I. REGULAR SESSION (TOWN MEETING) – 7:00 P.M.

A. CALL TO ORDER AND ANNOUNCEMENT OF A QUORUM – Mayor Cindy Siegel.

Mayor Cindy Siegel called the City Council of the City of Bellaire, Texas, to order at 7:00 p.m. on Monday, February 1, 2010. The Bellaire City Council met at that time and on that date in Regular Session (Town Meeting) in the Civic Center, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401. Mayor Siegel announced that a quorum was present consisting of herself and the following members of City Council:

- Councilman James P. Avioli, Sr., Position No. 2;
- Councilman Corbett Daniel Parker, Position No. 3;
- Mayor Pro Tem Phil Nauert, Position No. 4;
- Councilman Andrew Friedberg, Position No. 5; and
- Councilwoman Mandy Nathan, Position No. 6.

Councilman Will Hickman, Position No. 1, was absent. Other officials present were City Manager Bernard M. Satterwhite, Jr., City Attorney Alan P. Petrov, and City Clerk Tracy L. Dutton.

B. INSPIRATIONAL READING AND/OR INVOCATION - Councilman Andrew Friedberg.

Councilman Andrew Friedberg provided the inspirational reading for the evening.

C. PLEDGES TO THE FLAGS – Councilman Andrew Friedberg.

1. U.S. PLEDGE OF ALLEGIANCE.

2. PLEDGE TO THE TEXAS FLAG.

Councilman Andrew Friedberg led the audience and the City Council in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.
D. PERSONAL/AUDIENCE COMMENTS.

Lynn McBee, 5314 Evergreen Street, Bellaire, Texas:

Ms. McBee addressed City Council regarding the proposed stadium to be located near Bellaire and advised that one of the nice things about Bellaire was the fact that Bellaire had zoning regulations. She indicated that patience would allow things to unfold. She urged City Council to keep informed and to be quiet.

Paul Magaziner, 5005 Holly Street, Bellaire, Texas:

Mr. Magaziner addressed City Council regarding the proposed stadium to be located near Bellaire and advised that sitting back and letting things unfold was not right for this situation. He applauded Mayor Cindy Siegel for taking a stand on the issue.

Mr. Magaziner advised that the City of Bellaire needed to do everything it could to stop a mixed use involving a stadium. The bigger problem, in his opinion, was the Metropolitan Transit Authority of Harris County, Texas (METRO). METRO planned on creating 22 railway crossings at grade at South Rice Avenue, Chimney Rock Road, Hillcroft Street, Renwick Drive, Alder Street, and Royalton Street. The trains were expected to run every six minutes (ten times per hour). Traffic would be delayed at each of these streets, Monday through Thursday, for the trains to cross.

Lucy Leonard, 5007 Tamarisk Lane, Bellaire, Texas:

Ms. Leonard addressed City Council regarding the proposed stadium to be located near Bellaire. She provided written comments as follows:

*I am here tonight to express my deep concern regarding the proposed stadium located at the corner of Westpark Drive and South Rice Avenue. My home is located approximately one-half mile south of this location. My greatest concern is the noise that will come from the stadium and unwanted traffic on our residential streets.*

*My husband and I have lived at our address for almost 14 years, we lived in our smaller original home for 7 years and custom built OUR house 6-1/2 years ago. We are raising our 8-year-old daughter in Bellaire and it is home to us. We love the neighborhood and small*
town feel of a city that sits like a donut hole in the sprawling City of Houston. This announcement was shocking to hear as we have been following the comprehensive plan for that exact parcel of land. The plan on the Bellaire website presents a joint plan between METRO, the City of Bellaire, and Midway Companies. This plan showed multi-use properties, retail stores, loft/condo living and open park spaces. It was perfect and a wonderful use for the property. The plan meant growth for Bellaire and tax dollars for the City and we were very excited about it. Then last week we hear of this stadium that in using the words of Mayor Siegel "blindsided" not only her but also I believe a lot of people sitting in this room.

I cannot think of a worse location for this stadium; a gridlocked parcel of land that sits at one of the worst intersections not only in Texas but also in the United States. I have heard comments that traffic would not be a problem because games and concerts would be played in the evening AFTER rush hour traffic. AS a response to Commissioner Radack—traffic is NEVER good at that location and the location is difficult to get to even when there is no traffic at all. Dynamo games begin typically after 7 p.m. (most of these on weeknights) and concerts do not typically even start before 9:00 p.m. My fear is unwanted traffic parking in our residential streets, blocking driveways and littering our neighborhoods with items brought out of the stadium.

The noise from the open stadium WILL be heard. I recall about 10 years ago a small amphitheater located at Westpark Drive very near the old location of Houston Garden Center. We could hear the music and the voice of the speaker from that location. This was not a big stadium but a small venue. I have no doubt the sound from a 20,000-seat stadium will be heard and probably further than you think. The Bellaire neighborhood surrounding that location is full of families—families with young children that need to be at school and working parents who need to be at work the next day. I can speak for my family that we do not want the noise, traffic or cars parking on our streets that will be slamming doors and driving off late in the evening.

