CITY COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 30, 2013

The City Council of the City of Bellaire, Texas, met in Special Session (Public Hearing) on Monday, September 30, 2013, in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401, for the following purpose(s):

A. CALL TO ORDER – Mayor Philip L. Nauert.

Mayor Philip L. Nauert called the City Council of the City of Bellaire, Texas, to order at 6:03 p.m. on Monday, September 30, 2013.

B. ANNOUNCEMENT OF A QUORUM – Mayor Philip L. Nauert.

Mayor Philip L. Nauert announced that a quorum was present consisting of himself and the following members of City Council: Mayor Pro Tem Amanda B. Nathan and Councilmen Roman F. Reed, James P. Avioli, Sr., Pat B. McLaughlan and Andrew S. Friedberg. Also present were City Manager Bernard M. Satterwhite, Jr., Chief Financial Officer Linda Symank, and City Clerk Tracy L. Dutton.

Councilman Corbett Daniel Parker was absent.

C. READING OF THE NOTICE OF PUBLIC HEARING – City Clerk Tracy L. Dutton.

City Clerk Tracy L. Dutton read the “Notice of Public Hearing on Tax Increase” into the record.

D. SUMMARY OF PUBLIC HEARING PROCEDURE – City Manager Bernard M. Satterwhite, Jr.

City Manager Bernard M. Satterwhite, Jr., summarized the public hearing procedure for the evening.

E. PRESENTATION regarding a proposal to increase total tax revenues for the 2013 tax year from properties on the tax roll in the preceding tax year by 4.28 percent by proposing a tax rate of $0.3999 per $100 valuation – Presentation by Chief Financial Officer Linda Symank.

Chief Financial Officer Linda Symank indicated that truth-in-taxation requirements dictated the steps that the City followed in the adoption of a tax rate when the proposed rate would generate additional revenue this year over
last year. Included in those steps was a requirement to hold two public hearings.

Although the tax rate that was proposed, $0.3999, was the same rate that was adopted the previous year, this rate would give the City an additional $758,500 in revenue over the previous year. Of that amount, $255,000 was from new properties added to the tax roll and the remaining approximately $504,000 was from increases in appraised values.

Based on the homestead residents certified roll that was received at the time the City received its certified roll, the average taxable value of a resident homestead for the City of Bellaire this year was $534,810. That value increased approximately 8.6% over the average taxable value from last year and would result in a higher tax liability this year of approximately $170.

The public hearing was held to give the residents the opportunity to comment on the proposed tax rate prior to its adoption, which was scheduled for October 7, 2013.

F. RECOGNITION OF CITIZENS AND/OR OTHER INTERESTED PARTIES – Mayor Philip L. Nauert.

Mayor Philip L. Nauert recognized citizens and other interested parties who had completed the sign-in sheet prior to the start of the public hearing.

John James addressed City Council regarding his concern with increases that residents were seeing in Bellaire. He referred to the amount of debt and interest Bellaire currently had of $96,000,000, with another $14,500,000 authorized, but unissued. The debt and interest or tax liability for each person in the City of Bellaire was $6,550, according to Mr. James. Further, Mr. James advised that the bond proposals for city facilities and parks in the total amount of $21,500,000 to be voted on in November would add another $1,200 to everyone’s tax liability.

Mr. James asked City Council to be considerate of the taxpayers by imposing spending cuts rather than spending every penny that came into the City. Additionally, Mr. James expressed concern that voters were asked to decide on the issuance of bonds for four facilities (City Hall, Civic Center, Police Station, and Municipal Court Buildings) rather than voting on each of the facilities separately. Mr. James did not see a need to tear down City Hall and felt it could be remodeled and used. He did, however, see a need for a new Police Station.

In closing, Mr. James advised that his property taxes had increased from $6,000 to $11,000 in a very short amount of time.

Lynn McBee addressed City Council and advised that she appreciated the effort that the Chief Financial Officer and City Manager had gone to in order to
present and comply with the Property Tax Code. She indicated that she was not unhappy with the proposed tax rate.

Ms. McBee suggested that it would be helpful if the City would consider disclosing, if possible, the City's proposed expenditures for the new budget year as compared to the prior year's expenditures. She indicated that she wanted to ascertain the percentage rate of inflation that the City was experiencing. She knew individually that costs were not coming down and assumed that the City was facing the same problem. If the City also attempted to offer options for reducing a given tax rate during budget time, such as the kinds of cuts that would need to occur if there was a tax reduction, then people could ascertain very quickly whether they wanted to see taxes reduced.

In closing, Ms. McBee advised that translation was needed between what the Property Tax Code required the City to do and what was meaningful to many people.

G. **QUESTIONS FROM THE MAYOR AND CITY COUNCIL – Mayor Philip L. Nauert.**

There were no questions this evening from the Mayor and City Council.

H. **CLOSE OF PUBLIC HEARING – Mayor Philip L. Nauert.**

Mayor Philip L. Nauert closed the public hearing at 6:15 p.m. on Monday, September 30, 2013.

I. **ADJOURNMENT.**

**CITY COUNCIL MOTION TO CLOSE THE PUBLIC HEARING AND ADJOURN/ACTION:**

Councilman Pat B. McLaughlan moved to adjourn the Special Session (Public Hearing) of the City Council of the City of Bellaire, Texas, at 6:15 p.m. on Monday, September 30, 2013. Mayor Pro Tem Amanda B. Nathan seconded the motion.

The motion to adjourn carried unanimously on a 6-0 vote as follows:

**FOR:** Mayor Philip L. Nauert, Mayor Pro Tem Amanda B. Nathan and Councilmen Roman F. Reed, James P. Avioli, Sr., Pat B. McLaughlan and Andrew S. Friedberg

**OPPOSED:** None
City of Bellaire  
City Council  

Minutes of Meeting  
September 30, 2013  

ABSENT:  
Councilman Corbett Daniel Parker  

Respectfully submitted,  

[Signature]

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

Approved:  

[Signature]

Philip L. Naugle, Mayor  
City of Bellaire, Texas