

No.	Received	Responsible Department	Council Member	Topic	Question	Answer	Status
1	7/22/2025	Finance	Catherine Lewis	Operating Expenditures	<p>The General Fund Combined Expenditure Detail schedule on page 7 of the proposed budget document presented to City Council on July 21st, reflects a 75% (\$26,500) increase in General Fund banking charges.</p> <p>1. Why are bank fees budgeted to be 75% higher?</p> <p>2. Has the City considered changing banks?</p>	<p>Banking fees in the General Fund are budgeted to increase from \$35,500 in FY 2025 to \$62,000 in FY 2026. This increase aligns the budget with actual projected charges for FY 2025, which are estimated at \$61,900.</p> <p>Although our bank account does not earn interest, it provides a 1.4% earnings credit on collected balances to offset fees. However, in the current interest rate environment, it is more financially beneficial for the City to keep excess available funds at TexPool, which currently yields approximately 4.3%. This yield is significantly higher than the 1.4% earnings credit, resulting in greater net interest earnings for the City—even though this means we offset less in bank fees.</p> <p>We evaluate banking services through a competitive bidding process every five years. Our current banking contract runs through April 30, 2028, at which time we will evaluate providers.</p>	Complete
2	7/22/2025	Finance	Catherine Lewis	Operating Expenditures	<p>The General Fund Combined Expenditure Detail schedule on page 7 of the proposed budget document presented to City Council on July 21st, reflects a 25% (\$7,200) increase in General Fund credit card charges.</p> <p>1. Why are credit card fees budgeted to be 25% higher?</p> <p>2. Has the city considered changing providers?</p>	<p>Credit card processing fees are budgeted to increase from \$12,000 in FY 2025 to \$19,200 in FY 2026. These fees are primarily associated with credit card payments of municipal court fines.</p> <p>While the FY 2025 budget and current projections are \$12,000, actual charges have already reached \$14,400 through July. (We will increase the projections in the next budget version.) When annualized, this equates to approximately \$17,300 in projected costs for FY 2025. The FY 2026 budget of \$19,200 reflects an 11% increase over this revised estimate, consistent with the projected increase in municipal court fine revenues.</p> <p>We are currently preparing a request for bids for credit card processing services. As part of that process, we are evaluating options to pass through 100% of the processing fees to the cardholder for fine payments, which would reduce or potentially eliminate this cost to the City.</p>	Complete

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3	7/22/2025	CMO	Catherine Lewis	Capital Projects	<p>Slide 22 (Capital Improvement Funds) from the initial budget presentation to City Council reflects a \$2.7 million Bellaire Lift Station capital project.</p> <p>1. Are we acquiring land for the lift station?</p> <p>2. Does the project cost include land acquisition costs?</p> <p>3. Has the City notified neighbors?</p>	<p>1. We do not yet know with certainty whether land acquisition will be required, but it is highly likely. As part of a future engineering work order, we will ask our consultant to evaluate whether relocating the lift station out of the South Rice Avenue median—but still within public right-of-way—is feasible. If that proves infeasible, the engineers will identify and recommend the most suitable location and footprint for the new lift station. Their recommendations will guide our decision on whether we need to pursue an easement or acquire land.</p> <p>2. At this time, the \$2.7 million project budget reflects preliminary estimates for engineering and construction. While we believe there is some flexibility within that amount to support land acquisition or easement costs, the exact need is still uncertain. If the engineering, land, and construction costs exceed the \$2.7 million allocation, we will return to City Council to request a budget amendment to appropriate additional funds from the \$30 million in available water and wastewater bond proceeds.</p> <p>3. No, we have not yet reached out to neighbors. Once we receive the engineering recommendations and have greater clarity on the proposed location, we will engage with nearby property owners if required.</p>	Complete
4	7/22/2025	CMO	Catherine Lewis	Capital Projects	<p>Slide 23 (Capital Improvement Funds) from the initial budget presentation to City Council reflects a \$120,000 Water Model Study capital project. What exactly is the nature of this project?</p>	<p>This project involves developing a hydraulic model of the City’s water distribution system. The model will enable staff to evaluate and predict how water pressure will behave throughout the system under various operating conditions—such as pump failures, leaks, or the need to isolate from the City of Houston’s water supply. It will help identify potential low-pressure areas and inform operational decisions to mitigate those effects. Ultimately, this tool will help us improve system reliability, enhance emergency response, and provide better communication to residents when service disruptions or pressure changes occur.</p>	Complete