I understand that there is a proposed parking garage but like most events there are always people who will avoid paying for parking and park on the street if it is free.

I also have great concern regarding the story published on January 29th by Charlotte Aguilar for the Bellaire Examiner titled "WHO KNEW? Dynamo Private Stadium Deal was Privileged Info." It is shocking to read in this article that Councilman Corbett Parker’s prominent supporter for his council seat was none other than the owner of the Dynamo, Oliver Luck. Per HCAD Oliver Luck lives in Memorial so as far as I know he has absolutely zero interest in Bellaire. Yes, Who Knew??? Ms. Aguilar’s article states "Parker
admitted knowing the proposal was being advanced . . . but said he had not been at liberty to reveal it.” As a member of city council every member’s goal should be what is best for the City of Bellaire and its residents. I have to ask Councilman Parker is this really in the best interest of the City of Bellaire and its residents or is it in your best interest????

This plan in NO WAY helps the City of Bellaire. You as our council have a say and I implore you to help the City stay the City of Homes not become the City of NOISE and TRAFFIC.

Cynthia Freeman, 5009 Mayfair Street, Bellaire, Texas:

Ms. Freeman addressed City Council regarding her concerns over the proposed stadium to be located near Bellaire. Ms. Freeman echoed the comments made by Ms. Leonard. The traffic issues alone would be disastrous. Although the Dynamo plays on weekends, she understood that the stadium would be a multi-use center.

With respect to Mr. Parker’s awareness of the situation, Ms. Freeman advised that his loyalty had to be with the City. She urged City Council to do what was necessary, even including amending the Comprehensive Plan.

Jana Bedi, 5209 Laurel Street, Bellaire, Texas:

Ms. Bedi addressed City Council and advised that she, too, was agitated and blindsided by the proposed stadium to be located near Bellaire. The question in her mind was why this location. It did not make sense, as there was no direct access to the proposed facility. Traffic would back up Westpark Drive to South Rice Avenue and along the service roads of Interstate Highway 610. Residents would also be severely inconvenienced by noise and bright lights.

Ms. Bedi continued and advised that the member of City Council whose campaign was assisted by the Chief Executive Officer of the Dynamo should have alerted City Council earlier about this situation. She inquired as to whether that member of City Council would have any further involvement with this issue.

Ms. Bedi closed and advised that she hoped City Council would take her comments to heart.
Mayor Cindy Siegel read the following written comments received by the City Clerk’s Office earlier in the day into the record as follows:

Michelle Shonbeck, 1112 Sheffield Street, Bellaire, Texas:

Dear Bellaire Mayor and City Council Members,

I am writing to express my concern over the proposed new soccer stadium that might be coming into our residential area. While I realize the land is located in the City of Houston, it would be Bellaire residents who would be most impacted by the stadium.

The following are my concerns:

• A stadium would increase traffic around an already-congested area and contribute to increased traffic coming through the neighborhood. Cars already cut through the neighborhood utilizing Lehigh Street, so this would only increase that traffic.

• Stadiums are naturally noisy, and this noise level is not conducive to a residential area.

• Our neighborhood would be vulnerable to littering, parking on our streets by those who wish to avoid paying stadium parking fees, and the glare of stadium lights in the evening hours.

Overall, these things would reduce the quality of life for our neighborhood. It would also greatly increase traffic for those whose daily commute involves the Galleria and Bellaire areas.

I realize the land will be developed commercially, but there is a significant difference between the traffic flow of a shopping center such as Sam’s Club (which is across the street from the Midway property) and a stadium that would have a large volume of people coming in and out in a tight time frame. Stadiums are often used for additional events such as concerts and other sporting events, so we need to assume that the stadium will be well utilized if it is built.

Stadiums should be built where there would be a minimal impact to residential areas. It would be my hope that the Dynamos would choose a parcel of land that would not only provide them with growth opportunities, but also would not infringe on any homeowners, whether they live in Bellaire or Houston.
It would also be my hope that the City of Bellaire, City of Houston and the Midway Companies could work together to develop the land in a way that would be beneficial for all parties.

Tom Ligh, 4625 Oleander Street, Bellaire, Texas:

Re: Proposed Location of the New Soccer Stadium:

As I understand it, the location of the new proposed soccer stadium is at the southeast intersection of Rice Avenue and Westpark Drive, across the street of a Sam’s Club and a large apartment complex. The land there is currently vacant. At one time the company where I worked for 35 years was located there, plus a Mayflower moving and storage facility, a Pier One, and other businesses. Even back then the traffic on Rice Avenue was relatively heavy.

Having a 21,000-seat stadium at that location would undoubtedly cause some traffic concerns on Rice, Westpark, and Loop 610. In addition, on game days/night there would be noise pollution as the crowd roars and light pollution by lights at night. There are many residential units plus apartments in very close proximity to the proposed stadium. Near this tract of land to the East is a relatively new orthopedic hospital. Hospitals are usually located in quiet zones. People live in Bellaire because it is a quiet neighborhood. Nearby property values will drop creating a negative byproduct of the stadium development. If a stadium is built at this location it will be at the expense of nearby citizens of Bellaire. I oppose such a development.

