



CITY OF BELLAIRE TEXAS
AD HOC MUNICIPAL FACILITIES COMMITTEE
JANUARY 7, 2015

**CenterPoint Energy
Community Center**

Regular Session
7008 S. RICE AVENUE
BELLAIRE, TX 77401

6:00 PM

REGULAR SESSION - 6:08 P.M.

A. Call to Order – Gus E. Pappas, Councilman.

Gus E. Pappas, Councilman, called the Regular Session of the Ad Hoc Municipal Facilities Committee ("Committee") to order at 6:08 p.m. on Wednesday, January 7, 2015. He advised that a quorum of members were present as set forth below.

Attendee Name	Title	Status	Arrived
Dolores Avioli	Member	Present	
Christopher Butler	Member	Present	
John Gabriel	Member	Present	
Chris Kaitson	Member	Absent	
Kristin Schuster	Member	Present	
Suzanne Shelby	Member	Present	
Gus E. Pappas	Council Liaison	Present	

Council Liaison Gus E. Pappas and Mr. Jeff Gerber provided the Committee information on the tour City Council took of municipal facilities in the Houston area.

Council Member Pat McLaughlan who was in attendance stated that after the tour, he was sold on having the Council and Courts separate.

B. Public Comments.

There were no comments from the public.

C. Approval of Minutes.

The committee reviewed and approved the minutes from the December 8, 2014 regular meeting, with the following amendments:

- Member Kristen Schuster clarified her comment on page four to include "site" in front of the word diagram.
- Member John Gabriel clarified his statement on page three to read as follows "I keep looking for a site zoning diagram. Has a site zoning study been done?"

The committee reviewed and approved the minutes from the December 8, 2014 regular meeting, with the following amendments:

- Member Schuster clarified her comment on page two to change the wording from to provide, to "could provide." Additionally, she asked that "if sited in the park" be added after the word reunions.

D. Review of Previous Site Plan Options.

Mr. Gerber outlined the "givens" PGAL has been operating under when developing the site plans for the future facilities. Additionally, Mr. Gerber reviewed the site planning options presented to the City Council, noting that Council ultimately chose to pursue the "Campus" plan.

Member Christopher Butler: The only issue keeping the City Center with City Hall and Courts is parking. Moving the building to create a "green square" is how I would tell the story of Bellaire.

Member Gabriel: I don't think the library should drive our thinking. The Civic Center is the key. It would be a tragedy to put the Civic Center on Jessamine.

Member Butler: Having the Civic Center with the City Hall livens the building up.

Mr. Gerber: Where do you think the library would be?

Member Butler: We have space on the site for the library. We shouldn't let the library be the driver.

Member Schuster: Is the water plan a 150 year facility?

Mr. Gerber: Yes.

Mr. Karl Miller (audience member): We don't need to let the library drive the design, but from a Parks and Recreation perspective, the library and Civic Center together creates synergy and future opportunities.

Member Butler: The library is hidden right now.

Mr. Gerber: Is it a deal breaker if the Civic Center has to be two stories?

Member Gabriel: What's the programing?

Member Dolores Avioli: Having the seniors on the second floor would be a real problem.

Member Gabriel: Have we considered adding courts onto the side of the police Station with different entrances?

Mr. Gerber: I would have to build over the existing library to do that.

Judge Lisa Wesely (audience member): We can work with what is designed. We have City staff in the Courts 8 to 5 Monday through Friday. We like to convenience of the current location. The closer the Court is to the Police, the more efficient; there is a lot of running back and forth between the two.

Mr. Gerber: The Civic Center, now, is a heavily used building.

Mr. Miller: We will need to make sure to take the neighbors into consideration when designing the Police Station.

Mr. Gerber: I would not be doing my job if I didn't considerer where the future Library is located.

Member Butler: If we look at this like the National Mall in Washington, then having the Library pushed into the park with parking on Jessamine is a good setting.

Member Schuster: Can the Library be a future second floor to the Civic Center?

Mr. Gerber: Infrastructure would have to be developed now. It's not ideal for programing.

Mr. Gerber: I think what we're hearing is that we need to see if we can fit the Civic Center in the area next to City Hall.

Member Butler: What about putting parking on the second floor?

Mr. Gerber: That's not feasible. It's a lot of money for few spaces.

Council Liaison Pappas: The Community Center could be bigger. You don't have to use the parking lot as a space limitation.

Member Schuster: I would add that the Civic Center on Jessamie does not make sense. If it does not work where we proposed it to go, then it should move closer into the park.

Member Suzanne Shelby: Wouldn't moving the Civic Center up take away from our large park concept?

Member Schuster: That is a separate space.

Mr. Paul A. Hoffman (audience member): Each scenario needs to report back on what impact they have on trees. Additionally, we need to be looking at the conceptual design for the Library. The Library can't stay where it is, something has to be done. The building needs to be replaced.

Mr. Gerber: We have to stay out of the drip line to save trees.

Member Schuster: You know which trees are the "heritage Trees?"

Mr. Gerber: I have a map that shows them yes.

Mr. Gerber: If we move the Civic Center closer to City Hall, we will shut down the parking lot on the corner of S. Rice and Jessamine.

E. Review of Blocking Scenarios.

Blocking scenarios were not discussed.

F. New Business.

No new business was discussed.

H. Review of Consensus from Meeting.

Mr. Gerber noted that he would bring back the suggested site plan revisions for review.

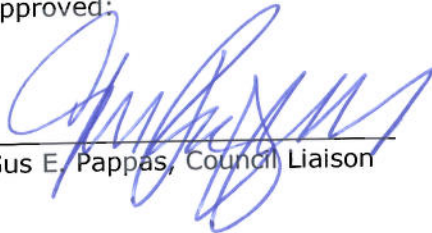
I. Discussion Regarding Next Meeting.

The next meeting was set for January 20 at 6:30 PM. It was ok'd to run long to discuss site plan options and architectural design options.

J. Adjournment.

Councilman Gus E. Pappas advised that the Regular Session of the Ad Hoc Municipal Facilities Meeting was adjourned at 7:48 p.m. on Wednesday, January 7, 2015.

Approved:



Gus E. Pappas, Council Liaison

- EXPLORE IDEA OF CIVIC
CENTER ADJACENT TO
CITY HALL OF S. RICE
- CONSIDER TREES

- IF THE CC BECOMES
2 STORIES IN THIS CASE
WILL THIS BE OK.?? Preferred
TO BE ON 1 FLR.

- IF CC DOES NOT WORK
OF RICE. EXPLORE
CC OF JESSAMINE BUT
CLOSER TO GREAT LAWN

CAMPUS SCHEME:

- DISCUSSION WHETHER LIBRARY / CIVIC CENTER SHOULD BE CLOSER TO GREAT LAWN??
-

REASONS CIVIC CTR & LIBRARY TO BE CLOSE TOGETHER.

- HOUR OF OPERATIONS
- FUNCTION SIMILARITIES
- SIMILAR SECURITY LEVEL.