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5	7/22/2025	CMO	Catherine Lewis	Capital Projects	<p>Slide 25 (30 Capital Projects Advancing in FY 2026) from the initial budget presentation to City Council reflects a Mulberry Park Tennis Court Lights capital project.</p> <p>1. Has the city evaluated all outdoor lighting at city facilities – parks, buildings, and other facilities – for compliance with our light ordinances?</p> <p>2. How are light and noise problems from the Bellaire Family Aquatics Center and recreation center addressed in the budget or the capital improvement plan?</p>	<p>We have not conducted a comprehensive evaluation of all outdoor lighting at City facilities for compliance with the light ordinance. However, a lighting assessment for parks and trails is planned as part of the upcoming Parks Master Plan. Broader evaluations of lighting at other City facilities — such as buildings and parking areas — may be considered in future facility assessments or capital planning efforts.</p> <p>To address specific lighting concerns at the Bellaire Family Aquatics Center, we upgraded the facility’s light timer to ensure lights operate only during scheduled hours.</p> <p>For the noise concerns associated with swim meets, we identified and implemented a race starting device equipped with visual signals and adjustable volume settings. This device was successfully used during the final swim meet of the season to reduce noise disruptions to the surrounding neighborhood.</p>	Complete
6	7/22/2025	Fire	Catherine Lewis	Personnel/Compensation	<p>Slide 15 (Supplemental Requests) from the initial budget presentation to City Council reflects the addition of a part-time Fire Marshal at \$45,200. Do new fees cover the entire cost of this new position?</p>	<p>New fee revenue is not expected to cover the cost of the part-time Fire Marshal position. However, the primary purpose of adding this position is not revenue generation. The position is intended to improve compliance with inspection requirements, enhance turnaround times for plan reviews, and enable the Assistant Fire Chief to dedicate more time to managing Fire and EMS operations.</p>	Complete
7	7/22/2025	Public Safety	Catherine Lewis	Personnel/Compensation	<p>The General Fund Combined Expenditure Detail schedule on page 6 of the proposed budget document presented to City Council on July 21st, reflects an 18% (\$89,641) increase in General Fund overtime. Please explain the reasons for the increase.</p>	<p>The rise in overtime is due primarily to public safety needs — Police overtime is budgeted to increase by \$75,000, and Fire overtime by \$26,000.</p> <p>The Police Department employed a data-driven approach to estimate its FY 2026 overtime budget, which involved reviewing historical overtime usage, analyzing trends by overtime category, and considering operational demands, staffing levels, call volumes, and service expectations. While the FY 2026 budget is \$75,000 higher than the FY 2025 budget, it is below FY 2024 actual and FY 2025 projected overtime and is more aligned with historical overtime spending than the FY 2025 budget.</p> <p>The increase in Fire Department overtime is primarily due to the need to meet regulatory requirements for annual fire hydrant testing, which must often be completed outside of regular shift hours.</p> <p>Additionally, the 3% STEP salary adjustment impacts all departments' overtime.</p>	Complete

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8	7/24/2025	Finance	Catherine Lewis	Taxes	The Debt Service Fund schedule on page 110 of the proposed budget presented to City Council on July 21st shows a decrease in property tax revenues. Given that the tax rate is projected to remain flat and overall appraised property values have increased, why are property tax revenues declining?	<p>You're correct that a flat tax rate combined with higher taxable values results in increased property tax revenue. For FY 2026, we have proposed that the City adopt the voter-approval tax rate (VAR), which we have estimated to be \$0.4333—coincidentally identical to FY 2025's rate. Our estimate is based on preliminary taxable values from the Harris Central Appraisal District, reflecting a 3.7% increase over the prior year.</p> <p>It is important to consider that the tax rate consists of two components:</p> <ul style="list-style-type: none"> • Maintenance & Operations (M&O) rate – funds General Fund operations. • Debt Service rate – funds General Fund-related debt in the Debt Service Fund. <p>Although the overall tax rate remains flat, the Debt Service portion decreased due to reduced General Fund-related debt service obligations, resulting in a decline in Debt Service Fund property tax revenues. However, the decline is offset by an increase in General Fund property tax revenues. The net effect is an overall increase in budgeted property tax revenue across all funds.</p> <p>The FY 2026 VAR of \$0.4333 rate is an estimate that includes numerous estimated amounts required by the intricacies of the truth-in-taxation calculations, such as the value of new property and collection rates. Final figures will be updated upon receipt of the certified appraisal roll, and the official VAR will be presented to City Council on September 8.</p>	Complete
9	7/24/2025	CMO	Catherine Lewis	Capital Projects	The Capital Bond Fund schedule on page 127 of the proposed budget document presented to City Council on July 21st, does not reflect any bond issuances after FY 2026 related to the DR2202 – Regional Drainage Program project. Will the \$54,000,000 DR260X – Cypress Ditch Regional Flood Mitigation project reflected on the Capital Grant Fund schedule on page 128 cover all regional drainage projects for FY 2027 through FY 2030?	No. The \$54 million DR260X – Cypress Ditch Regional Flood Mitigation project represents a major portion of the City's regional drainage strategy but does not encompass all necessary regional drainage improvements through FY 2030. We are awaiting updated construction cost estimates and implementation timelines from Ardurra, our engineering consultant, for all Cypress Ditch-related projects. It is likely that additional bond funding will be required—possibly beginning in FY 2026—but we are not yet able to determine the amount or timing of future bond issuances until Ardurra completes updating the cost estimates and implementation timelines.	Complete
10	7/24/2025	CMO	Catherine Lewis	Capital Projects	Where in the budget or CIP is funding for making our parks', parking lots', and other facilities' lighting compliant with the new lighting ordinance?	A city-wide evaluation of outdoor lighting is not yet funded. However, the FY 2026 Capital Improvement Plan includes funding for the Parks Master Plan, which will include an assessment of park and trail lighting to determine compliance with the City's lighting ordinance.	Complete