Dr. and Mrs. David P. Loncarich, 5123 Locust Street, Bellaire, Texas:

We are AGAINST the Dynamo Stadium being constructed at the corner of South Rice and Westpark. On a “normal” day the traffic in this area is bad. On a “normal” day the traffic at the 59/610 is heavy and has had many accidents. We live off of South Rice Avenue and many times, when there is an accident on the Loop, motorists exit and use South Rice as an alternate route. This creates gridlock between Bissonnet Street and Bellaire Boulevard making it next to impossible for us to exit our street. The traffic that this stadium will attract will result in gridlock for our neighborhood on a regular basis. Thank you and please contact us should you require any additional information.
Lisa A. Lehmann, 4922 Palmetto Street, Bellaire, Texas:

I read in the newspaper (Chronicle and local paper) about the Dynamo stadium negotiations being held for the acreage on South Rice Avenue near Westpark.

We are long-time residents of Bellaire and live at 4922 Palmetto Street in the NW quadrant of Bellaire which would be most affected by this stadium.

At this early stage and without additional information, we are excited about the possibility of the stadium being located nearby.

We are a soccer family and would welcome a stadium, restaurants and a concert venue with just a few reservations.

I would like more information about game times and peak traffic snarls in addition to a loose TSU usage schedule as well.

Traffic in and out of the stadium would need to be addressed as it could cause backups onto Westpark, 610, Rice, and beyond.

I would also like to hear more about how far concert noise carries from that location.

I do believe that the City of Bellaire, if expected to make additional emergency calls due to the facility, should receive additional monies from the owner/city to compensate for this increased manpower.

I would also welcome the northern end of South Rice to be “cleaned up” a bit and light rail added.

Please log my comments at your meeting.

Thank you very much.

J. Andrew Pollard, 510 South Third Street, Bellaire, Texas:

Dear Ms. Siegel,

I was watching the news recently and saw your response to questions about a possible Dynamo stadium in the vacant area north of our city. You should know that Bellaire is full of soccer loving citizens involved in youth soccer and as passionate supporters of the Houston Dynamo.
Those of us who have actually interacted with the staff, players and coaches of their organization have been impressed with their commitment to the community and their positive role in bringing diverse groups in the greater Houston area closer. There is nothing that the citizens of Bellaire should fear from a soccer stadium replacing an ugly vacant piece of land. Their games are played on Sundays usually and the traffic effect would be minimal.

Businesses in the area would benefit (ask Jax Grill what they think of the idea). Do not think for one minute that your comments are reflective of the majority of the citizens in Bellaire. Your comments were not appropriate considering that the land, unless I am mistaken, is not in Bellaire.

Bellaire has one of the highest concentrations of Dynamo season ticket holder populations and supporters in the Greater Houston area and we are very anxious to see them get a stadium so they will stay in Houston. There is no reason for you to oppose this. It will not destroy the way of life that we enjoy in Bellaire and it will actually have a beneficial financial effect on the immediate area.

The Soccer community of Bellaire is larger than you might think and we tend to be passionate in our support of the Dynamo. I would encourage you to learn more about this issue and those of us in Bellaire that you represent.

B. R. Dowdy, 5000 Mayfair Street, Bellaire, Texas:

I, B. R. Dowdy, live at 5000 Mayfair. This stadium, if built on South Rice, will be an extremely negative circumstance for my block. The noise, congestion, safety issues, traffic, etc., are very troublesome. Also, this would have to affect the property values in my area. I urgently request any and every effort possible to prevent this from taking place. Thank you.

Nicole Hochglaube, 4605 Valerie Street, Bellaire, Texas:

I hope that Bellaire will do everything in its power to fight this stadium location. I cannot imagine any way this could positively impact our community—the farther away from Bellaire the better in my opinion!
Nicholas J. Lanza, 6107 Newcastle Drive, Bellaire, Texas:

To the Honorable Mayor and Bellaire City Council Members:

Thank you for soliciting input from residents of Bellaire on the proposed Dynamo Stadium on South Rice and Westpark.

Put me down for strongly OPPOSED to the plan to build a stadium at that location. I want to continue to live in Bellaire—"City of Homes," not a "City with a Stadium."

I want to continue to enjoy a casual drive across Bellaire without the hassles of traffic, congestion, and additional noise from 20,000 fans, not to mention the additional burdens that will be placed on our fire, ambulance and police departments.

My neighbors and I have ZERO interest in having a stadium built in Bellaire.

Please vote and fight against any proposal to have a stadium built in Bellaire.

Shelly G. Schultz, 4621 Huisache Street, Bellaire, Texas:

As a Bellaire resident I have concerns.

My big issue is the property value of my home. My husband owns in a business in Bellaire also.

I have been a resident of Bellaire for over 11 years now and attended Bellaire High School 20 some odd years ago. I have just built a new home on my existing property and feel if this goes through our property values will decrease.

