | 6,045,719 | 43,724 | 6,004,161 | 6,004,161 |
| Sub-total | | | | | | | | 30,009,234 | 30,009,234 | 30,009,234 | 84,814 | 32,305,912 | 32,305,912 |
| TexSTAR Investments | | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 1.4995% | 1.4995% | 100.000 | 100.000 | 2,356,346 | 2,356,346 | 2,356,346 | 14,497 | 2,341,850 | 2,341,850 |
| Sub-total | | | | | | | | 2,356,346 | 2,356,346 | 2,356,346 | 14,497 | 2,341,850 | 2,341,850 |
| Total | | | | | | | | \$ 50,723,468 | \$ 50,723,468 | \$ 50,688,225 | \$ 183,998 | \$ 53,363,221 | \$ 53,346,262 |
| Amegy Bank Earnings Credit Rate: | | | | 0.8500% | | | | Year-to-date Bank Fee Offset | | | | \$ 27,673 | |
| Weighted Average Yield: | | | | 1.3534% | | | | | | | | | |
| Comparative Yields: | | | | 1.7300% | | | | | | | | | |
| | | | | 1.9300% | | | | | | | | | |
| | | | | 2.2700% | | | | | | | | | |

To the best of our knowledge, this report is in compliance with the investment strategy expressed in Chapter 2, Administration, Section 2-10, Investment Policy of the Code of Ordinances of the City of Bellaire, Texas and with the Texas Public Funds Investment Act., V.T.C.A., Government Code Ch. 2256, as amended.

CHIEF FINANCIAL OFFICER:



ASSISTANT DIRECTOR OF FINANCE:



City of Bellaire
Investment Activity Report
Fiscal Year 2018 through March 31, 2018

| Account Description | Date | | | Rate/ Coupon | Face Amount | Beginning Values | | Fiscal Year-To-Date Activity | | | Ending Values | |
|---|----------|------------|----------|-----------------|----------------|------------------------|--------------------------|------------------------------|----------------------------------|-----------------------------|------------------------|--------------------------|
| | Purchase | First Call | Maturity | | | 10/01/17 Book Value | 10/01/17 Market Value | Deposits/ Purchases | Withdrawals/ Maturities/Calls | Incr/(Decr) Market Value | 03/31/18 Book Value | 03/31/18 Market Value |
| <u>Amegy Bank of Texas</u> | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 0.0000% | \$ 5,286,499 | \$ 4,878,859 | \$ 4,878,859 | \$ 31,901,522 | \$ 31,493,882 | \$ - | \$ 5,286,499 | \$ 5,286,499 |
| Sub-total | | | | | 5,286,499 | 4,878,859 | 4,878,859 | 31,901,522 | 31,493,882 | - | 5,286,499 | 5,286,499 |
| <u>Government Securities</u> | | | | | | | | | | | | |
| FFCB 3133EFV38 | 03/29/16 | 03/29/17 | 03/29/19 | 1.2500% | 1,000,000 | 1,000,000 | 995,193 | - | - | (3,943) | 1,000,000 | 991,250 |
| FNMA 3136G4AP8 | 09/30/16 | 03/30/17 | 09/30/19 | 1.2500% | 1,000,000 | 1,000,000 | 990,533 | - | - | (5,533) | 1,000,000 | 985,000 |
| FHLMC 3134GA7A6 | 03/28/17 | 09/09/18 | 09/09/19 | 1.5000% | 1,000,000 | 1,000,000 | 997,315 | - | - | (8,809) | 1,000,000 | 988,506 |
| Sub-total | | | | | 3,000,000 | 3,000,000 | 2,983,041 | - | - | (18,285) | 3,000,000 | 2,964,756 |
| <u>TexPool Investments</u> | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1,116,099 | 236,783 | 236,783 | 13,994,476 | 13,115,159 | - | 1,116,099 | 1,116,099 |
| METRO Account | 03/31/18 | n/a | 04/01/18 | 1.5156% | 431,347 | 410,023 | 410,023 | 768,879 | 747,555 | - | 431,347 | 431,347 |
| G.O. Bonds, Series 2014 | 03/31/18 | n/a | 04/01/18 | 1.5156% | 55,947 | 55,614 | 55,614 | 386 | 54 | - | 55,947 | 55,947 |
| G.O. Bonds, Series 2015 | 03/31/18 | n/a | 04/01/18 | 1.5156% | 358,659 | 356,022 | 356,022 | 2,637 | - | - | 358,659 | 358,659 |
| GOB 2017 New Municipal Buildings | 03/31/18 | n/a | 04/01/18 | 1.5156% | 3,652,466 | 4,303,061 | 4,303,061 | 2,063,516 | 2,714,111 | - | 3,652,466 | 3,652,466 |
| GOB 2017 Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.5156% | 1,120,059 | 2,085,163 | 2,085,163 | 1,796,159 | 2,761,263 | - | 1,120,059 | 1,120,059 |
| GOB 2017 Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.5156% | 419,813 | 493,963 | 493,963 | 235,079 | 309,229 | - | 419,813 | 419,813 |
| GOB 2017A Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.5156% | 901,802 | 895,300 | 895,300 | 6,501 | - | - | 901,802 | 901,802 |
| GOB 2017A Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.5156% | 2,015,198 | 2,000,671 | 2,000,671 | 14,526 | - | - | 2,015,198 | 2,015,198 |
| Sub-total | | | | | 10,071,389 | 10,836,601 | 10,836,601 | 18,882,160 | 19,647,371 | - | 10,071,389 | 10,071,389 |
| <u>TexPool Prime Investments</u> | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 1.7066% | 3,142,454 | 500,816 | 500,816 | 3,141,638 | 500,000 | - | 3,142,454 | 3,142,454 |
| METRO Account | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1,294,052 | 1,230,789 | 1,230,789 | 236,162 | 172,899 | - | 1,294,052 | 1,294,052 |
| G.O. Bonds, Series 2014 | 03/31/18 | n/a | 04/01/18 | 1.7066% | 167,842 | 166,644 | 166,644 | 1,241 | 43 | - | 167,842 | 167,842 |
| G.O. Bonds, Series 2015 | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1,075,998 | 1,068,653 | 1,068,653 | 7,782 | 437 | - | 1,075,998 | 1,075,998 |
| GOB 2017 New Municipal Buildings | 03/31/18 | n/a | 04/01/18 | 1.7066% | 10,957,839 | 12,910,075 | 12,910,075 | 90,187 | 2,042,424 | - | 10,957,839 | 10,957,839 |
| GOB 2017 Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.7066% | 3,360,385 | 6,256,016 | 6,256,016 | 37,985 | 2,933,616 | - | 3,360,385 | 3,360,385 |
| GOB 2017 Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.7066% | 1,259,488 | 1,481,895 | 1,481,895 | 10,366 | 232,774 | - | 1,259,488 | 1,259,488 |
| GOB 2017A Water/Wastewater Improv | 03/31/18 | n/a | 04/01/18 | 1.7066% | 2,705,458 | 2,686,862 | 2,686,862 | 19,566 | 970 | - | 2,705,458 | 2,705,458 |
| GOB 2017A Streets/Drainage/Sidewalks | 03/31/18 | n/a | 04/01/18 | 1.7066% | 6,045,719 | 6,004,161 | 6,004,161 | 43,724 | 2,166 | - | 6,045,719 | 6,045,719 |
| Sub-total | | | | | 30,009,234 | 32,305,912 | 32,305,912 | 3,588,651 | 5,885,329 | - | 30,009,234 | 30,009,234 |
| <u>TexSTAR Investments</u> | | | | | | | | | | | | |
| Concentration Account | 03/31/18 | n/a | 04/01/18 | 1.4995% | 2,356,346 | 2,341,850 | 2,341,850 | 14,497 | - | - | 2,356,346 | 2,356,346 |
| Sub-total | | | | | 2,356,346 | 2,341,850 | 2,341,850 | 14,497 | - | - | 2,356,346 | 2,356,346 |
| Total | | | | | \$ 50,723,468 | \$ 53,363,221 | \$ 53,346,262 | \$ 54,386,830 | \$ 57,026,582 | \$ (18,285) | \$ 50,723,468 | \$ 50,688,225 |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