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11	7/24/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – All Projects schedule on page 120 of the proposed budget document presented to City Council on July 21st, reflects a PA2305 - Safe Accessible Parks and Facilities project funded at \$75,000 per years for years FY 2027 – 2030. What is the nature of this project? Does this project overlap or duplicate the PA260X – Parking Lot/Accessibility for Recreation Center, BFAC, and Loftin Park project.	<p>No, these are distinct projects. The Safe Accessible Parks and Facilities project provides annual funding for incremental accessibility improvements based on the City's accessibility assessment. This ongoing program supports small-scale ADA compliance projects across the City's facilities.</p> <p>The Parking Lot/Accessibility for Recreation Center, BFAC, and Loftin Park project, by contrast, is a stand-alone capital project targeting significant infrastructure improvements at a specific location. (See question #18 for information on the scope of the project.) However, it's worth noting that the design phase of the Parking Lot/Accessibility for Recreation Center, BFAC, and Loftin Park project was previously funded through the Safe Accessible Parks and Facilities project.</p>	Complete
12	7/24/2025	CMO	Catherine Lewis	Capital Projects	The Capital Bond Fund CIP schedule on page 118 of the proposed budget document presented to City Council on July 21st, reflects bond issuances of \$23,000,000 and appropriations of \$20,650,000, leaving an unappropriated balance. Why issue more bonds than we will appropriate during a time of elevated interest rates? Rates are likely to be lower next year.	<p>The gap between the proposed \$23 million bond issue and the \$20.65 million in appropriations reflects ongoing uncertainty related to the \$54 million Cypress Ditch Regional Flood Mitigation Project (Cypress Ditch Project), which is included in the Capital Grant Fund, and potential contingencies in bond-funded projects. While the State of Texas has appropriated funding for the Cypress Ditch Project, to be administered by the Texas Water Development Board (TWDB), the agency has communicated that, due to its current workload and other priorities, our grant is not an immediate priority, and key details about the funding mechanism remain unknown.</p> <p>We anticipate the grant will be structured as a reimbursement program, meaning the City may need to cover significant upfront costs. If that occurs, the City will need to borrow funds — preferably through a low-interest loan from TWDB, but possibly via bond proceeds.</p> <p>We continue to consult with our bond counsel and financial advisor about financing strategies, but the FY 2026 budget must be adopted before we are likely to receive definitive guidance from TWDB. Therefore, the CIP within the adopted budget will necessarily rely on assumptions about project timing, grant structure, and funding needs. A revised CIP will be presented in the revised proposed budget on September 22nd, aligning bond appropriations with proposed bond issuances, though both will remain subject to change as more information from TWDB becomes available.</p>	Complete

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13	7/24/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – General Fund-related Cash Projects schedule on page 115 of the proposed budget document presented to City Council on July 21st, reflects a GA260X – CIP Project Management project of \$2,985,000. What is the nature of this project?	GA260X – CIP Project Management provides funding for one or more consulting firms to manage CIP projects. In FY 2026, the City will advance 30 CIP projects, ranging in size from the Cypress Ditch Regional Flood Mitigation Project and the WWTP decommissioning to an architectural assessment of the library and master planning for the City’s parks. The projects will be funded with cash, bond proceeds, and grants. The project volume, the complexity of the work, and the funding requirements are significantly more than the City has ever managed. The City’s current staffing model lacks the personnel to manage these projects. For reference, the City had two full-time project managers assigned to advance CIP projects funded by the Bonds for a Better Bellaire.	Complete
14	7/25/2025	Finance	Winfred Frazier	Operating Expenditures	Has the City considered including a contingency in the FY 2026 budget for disaster-related expenditures?	<p>Yes, we have considered budgeted disaster expenditures, but ultimately chose not to for the following reasons:</p> <ul style="list-style-type: none">• Disaster costs are inherently unpredictable. Natural and man-made disasters vary widely in timing, location, and severity, making it difficult to reasonably estimate the type or scale of expenditures to include in the annual budget.• Potential impact on accountability. Including a line item for disaster-related expenses could create the perception of available funding, increasing the risk that it might be diverted to non-emergency uses and reducing financial discipline and transparency.• Risk to grant reimbursement. In some cases, expenditures included in the adopted budget may be deemed ineligible for reimbursement under federal or state disaster assistance programs. Avoiding pre-budgeted disaster spending maximizes our eligibility for future grant reimbursements.• Use of fund balance reserves. Rather than budgeting for unknown and uncertain disaster costs, we maintain minimum reserve balances of at least 60 days of operating expenditures. These reserves offer a flexible and immediately accessible source of funding when a disaster occurs.	Complete