The second issue is the traffic concern. At this time I see and hear accidents daily along the northbound side of 610 at 59. That will just increase as the traffic coming from the south will exit at Westpark and possibly cause more accidents. I personally am terrified of that portion of our highway. My husband’s office overlooks that part of the freeway and daily he comments on the accidents happening there.

This is a beautiful city and as taxpayers we want to protect our land value. We do everything we can to make this a safe and secure as well as beautiful city. I hope you will please do everything in your power to not let this stadium come to my wonderful neighborhood.
Thank you.

Kathy L. Tedore, 5216 Willow Street, Bellaire, Texas:

Although my family does not live adjacent to the site of the proposed Dynamo stadium, I am nevertheless very concerned about how this would affect: 1) traffic in, around and through the area; 2) noise levels when the stadium is in use; and 3) the general quality of life in Bellaire. I understand that land use is a complex subject and requires thoughtful consideration of those affected by the related decisions. My hope is that all parties will work together in good faith for the greater good of the City of Bellaire, the City of Houston, and the various private interests involved.

Andrea Blitzer, 5461 Patrick Henry Street, Bellaire, Texas:

Dear Bellaire Mayor and City Council Members,

I would like to express my alarm and dismay that there may be a sports stadium coming to our mostly residential area. This type of business will result in thousands of cars clogging up the already narrow streets, and parking on our residential streets. On game days, there will most likely also be an increase in noise from loudspeakers and litter on the streets. Many will use the residential streets to park other than pay for stadium parking.

The citizens of Bellaire and those who have devoted time to its comprehensive plan believed this property would be used for commercial development and would enhance the quality of life in Bellaire and the neighboring Houston residential areas. I do not believe a sports stadium would achieve this goal.

There are many areas of Houston that would be less costly to build on, would be easier to access and would be more conducive to this type of business. The corner of South Rice Avenue and the Southwest Freeway would be difficult to access based on exit ramp design and traffic flow.

Thank you for your consideration.
Michael Hoffman, 4810 Glenmont Drive, Bellaire, Texas:

Dear Mayor Siegel and City Council Members,

As a resident of Bellaire who lives on Glenmont, just two blocks south of the proposed site for the Dynamo stadium, I would like to express my total agreement with the comments made by Mayor Siegel in her January 26 letter to Midway Companies opposing the proposed site at South Rice and Westpark.

There is already major congestion on South Rice and Westpark and a significant number of cars already cut through our neighborhood in spite of multiple signs indicating that this is not a through street. In addition, these cars often drive in excess of the speed limit in spite of neighborhood children at play, with loud music blaring and littering on our streets. I can only see this project as exacerbating the situation and having a negative impact on our neighborhood and the City of Bellaire as a whole.

It is my understanding that this site was to be used for commercial development that would improve the quality of life for Bellaire residents. What possible benefit would a 20,000-seat stadium bring to our neighborhood?

Thao Lai, 5320 Holly Street, Bellaire, Texas:

I am in agreement with Mayor Siegel. I am not for the Dynamos stadium being right outside of Bellaire. I believe it will bring more crime and traffic through our city. I would be willing to sign a petition against the stadium. Maybe Mayor Siegel should suggest the land where AstroWorld used to be. That would be the perfect place for the Dynamos stadium. There are no neighbors close to that proximity.

Howard Hamat, MD, 4902 Welford Drive, Bellaire, Texas:

Ms. Dutton, Mayor, and Council members,

As a 13-year Bellaire resident, I was very disturbed with the outlined plans for a soccer stadium so close to our neighborhood. Bellaire is a wonderful place to live, work, and raise a family, with all the advantages of being close to the city center, yet with the comfort and security of a small town. The proposed stadium will no doubt upset this gentle balance, allowing for increased traffic, noise, pollution and
alcohol consumption so close to our homes. With this will come potential for increased drug use and crime. Undoubtedly, this stadium will not be just for Sunday afternoon soccer games, but also for concerts, football games and other activities, of which there are plenty of other venues already available within the city.

I feel the City Council should strongly and unanimously oppose the use of this land for a soccer stadium.

Thank you.

Linda Parker, 5003 Tamarisk Lane, Bellaire, Texas:

I want you all to know that I am FIRMLY against the proposal for the Dynamo stadium at Westpark and Rice. I have lived in Bellaire all my life and seen many changes—some good and some not so good. I think the stadium would only increase traffic on Rice and Fournace, already taxed by everyday traffic. I live close to the proposed stadium (5003 Tamarisk) and am not looking forward to the noise I would be able to hear or the traffic using my street for parking and cut throughs. I believe I heard someone comment that the games and concerts would start after peak traffic times. Rice and Fournace and Rice and Westpark never have a non-peak traffic time.

Mr. Parker—I believe you should recuse yourself from this vote or discussion. Your friendship with Oliver Luck would obviously taint your vote.

Again, I am FIRMLY against the stadium and would add my support to the council. Please fight as hard as you can against this. Thank you.