City of Bellaire
Investment Supplementary Report
As of March 31, 2018

| <u>Account Description</u> | | <u>GASB 31 Market Reserve</u> | | | |
|---|--|-------------------------------|-------------------|-------------------------------|---------------------|
| | | <u>Maturity</u> | <u>Book Value</u> | <u>GASB 31 Market Reserve</u> | <u>Market Value</u> |
| <u>Amegy Bank of Texas</u> | | | | | |
| Concentration Account | | 04/01/18 | \$ 5,286,499 | \$ - | \$ 5,286,499 |
| Sub-total | | | 5,286,499 | - | 5,286,499 |
| <u>Government Securities</u> | | | | | |
| FFCB 3133EFV38 | | 03/29/19 | 1,000,000 | (8,750) | 991,250 |
| FNMA 3136G4AP8 | | 09/30/19 | 1,000,000 | (15,000) | 985,000 |
| FHLMC 3134GA7A6 | | 09/09/19 | 1,000,000 | (11,494) | 988,506 |
| Sub-total | | | 3,000,000 | (35,244) | 2,964,756 |
| <u>TexPool Investments</u> | | | | | |
| Concentration Account | | 04/01/18 | 1,116,099 | - | 1,116,099 |
| METRO Account | | 04/01/18 | 431,347 | - | 431,347 |
| G.O. Bonds, Series 2014 | | 04/01/18 | 55,947 | - | 55,947 |
| G.O. Bonds, Series 2015 | | 04/01/18 | 358,659 | - | 358,659 |
| GOB 2017 New Municipal Buildings | | 04/01/18 | 3,652,466 | - | 3,652,466 |
| GOB 2017 Water/Wastewater Improv | | 04/01/18 | 1,120,059 | - | 1,120,059 |
| GOB 2017 Streets/Drainage/Sidewalks | | 04/01/18 | 419,813 | - | 419,813 |
| GOB 2017A Water/Wastewater Improv | | 04/01/18 | 901,802 | - | 901,802 |
| GOB 2017A Streets/Drainage/Sidewalks | | 04/01/18 | 2,015,198 | - | 2,015,198 |
| Sub-total | | | 10,071,389 | - | 10,071,389 |
| <u>TexPool Prime Investments</u> | | | | | |
| Concentration Account | | 04/01/18 | 3,142,454 | - | 3,142,454 |
| METRO Account | | 04/01/18 | 1,294,052 | - | 1,294,052 |
| G.O. Bonds, Series 2014 | | 04/01/18 | 167,842 | - | 167,842 |
| G.O. Bonds, Series 2015 | | 04/01/18 | 1,075,998 | - | 1,075,998 |
| GOB 2017 New Municipal Buildings | | 04/01/18 | 10,957,839 | - | 10,957,839 |
| GOB 2017 Water/Wastewater Improv | | 04/01/18 | 3,360,385 | - | 3,360,385 |
| GOB 2017 Streets/Drainage/Sidewalks | | 04/01/18 | 1,259,488 | - | 1,259,488 |
| GOB 2017A Water/Wastewater Improv | | 04/01/18 | 2,705,458 | - | 2,705,458 |
| GOB 2017A Streets/Drainage/Sidewalks | | 04/01/18 | 6,045,719 | - | 6,045,719 |
| Sub-total | | | 30,009,234 | - | 30,009,234 |
| <u>TexSTAR Investments</u> | | | | | |
| Concentration Account | | 04/01/18 | 2,356,346 | - | 2,356,346 |
| Sub-total | | | 2,356,346 | - | 2,356,346 |
| Total | | | \$ 50,723,468 | \$ (35,244) | \$ 50,688,225 |

| <u>Claim on Cash by Fund</u> | |
|----------------------------------|----------------------|
| <u>Fund</u> | <u>03/31/18</u> |
| <u>Classifications</u> | <u>Balance</u> |
| <u>Governmental Funds</u> | |
| 100 - General Fund | \$ 10,010,562 |
| 200 - Special Revenue Fund | 479,395 |
| 300 - Debt Service Fund | 1,513,971 |
| 600 - VET Fund | 2,085,627 |
| 610 - CIP Fund | 4,938,844 |
| 620 - CIP Bond Fund | 29,873,433 |
| 630 - METRO Fund | 1,744,096 |
| Total Governmental Funds | 50,645,929 |
| <u>Proprietary Funds</u> | |
| 500 - Enterprise Fund | 77,539 |
| Total Proprietary Funds | 77,539 |
| Total | \$ 50,723,468 |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

Quarterly Reporting of Donations Approved by City Manager as per Ordinance 14-09
Donations Approved During Quarter Ended March 31, 2018

| Date | Donor | Designation | Value |
|---|--|--|------------------|
| Library - Donations | | | |
| 01/24/18 | Rachel Katz | Funds will be used for audio books with strong women characters - in memory of Doris Fadely, a long-time patron of the Bellaire City Library. | \$ 54 |
| 01/25/18 | Roberta Hensley | Funds will be used for audio books with strong women characters - in memory of Doris Fadely, a long-time patron of the Bellaire City Library. | 50 |
| 01/30/18 | Fiends of the Bellaire Library | Funds will be used to purchase numerous agreed-upon items including, Bookpage, support for children's summer reading program, equipment, encyclopedia, STEAM programming, self check-out kiosk, promotional items, furniture, reading to newborns programming, B.L.I.F.E. book club books. | 21,000 |
| 02/19/18 | Pin Oak Estates Homeowners Association | Funds will be used to purchase travel books. | 100 |
| 03/19/18 | Norma Coogan | Funds will be used to purchase nonfiction books for the adult collection in remembrance of K. C. Cook. | 100 |
| 03/23/18 | Peggy Shallock | Funds will be used to purchase biographies of historical figures for the children's collection to honor Mrs. Shallock's years as a history teacher. | 100 |
| | | | <u>\$ 21,404</u> |
| Parks, Recreation, and Facilities - Donations | | | |
| 01/30/18 | PATRONS for Bellaire Parks | 2018 Party at the Pavilion concert program | \$ 15,000 |
| 03/20/18 | Evelyn's Park Conservancy | Artistic repainting of the utility box near Evelyn's Park due to Hurricane Harvey damage. | 2,250 |
| | | | <u>\$ 17,250</u> |

Attachment: FY 2018 2nd Quarter Report (2505 : FY 2018 2nd Quarter Report)

Bonds for Better Bellaire Program Update

May 14, 2018

Bonds for Better Bellaire

Program Update

- At the January 23, 2017 Council Meeting, the City Council approved the sale of the \$33,460,000
 - Proposition 1 Streets, Drainage, Sidewalk \$24 Million
 - Proposition 2 New Municipal Buildings \$5.6 Million
 - Proposition 3 Water and Wastewater \$24.38 Million
- A master project schedule was presented to City Council on February 20, 2017.
- December 4, 2017 projects status update
- Presentation Key –
- Projects with status update provided on 12-4-17
- Projects status update first time this evening.

Packet Pg. 118

Bonds for Better Bellaire

Projects Underway

Water and Wastewater

Project Group A Phase 1:

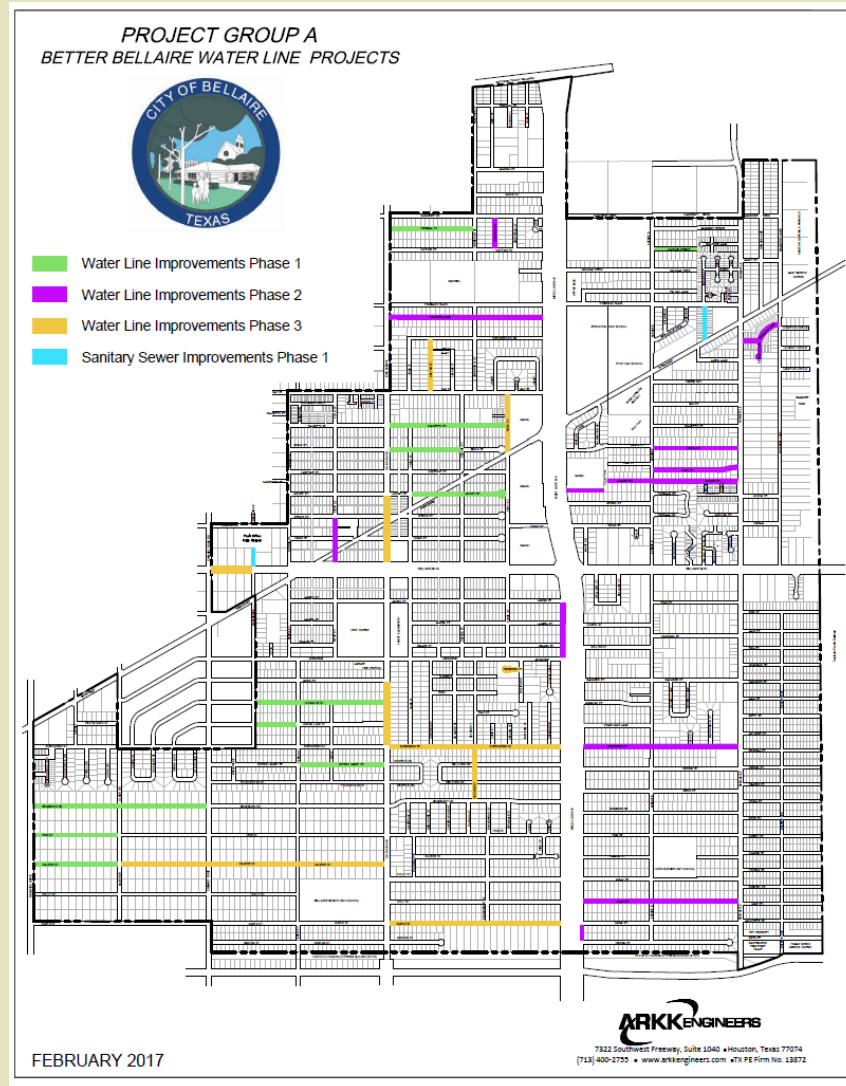
- Water and Wastewater line improvements
- ARKK
- Neighborhood meeting 11-28-17
- Council Approval March 5

Next Steps

Construction – May – March 19

- S. Rice tie-in 5000 - 5100 Blocks of Beech Street
- 5300 - 5400 Blocks of Braeburn Drive
- 5300 Block of Grand Lake Street
- 5100 - 5300 Blocks of Huisache Street
- 4800 - 4900 Blocks of Locust Street
- 4500 Block of Mayfair Street
- 4800 - 5000 Blocks of Palmetto Street
- 5100 - 5200 Blocks of Patrick Henry Street
- 5400 Block of Pine Street
- 5400 Block of Valerie Street

Water and Wastewater



Bonds for Better Bellaire *Projects Underway*

- S. Rice tie-in 5000 - 5100 Blocks of Beech Street
- 5300 - 5400 Blocks of Braeburn Drive
- 5300 Block of Grand Lake Street
- 5100 - 5300 Blocks of Huisache Street
- 4800 - 4900 Blocks of Locust Street
- 4500 Block of Mayfair Street
- 4800 - 5000 Blocks of Palmetto Street
- 5100 - 5200 Blocks of Patrick Henry Street
- 5400 Block of Pine Street
- 5400 Block of Valerie Street

Bonds for Better Bellaire

Projects Underway

Water and Wastewater

Project Group A Phase II:

- Water and Wastewater line improvements
- ARKK
- Council Approval December 4, 2017
- 30% complete with design

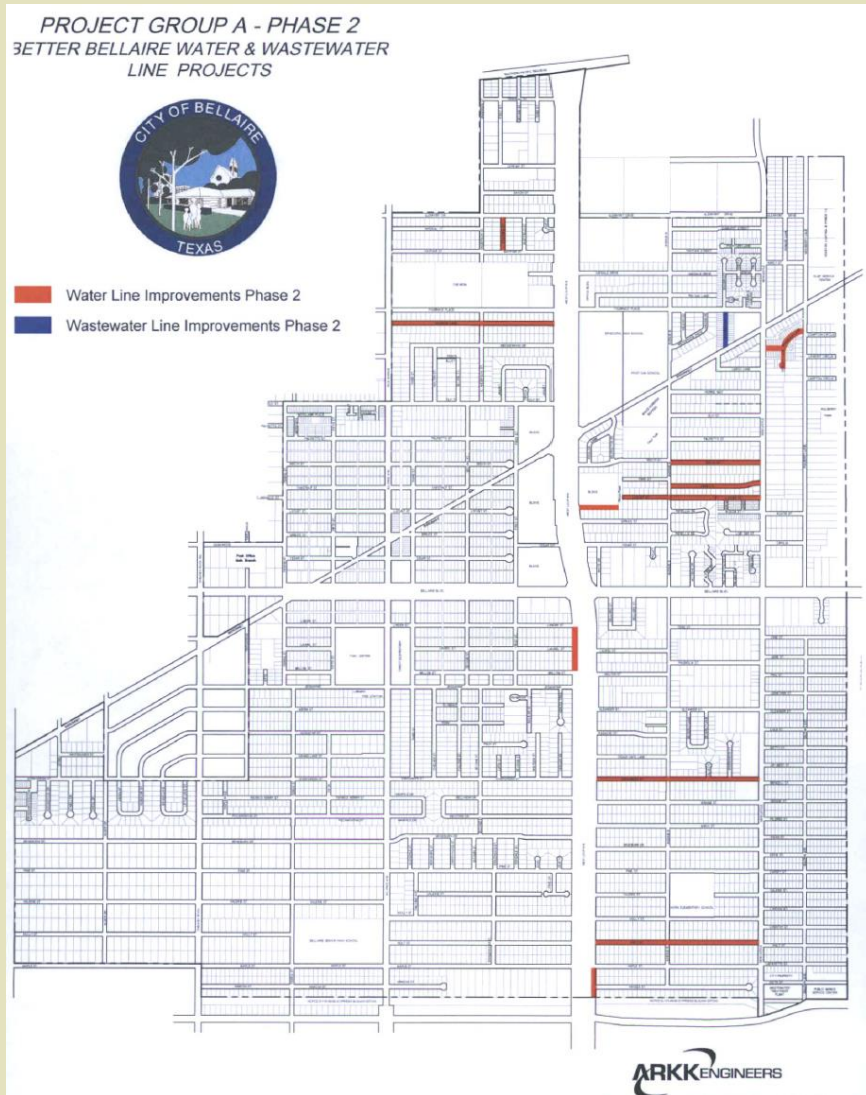
Next Steps

Neighborhood meeting – August

Construction- October

- 6900 - 7000 Blocks of IH 610
- 8300 Blocks of IH 610
- 4400 Block of Basswood
- 4400 Block of Serenity Lane
- 4500 Block of Beech
- 1100 Blocks of Colonial
- 4500 – 4600 Blocks of Evergreen
- 4500 – 4600 Blocks of Holt
- 4500 Block of Locust
- 4600 Blocks of Locust (east and west)
- 4500 Block of Park Ct.
- 4700 – 5000 Blocks of Tamarisk
- The wastewater line located at 5700 Innsbruck

Water and Wastewater



Bonds for Better Bellaire *Projects Underway*

- 6900 - 7000 Blocks of IH 610
- 8300 Blocks of IH 610
- 4400 Block of Basswood
- 4400 Block of Serenity Lane
- 4500 Block of Beech
- 1100 Blocks of Colonial
- 4500 – 4600 Blocks of Evergreen
- 4500 – 4600 Blocks of Holt
- 4500 Block of Locust
- 4600 Blocks of Locust (east and west)
- 4500 Block of Park Ct.
- 4700 – 5000 Blocks of Tamarisk
- The wastewater line located at 5700 Innsbruck

*Rebuild Bellaire

Projects Underway

Streets and Drainage

Group B Phase 1:

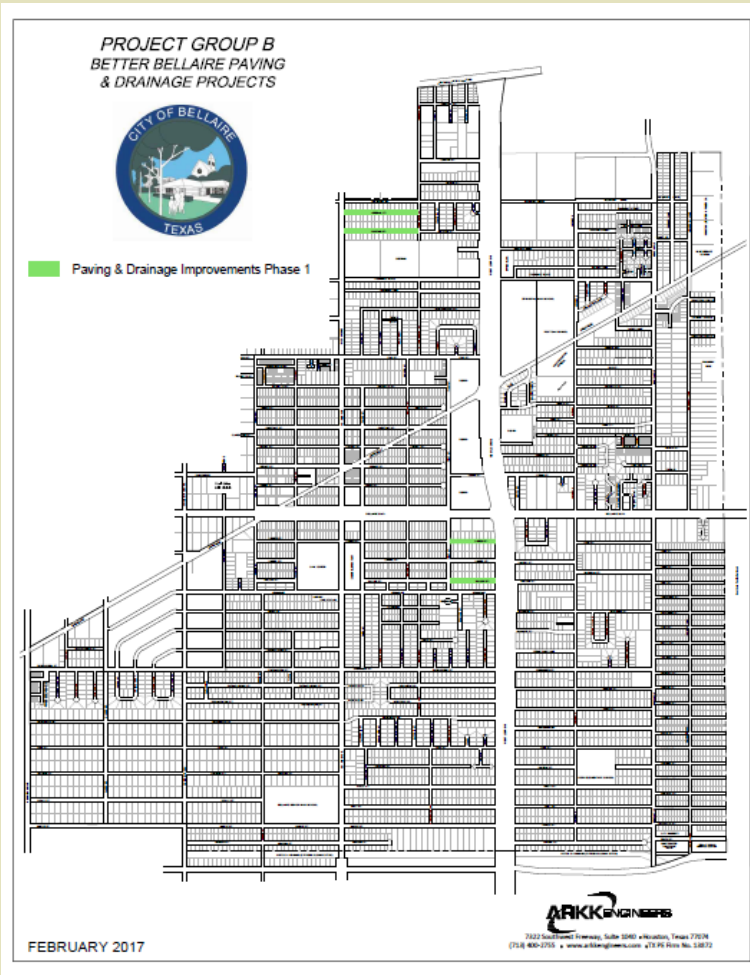
- Street, Storm, Sidewalk – one side
- HDR
- Neighborhood meeting 11-14-17
- Delayed 6 months (ATT cable issue & TxDOT drainage permit issue)

Next Steps:

Bid / Award Construction : June - July

- 4700 Block of Linden
- 4700 Block of Willow
- 4900 - 5000 Block of Imperial
- 4900 - 5000 Block of Mayfair
- Waterline will be improved on the 4900 block of Imperial

Streets and Drainage



*Rebuild Bellaire *Projects underway*

- 4700 Block of Linden
- 4700 Block of Willow
- 4900 - 5000 Block of Imperial
- 4900 - 5000 Block of Mayfair
- Waterline will be improved on the 4900 block of Imperial

Bonds for Better Bellaire

Projects Underway

Streets and Drainage

Group C Phase II:

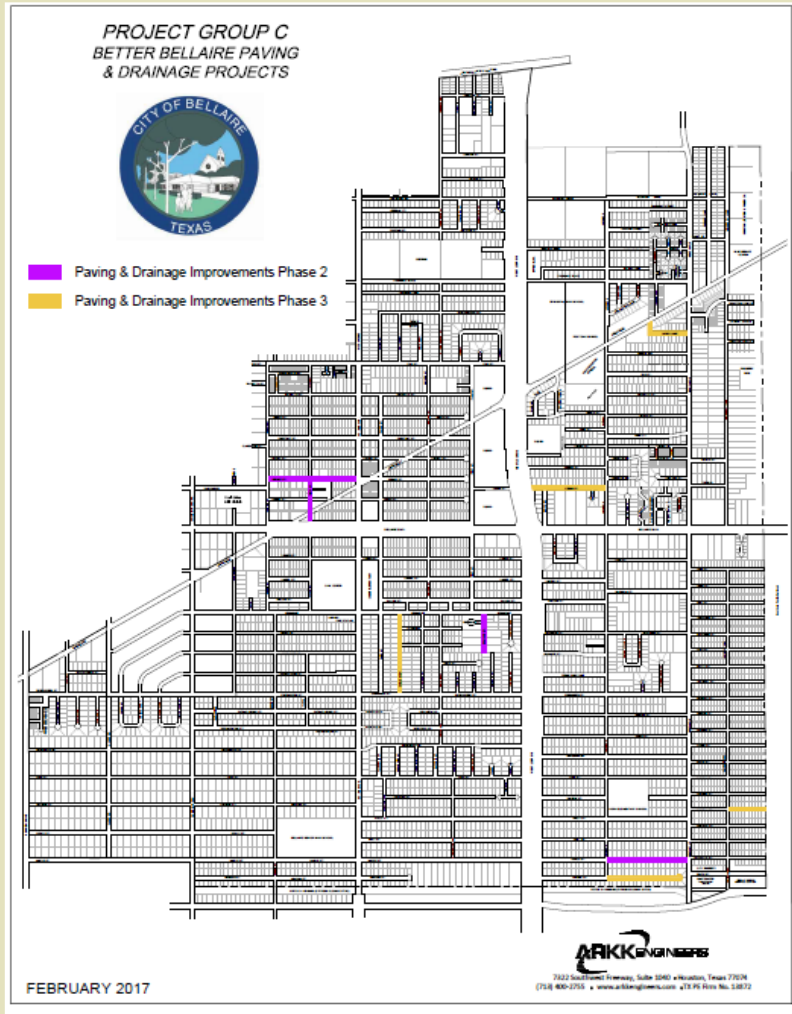
- Street, Storm and Sidewalk – Flap Gates
- Costello
- 60% plan review status
- Neighborhood meeting – May 15
- Neighborhood Meeting for Bolivar and Maple - June 2018

Next Steps

Construction contract – end of FY18

- 5100-5200 Blocks of Spruce
- 700 Block of N Fifth Street (from Bellaire to Spruce)
- A waterline will be improved on the 700 block of N Fifth Street
- 4500 Block of Maple
- 500 Block of Bolivar
- Cypress Creek Ditch
- South Rice Outfall
- IH 610
- Newcastle
- UPRR

Streets and Drainage



Bonds for Better Bellaire *Projects Underway*

- 5100-5200 Blocks of Spruce
- 700 Block of N Fifth Street (from Bellaire to Spruce)
- A waterline will be improved on the 700 block of N Fifth Street
- 4500 Block of Maple
- 500 Block of Bolivar
- Cypress Creek Ditch
- South Rice Outfall
- 610 Ditch
- Newcastle
- UPRR

Bonds for Better Bellaire

Projects Underway

Streets and Drainage

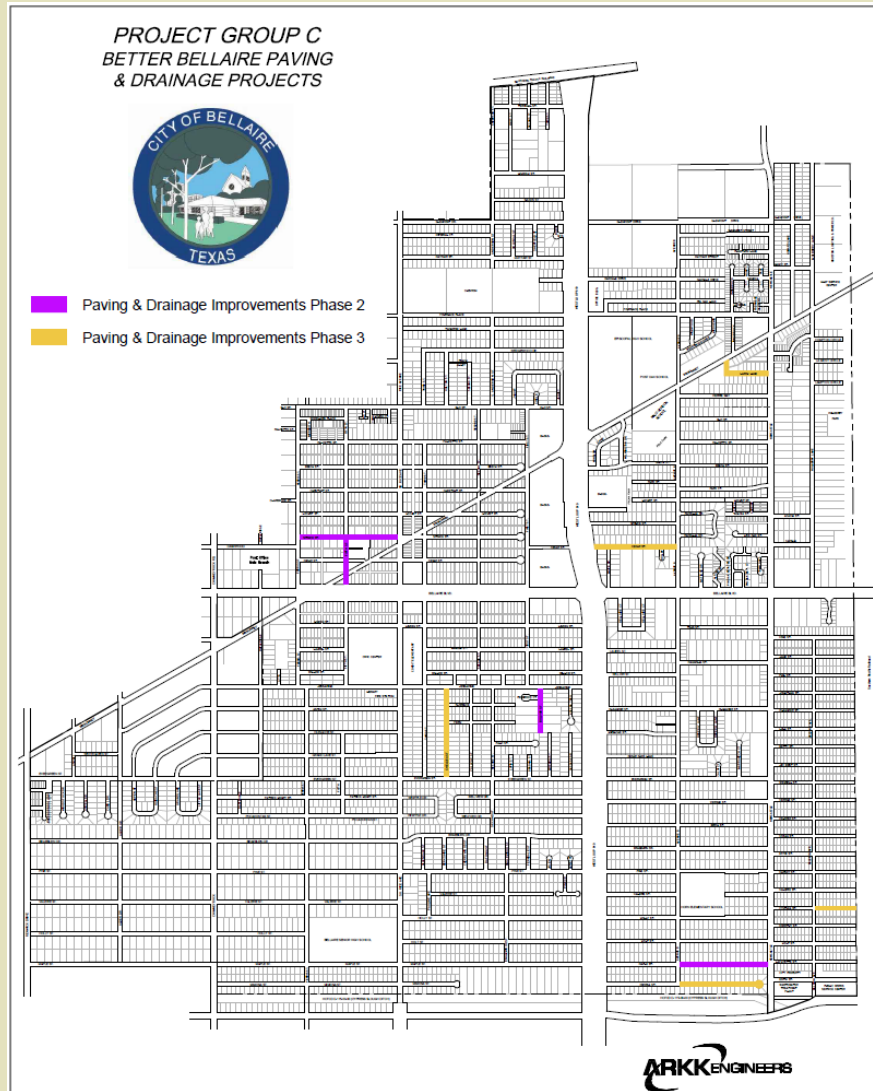
Group C Phase III:

- Street, Storm and Sidewalk
- Kaluza and Associates
- 30% plan review status
- Neighborhood meeting – TBD
- 4500 block of Larch Lane
- 4300 block of Cynthia
- 4600 block of Cedar
- 500 block of Chelsea
- 4600 block of Mimosa

Next Steps

Construction contract – end of FY18

Streets and Drainage



Bonds for Better Bellaire *Projects Underway*

- 4500 block of Larch Lane
- 4300 block of Cynthia
- 4600 block of Cedar
- 500 block of Chelsea
- 4600 block of Mimosa

Bonds for Better Bellaire

Projects Underway

Sidewalk

Group D Phase 1:

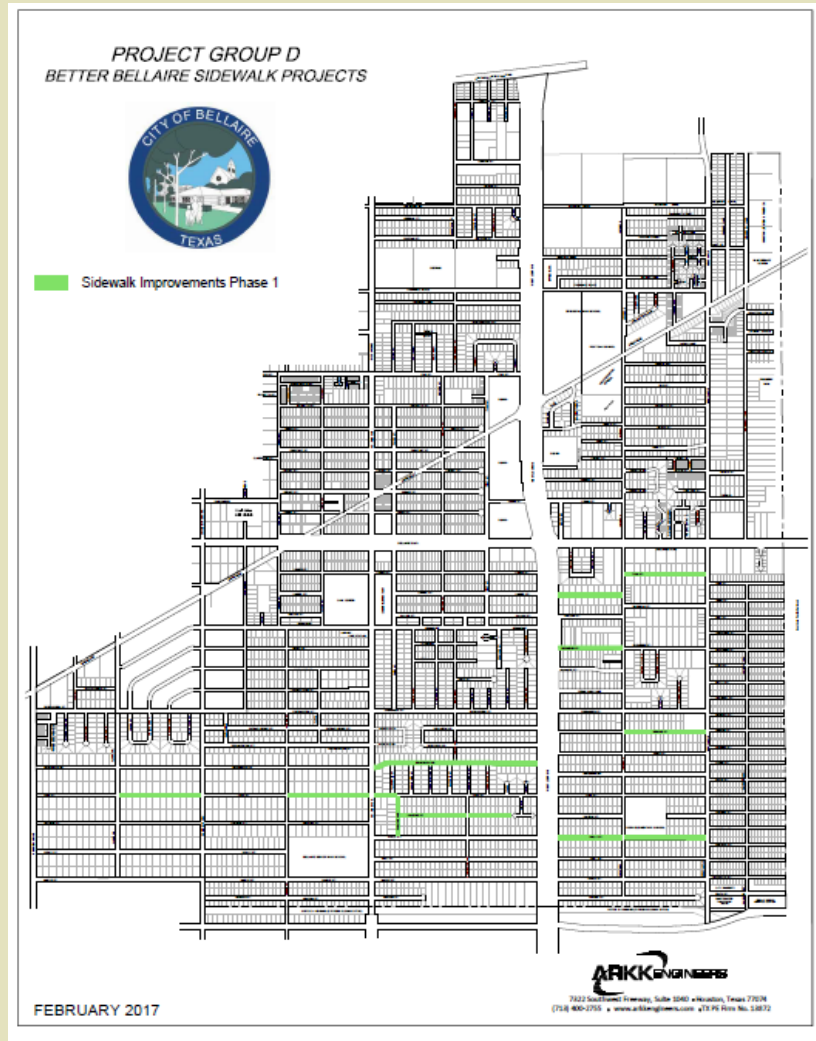
- New sidewalk – 4 feet one side
- Kaluza & Associates, Inc.
- 100% plan review status
- Neighborhood meeting – 10-24-17

Next Steps

Bid Award: June - July

- 4700 - 5000 Blocks of Braeburn Drive
- 4500 - 4600 Blocks of Holly Street
- 4600 Block of Laurel Street
- 4600 Block of Oleander Street
- 1000 Block of Pauline Avenue
- 5000 - 5100 Blocks of Pine Street
- 5300 Block of Pine Street
- 4500 Block of Teas Street
- 4800 - 4900 Blocks of Valerie Street
- 4500 Block of Verone Street

Sidewalk



Bonds for Better Bellaire *Projects Underway*

- 4700 - 5000 Blocks of Braeburn Drive
- 4500 - 4600 Blocks of Holly Street
- 4600 Block of Laurel Street
- 4600 Block of Oleander Street
- 1000 Block of Pauline Avenue
- 5000 - 5100 Blocks of Pine Street
- 5300 Block of Pine Street
- 4500 Block of Teas Street
- 4800 - 4900 Blocks of Valerie Street
- 4500 Block of Verone Street

Bonds for Better Bellaire

Projects Underway

Sidewalk

Group D Phase II:

- New sidewalk – 4 feet one side
- MBCO Engineering – 12-4-17 award
- 30% plan review status
- Neighborhood meeting – TBD

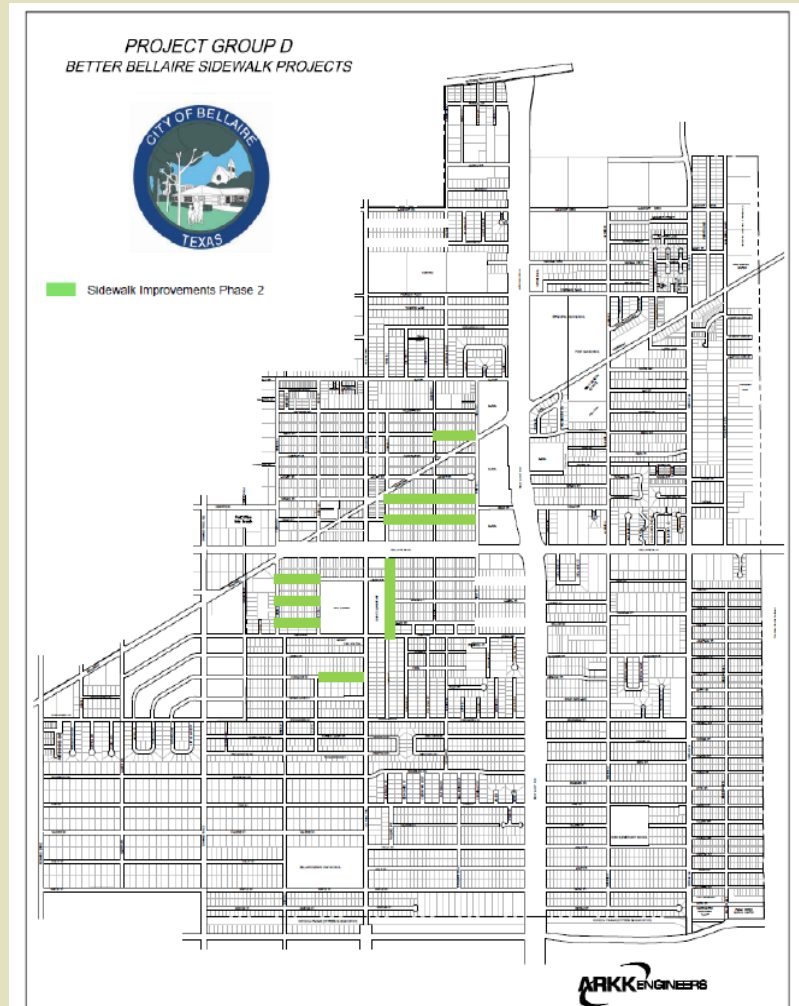
Next Steps

Neighborhood meeting – July 2018

Bid Award: August – September 2018

- 5200 Block of Willow Street
- 5200 Block of Laurel Street
- 5200 Block of Linden Street
- 4800 - 4900 Blocks of Cedar Street
- 4800-4900 Blocks of Spruce Street
- 5000-5200 Blocks of Locust Street
- 5100 Block of Huisache Street
- 4800 – 4900 Blocks of Chestnut Street
- 3rd Street from Bellaire to Jessamine