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15	7/25/2025	Finance	Winfred Frazier	Operating Expenditures	The City Administration Department combined summary schedule on page 11 of the proposed budget document presented to City Council on July 21st, reflects a \$41,600 increase in education and training expenses. During the budget presentation, there was mention of mandatory training requirements. Consider providing an explanatory note referencing the mandatory nature of the training if the increase is primarily driven by regulatory mandates.	<p>The \$41,600 increase in education and training shown on page 11 reflects increases in the City Manager’s Office (\$6,200) and Human Resources (\$36,100) training budgets – Both part of the City Administration Department. Budget presentation references to mandatory training requirements referred to public safety departments—such as paramedic dual certification and Tactical Emergency Casual Course (TECC) certification for the Fire Department, and Texas Police Chiefs Association (TPCA) accreditation and Texas Commission on Law Enforcement (TCOLE) licensing for the Police Department. These public safety regulatory mandates are noted on pages 26 (Fire Department training) and 29 (Police Department training).</p> <p>The increase in the City Manager's Office's training budget is primarily related to adding the Capital Projects and Grants Manager position and budgeting for the Youth Advisory Commission Summit.</p> <p>The Human Resources department provides city-wide training that is regulatory in nature, including training required for compliance with federal and state mandates, such as harassment and discrimination prevention training (EEOC compliance) and hazardous communication (HAZCOM) training. In addition, the Human Resources budget includes non-mandatory training that supports the City’s goals for excellent customer service and professional development, such as leadership training and service excellence initiatives. These investments help enhance internal capacity and support high-quality service delivery across the organization.</p>	Complete
16	7/25/2025	Finance	Winfred Frazier	Operating Expenditures	The Finance Department summary schedule on page 21 of the proposed budget document presented to City Council on July 21st, reflects a \$40,000 increase in other professional services. Consider revising the related explanatory note on page 22 to provide additional details regarding the cost of service/fee study.	We will revise the explanatory note in the next version of the budget to clarify additional details such as the purpose and frequency of the cost-of-service and user fee study.	Complete
17	7/25/2025	Finance	Winfred Frazier	Operating Expenditures	The Facilities Division summary schedule on page 32 of the proposed budget document presented to City Council on July 21st, reflects a \$59,700 increase in building maintenance. The explanatory note on page 33 indicates that \$18,000 of this increase is for painting the Betsy’s building at Evelyn’s Park. Consider clarifying in the note that this building has not been repainted since its original construction in 2014.	We will revise the explanatory note in the next version of the budget to clarify that the painting of the Betsy’s building is part of routine long-term maintenance and that the structure has not been repainted since it was originally constructed in 2014.	Complete