Mary Livingstone, 1113 Colonial Street, Bellaire, Texas:

Dear Ms. Dutton and City Council,

My name is Mary Livingstone and my husband, Chris Livingstone, and I reside at 1113 Colonial, Bellaire. We have lived in Bellaire for approximately 4 years. We are the parents of two very young children ages 1 and 3. I am writing to express my concerns regarding the proposed Dynamo stadium. My concerns are as follows:

1. Reduction in property value and tax revenue is inevitable.
The placement of a stadium so close to our neighborhood will cause a drastic reduction in the value of our property – which, in turn means a reduction in property tax revenue to Bellaire. One can just look at the neighborhoods around the Astrodome and Reliant Stadium to know that this is evident. The Astrodome and Reliant Stadium are located inside the Loop near the medical center and downtown. As such, absent the stadiums, these areas WOULD be prime residential real estate and have a high property value. However, because no one desires to live near a stadium, these neighborhoods are run down and are valued substantially less than they would otherwise. Likewise, if a stadium is placed so close to our neighborhood the property value will decrease and those that can move will and people with less means (which usually also correlates to less education and other SES factors) will move in. This will have a long-term affect on Bellaire’s schools – which affects all Bellaire residents not just those that live near the proposed site. The schools near the Astrodome/Reliant Stadium struggle in comparison to Bellaire’s schools.

2. Increased traffic during events is dangerous to the welfare of our children.

The increase in traffic will not only be a nuisance, but also will be a safety hazard to my young children. It is bad enough that during rush hour some people cut through Lehigh and Anderson to get to South Rice and beyond. These individuals race through the neighborhood like Indy car drivers—and, in doing so, fail to observe speed limits, stop signs, or children on their bikes, scooters, or on foot. Sporting events and concerts are notorious for terrible traffic and drunk driving and will increase this danger substantially and impose an undesired risk of harm to our children.


The proposal includes the use of the stadium for concerts. This will destroy the peace and tranquility that currently exists. Not only will the blasting of loud music be a nuisance but it will likewise cause a corresponding reduction in the value of our property and property taxes to Bellaire.

4. Increased crime.

Stadiums are also playgrounds for the drunk and criminally minded. No doubt many people attending the concerts or sporting events will not want to pay for parking on the stadium grounds as this can often be quite expensive. Instead, they will
choose our neighborhood to park for free. As is too often the case, some people will be drunk and/or decide to engage in criminal acts in our neighborhood including but not limited to, stealing property, vandalism, and/or harming our children.

5. Parking in front of property.

As stated above, people attending concerts or sporting events will park in our neighborhood in front of our house in lieu of paying for expensive parking on the stadium grounds. This will be an awful nuisance as our own guests, handymen, housekeepers, etc., will not have a place to park and the streets will be congested causing it to be difficult to maneuver around.

Our neighborhood currently is a wonderful, safe place to live and is filled with numerous young families. A stadium would destroy this environment. Please let me know what more I can do to assist in preventing this proposal.

Thank you so much for your time and attention in this matter.

Maureen Brunetti, 1113 Sheffield Street, Bellaire, Texas:

I have to work and can’t be at the meeting. Please know that I am strongly opposed to a stadium at South Rice and Westpark. I live on Sheffield Street and feel this would compromise our neighborhood and bring nothing positive.

Please enter my protest in the official record.

Kyle Ariza, 4811 Mayfair Street, Bellaire, Texas:

Dear Mayor Siegel and Bellaire City Council Members,

I wanted to take this opportunity to express my serious concern regarding the potential proposal of building a sports stadium just three blocks north of the neighborhood where my family and I live. Like most residents of Bellaire, my husband and I purchased our original home in this neighborhood 18 years ago and we did so because we valued the area for its safe and welcoming neighborhoods.
It was my understanding that the recent comprehensive plan was done in order to identify potential development that would be of benefit to the citizens of Bellaire and further enhance the area we all know as "home." Adding a venue in the form of a 20,000-seat stadium will by no means enhance our city; it will purely bring more traffic, noise, parking issues and potential for increasing crime in the area. Additionally this does not take into consideration the impact such a business will have on our city services in order to patrol and maintain the surrounding areas.

While I realize that change is often inevitable; I do believe in best business decisions. By saying this I do not honestly think that this designated parcel of land is the ideal property to fit a stadium and the necessary parking with the associated right of ways or necessary surrounding access needed to support it.

I certainly appreciate your consideration of my concerns and trust that you will defend our neighborhood and Bellaire’s quality of life.

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Don Baronitis, 1114 Sheffield Street, Bellaire, Texas:

Several people have written letters opposing the proposed site for building the Dynamo stadium. I too strongly oppose that proposal for the obvious reasons such as those stated in our Mayor’s letter to the property owner. My family and I live at 1114 Sheffield Street; one of the residential areas most affected.

The increased traffic congestion, litter, noise (especially late at night), and parking dilemma would bring safety issues on top of being harmful to property values. There would also be an increased potential for crime. What will it cost the City of Bellaire to increase police patrols of the neighborhood if that occurs?