Sidewalk



Bonds for Better Bellaire *Projects Underway*

- 5200 Block of Willow Street
- 5200 Block of Laurel Street
- 5200 Block of Linden Street
- 4800 - 4900 Blocks of Cedar Street
- 4800-4900 Blocks of Spruce Street
- 5000-5200 Blocks of Locust Street
- 5100 Block of Huisache Street
- 4800 – 4900 Blocks of Chestnut Street
- 3rd Street from Bellaire to Jessamine

Mayor and Council

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401-4411



Meeting: 05/21/18 06:00 PM
Department: Development Services
Category: Ordinance
Department Head: ChaVonne
Sampson
DOC ID: 2517

SCHEDULED**ACTION ITEM (ID # 2517)**

Item Title:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the abandonment and subsequent sale of an interest in the twenty-five (25) foot wide alley owned by the City of Bellaire to the abutting property owners, being 3,125 square feet of an alley located between Lots 18 and 19, in Block 45 of Town of Bellaire, a subdivision in Harris County, Texas, commonly known as the twenty-five (25) foot wide alley located on the north line of the 5200 Block of Cedar Street, Bellaire, Texas; authorizing Petitioners Sagstex Investments, LP, and Wolfie's Swim School, LLC, to each purchase one-half (1/2) of said 3,125 square feet of an alley from the City of Bellaire, Texas; and authorizing the City Manager and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, any documents necessary to effectuate such abandonment and sale including, but not limited to a Special Warranty Deed for said 3,125 square feet of land - Submitted by ChaVonne Sampson, Director of Development Services.

Background/Summary:

On April 4th, 2018 City Council held a public hearing on the abandonment of rights-of-way and easements encumbering the property currently located north and abutting the property lines of Lots 18 and 19, in Block 45, of the Town of Bellaire (5200 Block of Cedar Street). The petition was submitted by Sagstex Investments, LP and Wolfie's Swim School, LLC, owners of the properties at 5220 and 5230 Cedar, respectively.

Should the City Council choose to grant the Petitioners' request, an ordinance has been prepared for consideration, which would abandon and sell the City's interest in said portion of land to the Petitioners.

During the Regular Session of May 21, 2018, City Council will need to determine a sales price of said portion of land utilizing the independent appraisal performed by Southwest Realty Consultants in the amount of \$155,000.

Council Member Montague called to inquire about property data used as comparisons in the appraisal. He stated that the properties used to assess the values were commercial sales from a few years ago, and that perhaps the ground price per square foot for HEB/Chevron would be a better comparison. He was provided with the following response: Due to the location of the property in question, the site conditions differ from the HEB/Chevron tracts of land, and could be the reason as to why past sales prices were used in the appraisal.

The attached draft ordinance states that the abandonment and sale is authorized for a period of six months from the date of passage of the ordinance.

Previous Council Action Summary:

In 2017, Council approved a lease/development agreement allowing 4900 Bissonnet for the use of Right of Way for a commercial parking area (Ordinance 17-022).

Fiscal Impact:

N/A

City Attorney Review:

Yes

Recommendation:

The Director of the Development Services and Public Works Departments recommend that the section of property remain unsold at this time. Staff has met with the Petitioners to offer a lease agreement as an alternative, but this option for the property was denied.

Should the City Council deny the sale, and the petitioner wishes to reconsider the leasing option, a new request will need to be filed with the Development Services Department. If City Council chooses to grant the Petitioner's request, The Development Service Director recommends the land be sold at the full price of \$155,000, as shown in the appraisal prepared by Southwest Realty Consultants.

ATTACHMENTS:

- Abandonment and Sale of Alley (00196038xD8318) (DOC)
- AdditionalArguments (DOCX)
- Record of Easement Abandonments (PDF)

ORDINANCE NO. 18-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, AUTHORIZING THE ABANDONMENT AND SUBSEQUENT SALE OF AN INTEREST IN THE TWENTY-FIVE (25) FOOT WIDE ALLEY OWNED BY THE CITY OF BELLAIRE TO THE ABUTTING PROPERTY OWNERS, BEING 3,125 SQUARE FEET OF AN ALLEY LOCATED BETWEEN LOT 18, BLOCK 45 AND LOT 19, BLOCK 45 OF TOWN OF BELLAIRE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, COMMONLY KNOWN AS THE TWENTY-FIVE (25) FOOT WIDE ALLEY LOCATED ON THE NORTH LINE OF THE 5200 BLOCK OF CEDAR STREET, BELLAIRE, TEXAS; AUTHORIZING PETITIONERS SAGSTEX INVESTMENTS, LP AND WOLFIE'S SWIM SCHOOL, LLC TO EACH PURCHASE ONE-HALF (1/2) OF SAID 3,125 SQUARE FEET OF AN ALLEY FROM THE CITY OF BELLAIRE, TEXAS; AND AUTHORIZING THE CITY MANAGER AND THE CITY CLERK OF THE CITY OF BELLAIRE, TEXAS, TO EXECUTE AND ATTEST, RESPECTIVELY, ANY DOCUMENTS NECESSARY TO EFFECTUATE SUCH ABANDONMENT AND SALE INCLUDING, BUT NOT LIMITED TO A SPECIAL WARRANTY DEED FOR SAID 3,125 SQUARE FEET OF LAND.

WHEREAS, the City of Bellaire, Texas, owns the twenty-five (25) foot alley abutting Lot 18, Block 45 and Lot 19, Block 45 of Town of Bellaire, a subdivision in Harris County, Texas, commonly known as the twenty-five (25) foot wide alley located on the North line of the 5200 block of Cedar Street, Bellaire, Texas; and

WHEREAS, Sagstex Investments, LP and Wolfie's Swim School, LLC (hereinafter referred to as "Petitioners"), have submitted a Petition in accordance with the *Code of Ordinances of the City of Bellaire, Texas, Chapter 27, Streets, Sidewalks and Public Places, Article VI, Sale and Abandonment of Public Property, Section 27-102, Petition Required*, requesting the abandonment by the City of Bellaire, Texas, and the subsequent purchase by Petitioners of the City's interest in a twenty-five (25) foot abandoned alley abutting Lot 18, Block 45 and Lot 19, Block 45 of Town of Bellaire, a subdivision in Harris County, Texas, commonly known as the twenty-five (25) foot wide alley located on the North line of the 5200 block of Cedar Street, Bellaire, Texas; and

WHEREAS, Petitioners have complied with the requirements set forth in the *Bellaire City Code of Ordinances, Chapter 27, Streets, Sidewalks and Public Places, Article VI, Sale and Abandonment of Public Property, Section 27-103, Fee, and Section 27-104, Survey Required*, and have, accordingly, paid the City of Bellaire, Texas, all necessary administrative fees; and

WHEREAS, in accordance with the *Bellaire City Code of Ordinances, Chapter 27, Streets, Sidewalks and Public Places, Article VI, Sale and Abandonment of Public Property, Section 27-107, Appraisal*, the City Manager of the City of Bellaire, Texas, directed the Director of Development Services to obtain an independent appraisal, at Petitioners' expense, of the value of the property sought by Petitioners to be abandoned and that said appraisal resulted in an estimated market value for the said 3,125 square feet of abandoned alley as of February 6, 2018, of \$155,000.00 (3,125 square feet of land multiplied by \$49.60 per square foot).