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18	7/25/2025	CMO	Winfred Frazier	Capital Projects	The Capital Improvement Fund – General Fund-related Cash Projects schedule on page 115 of the proposed budget document presented to City Council on July 21st, reflects a PA260X – Parking Lot/Accessibility for Recreation Center, BFAC, and Loftin Park project of \$600,000. Can staff elaborate on the scope of this project and explain what due diligence or estimating process was used to develop and validate the \$600,000 cost projection?	<p>The project addresses critical accessibility deficiencies at the Recreation Center, Bellaire Family Aquatics Center, and Loftin Park. The scope includes demolition and reconstruction of the Recreation Center entrance stairway and ramp to meet Texas Accessibility Standards, as well as a complete reconfiguration of the adjacent parking lot. Improvements to the parking lot will include additional ADA-compliant parking, improved drainage, safer pedestrian circulation, and landscape integration that complements Loftin Park. South 5th Street will also be re-striped to enhance safety at the Recreation Center entrance, provide a safer drop-off zone, and add on-street ADA-accessible parking. These upgrades will better align the recreation center with current accessibility and design standards of other nearby civic buildings like City Hall and the police station.</p> <p>We worked with Luong Associates, our contracted architect, to develop the cost estimate. In 2024, the total construction cost was estimated at \$1 million. To support a cash-funded approach, we plan to phase the construction, and we have proposed \$600,000 to be funded in each of FY 2026 and FY 2027 to fully fund construction.</p>	Complete
19	7/26/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – All Projects schedule on page 120 of the proposed budget document presented to City Council on July 21st, includes an \$8 million appropriation planned in FY 2028 for the PA2304 – Evergreen Park Improvements project. What specific improvements are being contemplated that would require this level of funding? Does the project include an indoor or covered pool?	At this stage, we have only issued a Notice to Proceed for the Evergreen Park Master Plan. No specific recommendations have been made yet. However, discussions between the We Are Evergreen committee, staff, and the consultant have referenced a potential \$8 million total project cost, based on the committee’s anticipated fundraising capacity. We included an \$8 million project cost in the CIP to reflect this anticipated fundraising capacity. Recommendations will be shaped by the ongoing planning process and available funding.	Complete
20	7/26/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – All Projects schedule on page 120 of the proposed budget document presented to City Council on July 21st, includes a \$120,000 appropriation in FY 2026 for the PA2407 – Bellaire Municipal Library Building project. During the budget presentation, staff noted the project would fund both a facility study and the installation of new shelving. How much of the \$120,000 is allocated for the study component?	The \$120,000 includes funds for new shelving in the children’s section, to be installed in the first quarter of FY 2026. The remaining funds will support a facility study conducted by an architect. The study will assess the building’s structural condition and layout, and present three renovation options: (1) cosmetic upgrades (e.g., paint, flooring, furniture), (2) cosmetic upgrades plus minor structural updates, and (3) a full renovation. Each option will include budget estimates. Staff will bring these options to Council for consideration during the FY 2027 budget process. At this time, no contract has been awarded for architectural services, so final costs are not yet known.	Complete

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21	7/26/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – All Projects schedule on page 120 of the proposed budget document presented to City Council on July 21st, includes a \$228,000 appropriation in FY 2026 for the PA260X – Parks Master Plan project. Can staff clarify the scope of work for the plan and provide justification for the projected cost?	The industry standard is to update parks master plans every ten years; Bellaire’s last plan was completed in 2015. Staff originally requested funding last year, but the request was deferred. The proposed FY 2026 plan will include a traditional parks master plan plus a city-wide park lighting assessment—covering athletic fields, courts, trails, and pools. The lighting component was added based on Council feedback during the FY 2025 budget workshop and is now part of the FY 2026 Strategic Plan. This expanded scope accounts for the higher funding request compared to FY 2025.	Complete
22	7/26/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – All Projects schedule on page 121 of the proposed budget document presented to City Council on July 21st, shows appropriations beginning in FY 2029 for the PAXXXX – Feld Park Softball and Tennis Lighting and Netting project. Has the City already addressed the issues of stray balls entering neighboring yards and lighting spillover into adjacent homes, or is this project intended to address those concerns?	This project is intended to address concerns regarding stray balls and lighting spillover at Feld Park. It is scheduled for FY 2029 based on the Parks Board’s CIP recommendation approved in March 2025.	Complete
23	7/26/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – All Projects schedule on page 120 of the proposed budget document presented to City Council on July 21st, includes a PAXXXX – Lafayette Park Public Restrooms project. While Lafayette Park is often busy during good weather, it does not include athletic fields. Has there been specific public input or resident demand prompting consideration of restrooms at this park?	Most park-related CIP projects originate from the Parks Board’s recommendations. The Lafayette Park restroom project is scheduled for FY 2028 and will be reviewed in more detail as part of that year’s budget process. Staff will develop the project scope and cost estimates based on input from the Parks Board.	Complete
24	7/26/2025	CMO	Catherine Lewis	Capital Projects	The Capital Improvement Fund – All Projects schedule on page 120 of the proposed budget document presented to City Council on July 21 st , includes an aggregate \$1.1 million appropriation planned in FY 2026 -FY 2027 for the PA260X – Parking Lot/Accessibility for Recreation Center, BFAC, and Loftin Park project. What specific parking lot improvements are being contemplated that would require this level of funding?	This project encompasses more than just parking lot improvements. Please see the answer to question #18 which elaborates on the scope of the project and the process for developing the cost projection.	Complete