I am hoping the property owner makes the decent decision and eliminates the consideration of having a stadium on that property.

Thank you.
Elizabeth (Lisa) Krueger, 1109 Sheffield Street, Bellaire, Texas:

Dear Mayor Siegel and City Council Members,

Thank you Mayor Siegel for speaking out about how inappropriate this location is for a sports stadium/entertainment venue.

I am horrified that a stadium may be built so close to my home on Sheffield Street, only a few blocks from the proposed location. I speak of the home I purchased in 1983. Every time someone visits for the first time, their comments are always about the hidden oasis I live in. Sports stadiums do not belong next to residential neighborhoods. Period. Traffic and noise are not what we need more of. There are other parts of town with better vehicular access that are not next door to our homes. Our narrow streets are not built for the extra traffic. South Rice from Fournace to Westpark already seems like a stepchild not truly cared for by Houston or Bellaire. Part of Glenmont is asphalt. There is not a direct exit from either freeway.

In short, please do not let the stadium be built at the corner of Westpark and South Rice. Please protect us, your Bellaire citizens, the homeowners, the taxpayers.

Gail Edmiston, 4909 Imperial Street, Bellaire, Texas:

Dear Bellaire Mayor and City Council Members,

As a resident in the northern section of the City of Bellaire I am concerned about the recent announcement of the proposed Dynamo Stadium.

My concerns include additional traffic along Rice, Westpark, and the 610 Feeder Road; cut through traffic on residential streets; parking on residential streets; game/concert noise; property values; and the potential to exacerbate the flooding and/or drainage in our neighborhood.

The current traffic along Rice makes it difficult to leave our neighborhood at times. The added burden of an event at a stadium would be unbearable and could possibly threaten our safety by lack of emergency vehicle access or egress.

The possibility of cut through traffic and/or parking on our streets is unacceptable.
Event noise would be intolerable since there is no space or natural sound buffer to the neighborhood as in other sports/concert event venues.

Our neighborhood now is precariously in a flood area with even a minor rain because of the drainage situation. Water backs up into or doesn’t drain from our street as quickly as it should. A paved parking lot for a stadium would only increase the possibility of flooding in my neighborhood.

I agree with other Bellaire residents who have participated in the comprehensive plan and believed this property would be used for commercial development that would enhance the quality of life in Bellaire and the neighboring Houston residential areas. I do not believe a sports stadium would achieve this goal.

Bill and Paula Kuehn, 5004 Tamarisk Lane, Bellaire, Texas:

Bill and Paula of 5004 Tamarisk are against the soccer stadium being built at Rice and Westpark. We feel that this would cause an increase in traffic, lower property values and decrease our quality of life.

Debbie Britt, Office Manager, Bellaire Builders, 4545 Bissonnet Street, #293, Bellaire, Texas:

Partners, Robert S. Bell and Abner Burnitt Jr. of Bellaire Builders, own 4812 Glenmont, located in close proximity to the proposed Stadium. They strongly urge the Bellaire City Council to oppose the construction of the Dynamo Stadium at the South Rice Avenue location.

The following written comments were received after preparations for the Town Meeting had begun. These comments are included herein as part of the written record:

John Parker, 5003 Tamarisk Lane, Bellaire, Texas:

Ladies and Gentlemen,

I was very upset to hear that there is a proposal to build a multi-use stadium complex on the property located at Rice and Westpark. The
traffic problems that this location would create would be a logistical nightmare. Rice Avenue and Westpark cannot handle the amount of traffic that will result from 20,000 people trying to get into and out of this location. There is very limited freeway access to this location. The gridlock that will result will mean that residential street cut-through traffic in Bellaire and areas north of US 59 will greatly increase as will the street parking. Aside from the traffic and parking issues, the noise generated by this complex will be a nuisance.

In addition, the statement by Steve Radack that it was none of Bellaire’s concern also makes me very angry. I will do everything in my power to make sure he has an early retirement from his county job.

I also think that Corbett Parker should recuse himself from any votes, discussions, and public statements regarding this issue due to his relationship with Oliver Luck. I really regret that I supported Mr. Parker in his race for city council. He specifically told me that he understood the concerns of the residents of the North part of Bellaire and we would be aware of their concerns. This is the area of Bellaire that will be most affected by this project and he is completely oblivious to the concerns of this area.

Please include this in the minutes of the meeting that is to be held tonight.

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Michele Arnold, 4917 Elm Street, Bellaire, Texas:

Thank you for allowing us to submit written comments – I have a very full time job at Rice University and could not come to tonight’s council meeting.

I write to urge Bellaire leaders to do whatever is necessary to make sure a soccer stadium is not constructed half a mile from our residential neighborhood. Someone with no knowledge of Rice University football games has said that a stadium near Bellaire would pose no traffic problems. Rice has a large stadium—it’s true, but it has not been filled in decades. As a matter of fact we have to beg people to come to games. Attendance at a soccer stadium would be quite a different matter. The numbers would be large and spillover to our neighborhood would be out of control, not just on game days, but on other days the stadium would be used. To make it cost effective, the owners will be casting about for other uses, I assure you.
There are experts who can provide the mayor and council with legitimate data on how such a stadium would adversely impact a residential neighborhood.