WHEREAS, the City Council of the City of Bellaire, Texas, in accordance with the *Bellaire City Code of Ordinances, Chapter 27, Streets, Sidewalks and Public Places, Article VI, Sale and Abandonment of Public Property, Section 27-108, Public hearing*, held a public hearing before the City Council of the City of Bellaire, Texas, on Monday, April 2nd, 2018, at 6:00 p.m. and all persons desiring to be heard were heard on or in connection with the Petitioners' request for the abandonment of a twenty-five (25) foot abandoned alley abutting Lot 18, Block 45 and Lot 19, Block 45 of Town of Bellaire, a subdivision in Harris County, Texas commonly known as the twenty-five (25) foot wide alley located on the North line of the 5200 block of Cedar Street, Bellaire, Texas; and

WHEREAS, the City Council of the City of Bellaire, Texas, finds that the City has no current need for or, expectation of, a future need for said twenty-five (25) foot abandoned alley abutting Lot 18, Block 45 and Lot 19, Block 45 of Town of Bellaire for public purposes and further finds that the subject parcel of land can be better utilized by the private sector in the development and/or redevelopment of land within the City of Bellaire, Texas; **NOW, THEREFORE,**

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

1. **THAT** the City Council of the City of Bellaire, Texas, based on a review of an appraisal dated February 6, 2018, performed by Southwest Realty Consultants, finds that an equitable settlement for the acquisition of the City of Bellaire's interest in 3,125 square feet of the twenty-five (25) foot abandoned alley abutting Lot 18, Block 45 and Lot 19, Block 45 of Town of Bellaire, a subdivision in Harris County, Texas commonly known as the twenty-five (25) foot wide alley located on the North line of the 5200 block of Cedar Street, Bellaire, Texas, by

Petitioners is deemed to be one hundred percent (100%) of the appraised value of said 3,125 square feet, which is \$155,000.00.

2. THAT the City Council of the City of Bellaire, Texas, hereby agrees to the abandonment of its interest in Eastern half of the 3,125 square feet of the twenty-five (25) foot abandoned alley abutting Lot 18, Block 45 and Lot 19, Block 45 of Town of Bellaire, a subdivision in Harris County, Texas commonly known as the twenty-five (25) foot wide alley located on the North line of the 5200 block of Cedar Street, Bellaire, Texas, said agreement being contingent upon receipt of a cashier's check each in the amount of \$77,500.00 payable to the City of Bellaire, Texas, from Sagstex Investments, LP.

3. THAT the City Manager and the 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, any documents necessary to effectuate such abandonment and sale, including a special warranty deed for Eastern half of the said 3,125 square feet alley, to and in favor of Sagstex Investments, LP, said execution and attestation being contingent upon receipt of a cashier's check payable to the City of Bellaire, Texas, from Sagstex Investments, LP in the amount of \$77,500.00.

4. THAT this agreement by the City of Bellaire, Texas, to abandon and sell its interest in the aforesaid Eastern half of the said 3,125 square feet alley shall become null and void if receipt of a cashier's check from Sagstex Investments, LP, payable to the City of Bellaire, Texas, in the amount of \$77,500.00 has not been received by the City Clerk of the City of Bellaire, Texas, within six (6) months from the date of passage of this Ordinance.

5. THAT the City Council of the City of Bellaire, Texas, hereby agrees to the abandonment of its interest in Western half of the 3,125 square feet of the twenty-five (25) foot abandoned alley abutting Lot 18, Block 45 and Lot 19, Block 45 of Town of Bellaire, a subdivision in Harris County, Texas commonly known as the twenty-five (25) foot wide alley located on the North line of the 5200 block of Cedar Street, Bellaire, Texas, said agreement being contingent upon receipt of a cashier's check each in the amount of \$77,500.00 payable to the City of Bellaire, Texas, from Wolfie's Swim School, LLC.

6. THAT the City Manager and the 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, any documents necessary to effectuate such abandonment and sale, including

a special warranty deed for Western half of the said 3,125 square feet alley, to and in favor of Wolfie's Swim School, LLC, said execution and attestation being contingent upon receipt of a cashier's check payable to the City of Bellaire, Texas, from Wolfie's Swim School, LLC in the amount of \$77,500.00.

7. THAT this agreement by the City of Bellaire, Texas, to abandon and sell its interest in the aforesaid Western half of the said 3,125 square feet alley shall become null and void if receipt of a cashier's check from Wolfie's Swim School, LLC, payable to the City of Bellaire, Texas, in the amount of \$77,500.00 has not been received by the City Clerk of the City of Bellaire, Texas, within six (6) months from the date of passage of this Ordinance.

PASSED, APPROVED, and ADOPTED this 16th day of April, 2018.

Andrew Friedberg, Mayor
City of Bellaire, Texas

ATTEST:

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

APPROVED AS TO FORM:

Alan P. Petrov, City Attorney
City of Bellaire, Texas

Attachment: Abandonment and Sale of Alley (00196038xD8318) (2517 : Consideration-Alley Abandonment)

ADDITIONAL ARGUMENTS REGARDING GRANTING PETITION FOR
ABANDONMENT OF ALLEY

Sagstex Investments, LP (“Sagstex”) and Wolfie’s Swim School, LLC (“Wolfie’s”) have filed a petition to have the alley between their properties (“the Alley”) abandoned by the City. The City should grant the request because:

- Notice has been given to the public as required by law and no one has objected to the City abandoning the alley and selling it to the petitioners. It is likely that the citizens of Bellaire agree that the alley should be abandoned and sold to the petitioners.
- The alley is not being maintained by the City and is unsightly and littered with debris.
- Said alley has not been used by the City for a very long time. It is fairly likely that it has never really been used by the City. Petitioners know of no person who would be injured by the closing of said alley.
- Said alley is not now needed by the public; and by closing same, the City would be relieved of the duty to maintain it, at consequent saving of tax funds.
- By abandoning the Alley, the publically owned Alley will become privately owned property and will be taxed. The City is not using the property and will lose nothing by abandoning the Alley, and will have its tax base increased.
- Petitioners do not wish to lease the alley or enter into a development agreement with the City about using the alley. The entire block where these properties are is commercial. The highest and best use for the alley is for it to be part of the two properties on either side.
- If the City agrees to sell the alley to Petitioners, City council does not need to worry about the future use of the property, as any future development of the property will be subject to City approval and possible restrictions.
- The City desires to have better commercial properties in downtown Bellaire. The City needs to cooperate with commercial property owners in their efforts to improve their properties. If this property is purchased by the petitioners, they will beautify it and the value of their properties will increase. All of this will benefit the City and the citizens of Bellaire.
- There are parking issues in the area from Mapleridge, to Spruce, to 5th Street and along Bissonnet. All the owners in the area are concerned about parking

issues. Everyone is aware that this situation will be exacerbated when the new HEB opens. If Sagstex and Wolfie's can purchase the alley, they will use it for parking. The general manager of the soon-to-open HEB store has acknowledged his concern about the parking situation in the Cedar/Spruce area

- The Petitioners have presented a drawing showing the planned parking configuration. The parking in the alley, plus additional parking behind the Sagstex property made available due to the purchase of the alley, would result in twenty-two new parking spaces. This would have the effect of taking parked cars off of the street and freeing up street-side parking spaces. Sagstex has been actively seeking new tenants for the properties at 2218 Bissonnet and 2240 Cedar. Sagstex has been turned down by several retail stores and restaurants, due to the lack of parking spaces. Some of these potential tenants were nationally-known chain stores. In the 2017 survey of Bellaire residents, 34% of Bellaire residents surveyed rated the retail shopping as "average" or "very poor." We all know that Bellaire is an affluent community, and the City should be trying to attract these affluent shoppers to stores in Bellaire. If we could have more retail sales in Bellaire, the City would receive more sales tax and could avoid having to raise property taxes. If lack of parking is keeping better retail stores out of downtown Bellaire, then the City Council should do all it can to increase parking in the downtown area.
- The alley under consideration is not part of any proposed pathway under consideration by the Bellaire committee considering pathways in Bellaire.