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25	7/29/2025	Finance	Winfred Frazier	Operating Revenues	Miscellaneous revenues reflected in the General Fund Summary on page 2 of the proposed budget presented on July 21st are budgeted to decrease by \$96,444, or 66%, in FY 2026. What factors are contributing to this anticipated decline?	<p>The apparent decrease is primarily due to how non-recurring Glenmont rental income was categorized in FY 2025. The FY 2025 budget reflects \$145,665 in recurring miscellaneous revenue, but \$102,165 of that total is associated with Glenmont rent—a one-time source that should have been classified as non-recurring. In contrast, for FY 2026, Glenmont rental income of \$157,179 is correctly categorized as non-recurring revenue.</p> <p>When the FY 2025 Glenmont rent is removed from the recurring revenue total, the adjusted recurring miscellaneous revenue is approximately \$43,500, which is consistent with the FY 2026 budgeted recurring amount of \$49,221.</p> <p>We will correct this presentation issue in the next version of the budget book by moving the FY 2025 Glenmont rental income to the non-recurring revenue category, ensuring a more accurate year-over-year comparison.</p>	Complete
26	7/29/2025	Finance	Winfred Frazier	Taxes	How many consecutive years has the City adopted the voter-approval property tax rate?	The City has adopted the voter-approval tax rate for the past two consecutive years.	Complete
27	7/29/2025	Library	Winfred Frazier	Operating Revenues	Library revenues reflected in the General Fund Combined Revenue Detail on page 4 of the proposed budget presented on July 21st increased in FY 2025 but show a sharp decline in FY 2026. What factors are contributing to this year-over-year variance?	<p>The increase in FY 2025 Library revenue resulted from a \$25,000 budget increase linked to the introduction of a \$30 annual non-resident library card renewal fee, starting October 1, 2024. This new fee was designed to enhance Bellaire residents' access to the Library's electronic media (eBooks and other digital materials) by either generating additional revenue to expand the collection or reducing non-resident demand.</p> <p>In practice, the fee significantly reduced the number of non-resident renewals, thereby increasing availability for Bellaire residents. It also led to lower-than-expected FY 2025 library revenue, now estimated at around \$16,000, aligning more closely with past trends.</p> <p>As a result, the FY 2026 budget returns to normal levels, with \$18,000 budgeted for library fines and fees. This accounts for the year-over-year decline following the temporary budget increase in FY 2025.</p>	Complete
28	7/29/2025	Finance	Winfred Frazier	Vehicles & Equipment	When does the City's current fire truck lease expire, and what is the annual lease payment amount?	The City's current fire truck lease began in 2017 and is scheduled to expire in 2028. The annual lease payment is approximately \$77,600.	Complete
29	7/29/2025	CMO	Winfred Frazier	Vehicles & Equipment	When was the City's vehicle replacement plan last updated?	The City's vehicle replacement plan is reviewed annually in preparation for the upcoming budget cycle.	Complete

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30	7/29/2025	CMO	Winfred Frazier	Capital Projects	The Capital Improvement Plan (CIP) handout presented during the July 21st budget presentation reflects several million dollars in planned projects. How does this handout align with or reconcile to the five-year CIP schedule included in the proposed budget document?	<p>The handout shared with City Council on July 21 is a staff-level working document designed to illustrate the anticipated timing of project phases—from procurement through construction completion—based on current information. It serves as a planning tool to help visualize project progression and estimated workload. While the specific timing is subject to change as projects evolve, the list of projects included in the handout aligns with those in the five-year CIP schedule in the proposed budget.</p> <p>One key distinction is that the budget CIP schedule shows appropriations by fiscal year, while the staff handout reflects how those funds are expected to be spent over time. Since CIP appropriations are multi-year, a single-year appropriation in the budget may span multiple years in the staff handout, depending on the project timeline.</p>	Complete
31	7/29/2025	CMO	Winfred Frazier	Capital Projects	What is the City’s plan to fund the Capital Improvement Plan (CIP) projects listed on the summary sheet presented during the budget presentation?	Staff’s planning tool handout shared with City Council on July 21 (summary sheet) focuses on the anticipated timing and workload associated with CIP projects, not on funding sources. The detailed funding plan for each project is provided in the five-year CIP schedule included on pages 120-122 of the proposed budget presented on July 21st. That schedule identifies the planned funding mechanisms—such as cash funding, grants, or debt issuance—associated with each project.	Complete
32	7/29/2025	Finance	Winfred Frazier	Operating Revenues	Investment revenues reflected in the General Fund Summary on page 2 of the proposed budget presented on July 21st are budgeted to decrease by \$117,000, or 20%, in FY 2026. What factors are contributing to this anticipated decline?	Although explanatory notes are included on individual division pages rather than on the summary pages, the decrease in investment income is explained on page 9 of the proposed budget. The note for account 4710 – Interest on Investments – states that the \$117,000 (20%) decrease is based on the assumption that the Federal Reserve will reduce interest rates by 100 basis points in FY 2026. This projected rate cut is expected to result in lower interest earnings on the City’s investments.	Complete
33	7/29/2025	Finance	Winfred Frazier	Capital Projects	The General Fund transfer to the Capital Improvement Fund, as reflected on page 2 of the proposed budget presented on July 21st, is budgeted to increase by \$246,000, or 141%, to \$421,000 in FY 2026. What factors are driving this significant increase?	Although explanatory notes are provided on division-level pages rather than on summary pages, the increase in the General Fund transfer to the Capital Improvement Fund is explained on page 9 of the proposed budget. The note for account 8800 – Transfers to Capital Improvement Fund – indicates that the \$246,000 (141%) increase is due to a higher level of General Fund-supported, cash-funded capital projects planned for FY 2026. Additional details on these projects can be found on page 115 of the proposed budget document, which also outlines the General Fund’s cash contributions to the FY 2026 Capital Improvement Plan.	Complete