Please find those people and get their research. They will cite data on extra crime, traffic accidents (think of all the children we have who play outside and all the cars that would be rushing to and from the stadium), the trash that would blow our way exacerbating flooding because it will go down the drains . . . the list of negatives is long. There are many people who would argue that a world-class city is not dependent on professional sports stadiums, rather on clean water, clean air, and high-quality education for K-12, clean industry, etc.

Please let me know how I can help with this cause, and thank you again for taking in comments.

Karen A. Erwin, 5212 Grand Lake Street, Bellaire, Texas:

I apologize for not getting my comments to council in time for the meeting tonight, however I still want Mayor Siegel and the rest of council to know that I am against any construction of a Dynamos or any other type of stadium in close proximity to the City of Bellaire. There were many good points brought up at the council meeting tonight. I believe that sitting back and doing nothing is not an option and fully support Mayor Siegel in her efforts to preserve the ideas and plans set forth in the Comprehensive Plan.

E. NEW BUSINESS:

1. STATE OF THE CITY ADDRESS – Mayor Cindy Siegel.

The State of the City Address included a recap of the City’s goals, accomplishments, and activities during 2009, as well as a list of priorities that Mayor Cindy Siegel would like to see addressed during the 2010 calendar year.

{See Appendix A attached hereto for Mayor Siegel’s State of the City Address}.
2. CITY SERVICES/CITY MANAGEMENT PRESENTATION – City Manager Bernard M. Satterwhite, Jr.

City Manager Bernard M. Satterwhite, Jr. recap ping public infrastructure and utilities projects undertaken by the City during 2009, as well as other capital improvements projects, vehicle, equipment, and technology projects, and planning and development projects.

{See Appendix B attached hereto for City Manager Satterwhite's presentation}.

3. BOARD/COMMISSION/COMMITTEE ANNUAL REPORTS FOR THE PERIOD JANUARY 1, 2009, THROUGH DECEMBER 31, 2009:

Board/Commission/Committee Annual Reports recapped various activities, goals and accomplishments of the boards, commissions, and committees during the 2009 calendar year.

a. BELLAIRE ARTS COMMISSION – Presented by Chair Kathy Biddle.

Chair Kathy Biddle presented the 2009 annual report for the Bellaire Arts Commission. See Appendix C attached hereto for a copy of the report.

b. BELLAIRE L.I.F.E. ADVISORY BOARD – Presented by Chair Carolyn Bouldin.

Chair Carolyn Bouldin presented the 2009 annual report for the Bellaire L.I.F.E. Advisory Board. See Appendix D attached hereto for a copy of her report.

c. BOARD OF ADJUSTMENT – Presented by Chair Randy Pollard.

Chair Randy Pollard presented the 2009 annual report for the Board of Adjustment of the City of Bellaire, Texas. See Appendix E for a copy of his report.

d. BUILDING AND STANDARDS COMMISSION – Presented by Chair Dirk Stiggins.

Chair Dirk Stiggins presented the 2009 annual report for the Building and Standards Commission of the City of
Bellaire, Texas. See Appendix F for a copy of his report.

e. PARKS & RECREATION ADVISORY BOARD – Presented by Chair Leslie Little.

Chair Leslie Little presented the 2009 annual report for the Parks & Recreation Advisory Board of the City of Bellaire, Texas. See Appendix G for a copy of his report.

f. PLANNING AND ZONING COMMISSION – Presented by Chair Bill Thorogood.

Chair Bill Thorogood presented the 2009 annual report for the Planning and Zoning Commission of the City of Bellaire, Texas. See Appendix H for a copy of his report.

g. RECYCLING COMMITTEE – Presented by Chair Brenda Cauthen.

Chair Brenda Cauthen presented the 2009 annual report for the Recycling Committee of the City of Bellaire, Texas. See Appendix I for a copy of her report.

F. COMMUNITY INTEREST ITEMS FROM THE MAYOR AND CITY COUNCIL.

Mayor Cindy Siegel advised those present that as soon as City Council adjourned the Regular Session (Town Meeting), the City Council would move into the next session, a Special Session (Executive Session).

Mayor Pro Tem Phil Nauert thanked all the dedicated volunteers and citizens in Bellaire.

Councilman Andrew Friedberg echoed the comment made by Mayor Pro Tem Nauert.

Councilwoman Mandy Nathan thanked the boards, commissions, and committees for all of their hard work, noting how invaluable each of them were.

Councilman James P. Avioli, Sr. complimented the boards, commissions, and committees and their membership for a great job. He also complimented the Bellaire Public Works Department who had
helped a neighbor of his stop the flow of water to his home during an emergency on a Sunday afternoon. He noted that the City had a great staff.