The appraisal of the alley came in at \$155,000.00. Sagstex and Wolfie's believe that the City should agree to a price that is \$38,750.00 or less because it is to the City's benefit to have Wolfie's and Sagstex take over the property. \$38,750.00 is one-quarter of the appraisal price. For the reasons stated above, Sagstex and Wolfie's urge the City to grant the petition to abandon the alley and agree to a price of \$38,750.00 or less, for the abandonment of the Alley.

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 stone_christina@hotmail.com
 ATTORNEY FOR PETITIONERS
 SAGSTEX INVESTMENTS, LP and
 WOLFIE'S SWIM SCHOOL, LLC

City of Bellaire
Schedule of Abandonments Since March 5, 2001

| Date of Abandonment | Petitioner | Type of Abandonment | Square Footage | Location | Appraisal Amount | Assessed Amount | Purchase |
|-------------------------------|---------------------------|--|-----------------------|---|--|-----------------------------|-----------------|
| 07/02/2001 Ord. No. 01-048 | Spec Builders, Inc. | 25-Foot Alley Easement (12-1/2 Feet) | 1,750 | 5113 Locust St. (East 1/2 of Easement) | \$36,750.00 (\$21.00/s.f. = FMV) Appraiser suggested charging 25% | \$18,375.00 (50% of FMV) | Yes |
| 07/02/2001 Ord. No. 01-053 | Burdette Keeland | 25-Foot Alley Easement (12-1/2 Feet) | 1,750 | 5115 Locust St. (West 1/2 of Easement) | \$36,750.00 (\$21.00/s.f. = FMV) Appraiser suggested charging 25% | \$18,375.00 (50% of FMV) | No |
| 11/05/2001 Ord. No. 01-082 | Mueller & Coulson Leasing | 25-Foot Alley Easement (12-1/2 Feet) | 1,750 | 5211 Spruce St. (East 1/2 of Easement) | \$24,500.00 (\$14.00/s.f. = FMV) Appraiser suggested charging 75% | \$12,250.00 (50% of FMV) | No |
| 11/05/2001 Ord. No. 01-082 | Riverway Personnel, Inc. | 25-Foot Alley Easement (12-1/2 Feet) | 1,750 | 5213 Spruce St. (West 1/2 of Easement) | \$24,500.00 (\$14.00/s.f. = FMV) Appraiser suggested charging 75% | \$12,250.00 (50% of FMV) | Yes |
| 06/03/2002 Ord. No. 02-034 | Brookstone Homes, Inc. | 15-Foot Utility Easement | 1,950 | 818 No. Third St. (North 15 Feet of Easement - Peach Street Alley) | \$20,475.00 (\$10.50/s.f. = FMV of easement rights) | \$0.00 | N/A |

Attachment: Record of Easement Abandonments (2517 : Consideration-Alley Abandonment)

City of Bellaire
Schedule of Abandonments Since March 5, 2001

| Date of Abandonment | Petitioner | Type of Abandonment | Square Footage | Location | Appraisal Amount | Assessed Amount | Purchase |
|-------------------------------|--|--|-----------------------|--|--|---|-----------------|
| 05/05/2003 Ord. No. 03-024 | Riverway Personnel, Inc. | 25-Foot Alley Easement (12-1/2 Feet) | 1,750 | 5213 Spruce St. (West 1/2 of Easement) | \$21,000.00 (\$24.00/s.f. = FMV) Appraiser suggested charging 75% | \$10,500.00 (50% of FMV) | Yes |
| 09/08/2003 Ord. No. 03-070 | CenterPoint Energy Houston | 15-Foot Utility Easement | 1,263.24 | Anderson St. Right-of-Way (West 1/2) | \$12,632.40 (\$10.00/s.f. = FMV) Appraiser suggested charging 75% | \$9,474.30 (75% of FMV) | Yes |
| 09/08/2003 Ord. No. 03-070 | Houston Independent School District | 5000 Block of Laurel Street | 16,815 | 5000 Block of Laurel St. | \$386,745.00 | \$0 in Exchange for Joint Use Agreement (Playground/ Parking) | N/A |
| 09/20/2004 Ord. No. 04-068 | Whitaker Interests, Ltd. | 25-Foot Alley Easement (12-1/2 Feet) | 2,337 | 4811 Beech St. (East 1/2 of Easement) | \$60,762.00 (\$26.00/s.f. = FMV) Appraiser suggested charging 75% | \$60,762.00 (100% of FMV) | No |
| 08/01/2005 Ord. No. 05-049 | Jeffery E. and Marcy D. Margolis | 5-Foot Utility Easement | 505 | 4909 Welford Dr. | \$14,140.00 \$28.00/s.f. = FMV Appraiser suggested charging 50% | \$7,070.00 (50% of FMV) | Yes |

Attachment: Record of Easement Abandonments (2517 : Consideration-Alley Abandonment)

City of Bellaire
Schedule of Abandonments Since March 5, 2001

| Date of Abandonment | Petitioner | Type of Abandonment | Square Footage | Location | Appraisal Amount | Assessed Amount | Purchase |
|-------------------------------|---|--|-----------------------|---|--|------------------------------------|---|
| 08/03/2009 Ord. No. 09-049 | Property Owners on South Side of 4600 Block of Pin Oak Lane | 6-Foot X 75-Foot Right-of-Way? | 450 X 10? | Fournace Place behind South Side of 4600 Block of Pin Oak Lane | \$40.00/s.f. less a discount of 25% | | Partial 3 of 10 Propertie Purchase Right-of-W |
| 05/03/2010 Ord. No. 10-028 | Lenox Hill Holdings, Ltd. | 60-Foot Right-of-Way | 22,048 | Chestnut Street (First Street Surgical) | \$551,200.00 \$25.00/s.f. Appraiser suggested discount of 25% | \$413,400.00 (\$18.75/s.f.) | Yes |
| 01/17/2011 Ord. No. 11-005 | David England and Karla Medrano | 10-Foot Sewer Easement and 10-Foot Drainage Easement | | 4523 Park Court | \$35.00/s.f. Appraiser suggested \$17.50/s.f. (discount of 50%) | \$0.00 | N/A |
| 08/06/2012 Ord. No. 12-034 | Atul Raj | East One-Half of 25-Foot X 175-Foot Alley Right-of-Way | 2,187.5 | 4908 Bellaire Boulevard | \$48,125.00 (\$22.00/s.f.) | \$30,078.12 (37.5% discount) | No |
| 08/06/2012 Ord. No. 12-034 | Vernon D. and Phyllis T. Williams | West One-Half of 25-Foot X 175-Foot Alley Right-of-Way | 2,187.5 | 4912 Bellaire Boulevard | \$48,125.00 (\$22.00/s.f.) | \$30,078.13 (37.5% discount) | No |

Attachment: Record of Easement Abandonments (2517 : Consideration-Alley Abandonment)

City of Bellaire
Schedule of Abandonments Since March 5, 2001

| Date of Abandonment | Petitioner | Type of Abandonment | Square Footage | Location | Appraisal Amount | Assessed Amount | Purchase |
|---|---|---|-----------------------|---|-------------------------|---|-----------------|
| 08/17/2015 Ord. No. 15-051 | Centro NP Holdings, LLC, Owner, and HEB Grocery Company, LP as Leaseholder | Three Rights-of- Way and Two Easements | 0.1598 Acres | 5106 Bissonnet Street | \$250,250.00 | \$187,687.50 | N/A |
| 09/08/2015 Ord. No. 15-055 Repeal of Ord. No. 15-051 | Centro NP Holdings, LLC, Owner, and HEB Grocery Company, LP as Leaseholder | Three Rights-of- Way and Two Easements | 0.1598 Acres | 5106 Bissonnet Street | \$250,250.00 | \$0 in Exchange for Development Proposed in PD-25 - HEB Grocery Store | N/A |
| 08/21/2017 Council Denied Request | Larry N. Forehand and Kristina L. Forehand 4401 Wendell Street | 6-Foot Strip of Land (615 s.f.) West of 4401 Wendell | 615 | 4400 Wendell Street (Owned by City) | \$19,000.00 | Council Denied Request | N/A |

Attachment: Record of Easement Abandonments (2517 : Consideration-Alley Abandonment)