No.	Received	Responsible Department	Council Member	Topic	Question	Answer	Status
34	7/29/2025	DS	Winfred Frazier	Operating Revenues	Permit, development fee, and license revenues reflected in the General Fund Summary on page 2 of the proposed budget presented on July 21st appear to fluctuate significantly from year to year. What factors contribute to these year-over-year changes?	<p>Yes, these revenues can vary significantly from year to year. The main factors are:</p> <ol style="list-style-type: none">1. Activity in the residential construction market, and2. Large non-residential development projects, which happen less often but can have a substantial one-time effect when they do. <p>Both factors are hard to predict precisely, but staff monitor trends and project timing to inform budget decisions. For example, fees paid for plan reviews often act as a leading indicator of upcoming construction activity and related permit revenue.</p> <p>In FY 2025, we initially budgeted about \$300,000 more than FY 2024 actuals. However, due to a slower-than-expected residential market and limited non-residential construction, FY 2025 revenues are now expected to be about \$200,000 higher than FY 2024 actuals. That said, recent increases in plan review activity—especially for residential and pending non-residential projects—indicate a potential increase in future permit revenue, which is reflected in the FY 2026 budget assumptions.</p>	Complete
35	7/29/2025	Finance	Winfred Frazier	Operating Revenues	The Enterprise Fund transfer to the General Fund, as reflected on page 5 of the proposed budget presented on July 21st, is budgeted to increase by \$236,000, or 20%, in FY 2026. Could staff provide an explanatory note identifying the primary factors contributing to this increase?	While explanatory notes are included on division-level pages rather than on summary pages, the increase in the Enterprise Fund transfer to the General Fund is explained on page 9 of the proposed budget. The note for account 4775 – Transfers From Other Funds – indicates that the \$236,000 (20%) increase is primarily due to two factors: a \$36,000 adjustment based on a 3% inflationary factor, and an additional \$200,000 to support the transfer of two Public Works positions from the Enterprise Fund to the General Fund in FY 2026.	Complete
36	7/29/2025	Finance	Winfred Frazier	Operating Expenditures	Banking charges in the General Fund, as reflected on page 7 of the proposed budget presented on July 21st, are budgeted to increase by \$26,500, or 75%, in FY 2026. Could staff provide an explanatory note identifying the primary factors contributing to this increase?	Although explanatory notes are provided on division-level pages rather than on summary pages, the increase in banking charges is explained on page 22 of the proposed budget. The note for account 5605 – Banking Charges – states that the increase reflects an adjustment to align the budget with projected FY 2025 actual fees. The higher fees are primarily due to the City shifting more of its operating cash from the bank to TexPool, which offers a significantly higher interest rate. While this reduces the earnings credit the City receives from the bank (which offsets fees), the interest earnings at TexPool more than offset the increase in banking charges—resulting in a net financial benefit to the City. For more context, please refer to the explanation in the answer to Question #1.	Complete