Councilman Corbett Daniel Parker thanked the boards, commissions, and committees, and prior members of City Council. He indicated that he fully intended to respond to the comments that various speakers made this evening regarding a possible relationship between him and the Dynamo. Oliver Luck, CEO of the Dynamo, did not contribute anything ($0) to Councilman Parker’s campaign. Additionally, he had never met anyone from the Midway Companies nor had the Midway Companies approached him with respect to a stadium. He closed by stating that he had not breached his loyalty to the City.

G. ADJOURNMENT.

MOTION TO ADJOURN:

A motion was made by Councilman James P. Avioli, Sr. and seconded by Mayor Pro Tem Phil Nauert to adjourn the Regular Session (Town Meeting) of the City Council of the City of Bellaire, Texas, at 8:50 p.m. on Monday, February 1, 2010.

VOTE ON MOTION TO ADJOURN:

Motion carried unanimously on a 6-0 vote as follows:

FOR: Siegel, Cindy
     Avioli, James P., Sr.
     Parker, Corbett Daniel
     Nauert, Phil
     Friedberg, Andrew
     Nathan, Mandy

OPPOSED: None

ABSENT: Hickman, Will

II. SPECIAL SESSION (EXECUTIVE SESSION) – IMMEDIATELY FOLLOWING THE REGULAR SESSION (TOWN MEETING).

A. CALL TO ORDER AND ANNOUNCEMENT OF A QUORUM – Mayor Cindy Siegel.

Mayor Cindy Siegel called the City Council of the City of Bellaire, Texas, to order at 8:50 p.m. on Monday, February 1, 2010. The
Bellaire City Council met at that time and on that date in Special Session (Executive Session) in the Civic Center, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401. Mayor Siegel announced that a quorum was present consisting of herself and the following members of City Council:

Councilman James P. Avioli, Sr., Position No. 2;
Councilman Corbett Daniel Parker, Position No. 3;
Mayor Pro Tem Phil Nauert, Position No. 4;
Councilman Andrew Friedberg, Position No. 5; and
Councilwoman Mandy Nathan, Position No. 6.

Councilman Will Hickman, Position No. 1, was absent. Other officials present were City Manager Bernard M. Satterwhite, Jr., City Attorney Alan P. Petrov, and City Clerk Tracy L. Dutton. City Clerk Tracy L. Dutton did not participate in the closed portions of the Special Session (Executive Session).

B. CONVENE in Executive Session (Closed Session to be held in the Council Conference Room) under Chapter 551, Open Meetings Act, of the Texas Government Code, Section 551.071, Consultation with Attorney, to seek legal advice which falls under the purview of the Attorney Client Privilege relating to the location of a proposed stadium on property adjacent to the City of Bellaire, Texas – Members of City Council.

MOTION TO CONVENE IN EXECUTIVE SESSION:

A motion was made by Mayor Pro Tem Phil Nauert and seconded by Councilman Andrew Friedberg to convene in Executive Session (Closed Session) under Chapter 551, Open Meetings Act, of the Texas Government Code, Section 551.071, Consultation with Attorney, to seek legal advice which falls under the purview of the Attorney Client Privilege relating to the location of a proposed stadium on property adjacent to the City of Bellaire, Texas.

VOTE ON MOTION TO CONVENE IN EXECUTIVE SESSION:

Motion carried unanimously on a 6-0 vote as follows:

FOR:    Siegel, Cindy
Avioli, James P., Sr.
Parker, Corbett Daniel
Nauert, Phil
Friedberg, Andrew
Nathan, Mandy

OPPOSED: None

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City of Bellaire  
City Council  
Minutes of Meeting  
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ABSENT: Hickman, Will

The Bellaire City Council convened in Executive Session (Closed Session) in the Council Conference Room, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas, 77401, at approximately 8:51 p.m. on Monday, February 1, 2010.

C. RECONVENE (Open Session to be held in the Council Chamber) and take action, if any, on item(s) discussed in Executive Session.

The Bellaire City Council reconvened in Special Session (Open Session) in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas, on Monday, February 1, 2010, at 10:18 p.m.

Mayor Cindy Siegel advised that the purpose of the evening’s Special Session (Executive Session) was to meet with the Bellaire City Attorney to discuss options regarding concerns of City Council and residents related to the location of the proposed stadium on property adjacent to the City of Bellaire, Texas. No action was taken. Discussion and/or action, if needed, would be taken in a future, open meeting.

D. ADJOURNMENT.

MOTION TO ADJOURN:

A motion was made by Mayor Pro Tem Phil Nauert and seconded by Councilman Andrew Friedberg to adjourn the Special Session (Executive Session) of the City Council of the City of Bellaire, Texas, at 10:19 p.m. on Monday, February 1, 2010.

VOTE ON MOTION TO ADJOURN:

Motion carried unanimously on a 6-0 vote as follows:

FOR: Siegel, Cindy  
Avioli, James P., Sr.  
Parker, Corbett Daniel  
Nauert, Phil  
Friedberg, Andrew  
Nathan, Mandy

OPPOSED: None
ABSENT: Hickman, Will

Respectfully submitted,

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

Approved:

_______________________________
Cynthia Siegel, Mayor
City of Bellaire, Texas