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37	7/31/2025	PR&F	Winfred Frazier	Fees	The Schedule of Fees and Charges on page 153 of the proposed budget presented on July 21st reflects an increase of approximately \$25 across all recreation center membership categories. While this results in a similar dollar increase for all users, the percentage increase for seniors is significantly higher, approximately 40%, due to their lower starting rate. Recognizing that many seniors are on fixed incomes, would staff consider options to provide additional value to senior members? These could include reducing the senior fee increase to \$10 (resulting in a \$65 annual fee), offering a dedicated senior-only pickleball session, or implementing similar measures to enhance value in light of the proposed fee adjustment.	The proposed annual recreation center membership fee increases, including those for senior members, reflect two components: (1) a 4% inflation adjustment and (2) an additional \$20 to support the Recreation Center’s proposed expansion of hours to include Sundays. Currently, the facility is only open Monday through Saturday. In evaluating the expanded fee structure related to offering Sunday hours, staff considered both the number of active memberships by category and usage patterns. Of the center’s 47 weekly operating hours, 40 occur between 7:00 a.m. and 3:00 p.m., a time when most users are over 50 years old. This indicates that senior members, despite paying the lowest rates, are among the most frequent users and will benefit significantly from the extended hours. We understand concerns about the relatively higher percentage increase for seniors; however, it is important to note that the \$20 increase (a) covers an entire year, (b) funds new Sunday hours we have proposed in response to resident input, and (c) amounts to about \$0.40 per Sunday (\$20 ÷ 52 weeks). This modest increase directly supports improved access, including popular programs like pickleball, which continue to see strong participation from seniors.	Complete
38	8/1/2025	CMO	Catherine Lewis	Capital Projects	Does the City still have \$7 million in reserves for remodeling the new Public Works facility? Will additional bond funding be required for this project, and if so, how much?	<p>The City issued \$7 million in certificates of obligation bonds to fund the purchase of the Glenmont property, which is planned to serve as the future Public Works facility. The City is currently receiving lease revenue from a tenant agreement that was assumed with the property purchase; this lease is scheduled to expire in July 2026. That interim lease revenue will help offset the cost of design work.</p> <p>Renovation of the existing building is currently estimated at an additional \$7 million. This amount is included in the proposed FY 2026 bond appropriations. The City does not have reserves set aside for the renovation portion of the project and will require bond funding to move forward with construction and renovation.</p>	Complete
39	8/4/2025	CMO	Catherine Lewis	Capital Projects	<p>The Staffing Position Summary in the proposed budget presented on July 21st, beginning on page 133, includes a new Project Coordinator position and the existing Capital Projects and Grants Manager position. In addition, the proposed budget includes a related CIP project—GA260X, titled CIP Project Management, which appears on page 120.</p> <p>Could you explain the differences in job descriptions and responsibilities between these three items? Please also describe any areas where their roles or functions may overlap.</p>	<p>The staff augmentation of project management (CIP project GA260X) and the in-house Project Coordinator would both report to the Capital Projects and Grants Manager (CPGM). The CPGM is responsible for all aspects of the City's CIP and grants. A project manager is responsible for managing the day-to-day aspects of certain capital projects. The Project Coordinator is responsible for assisting with procurement (RFPs, RFQs, bids, and similar activities), monthly pay applications, invoices, purchase orders, contracts, and updating project spending.</p> <p>Job Description - Project Coordinator</p> <p>Job Description - Capital Projects and Grants Manager</p>	Complete

No.	Received	Responsible Department	Council Member	Topic	Question	Answer	Status
40	8/11/2025	Public Safety	Brian Witt	Fees	For a single system that provides both fire and burglar alarm monitoring, is it our intention to charge a single alarm permit fee or separate alarm permit fees for each type of monitoring?	For a single residential location with a system that provides both fire and burglar alarm monitoring, only one alarm permit fee should be charged, not separate fees for each type of monitoring. Beginning October 1, 2025, the City will transition to a third-party vendor to manage alarm permits, renewals, and false alarm fees. This new system will help ensure billing is accurate and consistent. Until then, the Police Department will not accept new alarm permit registrations and will instead advise residents to wait for the new system to go live. As part of the transition, the Police Department is conducting an internal review to identify any residents who may have been incorrectly charged more than one fee. Those accounts will be noted, and any necessary credits will be applied in the new system.	Complete
41	8/11/2025	Finance	Brian Witt	Operating Revenues	Can we add an ACH/bank draft payment option for utility bills to the City's website?	At present, the only ACH bank draft option available for utility bills is a recurring automatic bank draft. We will evaluate the feasibility of adding a one-time ACH payment option that could be initiated directly through the City's website.	Complete
42	8/11/2025	Finance	Brian Witt	Operating Expenditures	Can we explore having users pay all or most of the credit card processing fees instead of the City absorbing them?	<p>We are currently preparing a request for bids for credit card processing services. As part of that process, we will evaluate options that would shift some or all of the processing fees to customers.</p> <p>A unique consideration for utility bill payments is that the City currently qualifies for a discounted credit card processing rate on utility payments. To maintain this discounted rate, we are required to absorb 100% of the processing costs for utility payments. Losing this discount would substantially increase utility processing fees. To illustrate: between July 1, 2024, and June 30, 2025, the City paid approximately \$162,200 in utility payment-related credit card interchange processing fees. If those fees were passed directly to utility customers, the loss of the discounted rate would increase overall interchange fees by an estimated 38%, to \$223,500 annually. In other words, while the City would no longer bear the cost, our residents collectively would pay significantly more in fees. This significant increase in costs would affect most of the City's customers, as a significant majority, 62%, of customers pay by credit card. It could also influence customer behavior, potentially discouraging credit card use.</p> <p>It is also important to recognize that all utility payment methods carry some cost, all of which the City absorbs. For instance, processing a check mailed to the City's lockbox costs about \$2.19 per transaction in bank processing fees, in addition to the costs of paper bills, envelopes, printing, and postage. Virtually all customers paying by check receive a paper bill as the pre-addressed payment envelope is included, while a large portion of electronic bill payers, including those paying by credit card, elect to receive electronic bills, which have virtually no delivery costs.</p>	Complete

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