



**CITY OF BELLAIRE TEXAS**  
**AD HOC MUNICIPAL FACILITIES COMMITTEE**  
**JANUARY 20, 2015**

**CenterPoint Energy  
Community Center**

**Regular Session**  
**7008 S. RICE AVENUE**  
**BELLAIRE, TX 77401**

**6:30 PM**

**REGULAR SESSION - 6:35 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 6:35 p.m. on Tuesday, January 20, 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	Present	
Kristin Schuster	Member	Absent	
Suzanne Shelby	Member	Present	
Gus E. Pappas	Council Liaison	Present	

**B. Public Comments.**

Lynn McBee addressed the Committee asking for previous minutes. Additionally, in her opinion, staff was controlling public input, and should not be at the meetings. She stated, staff should not be deciding where they go and how much space they need.

David Montague stated he heard staff was overruling, and he encouraged Council to hear diverse opinions.

**C. Review of Site Plan Options.**

Mr. Jeff Gerber discussed the givens PGAL has been operating under when developing the site plans presented to Council and the spacing program developed by PGAL for the future buildings.

Member John Gabriel: Are you going to show us square foot totals?

Mr. Gerber went through the square footage requirements for each use, as associated with the site plan option approved by Council, highlighting that stand alone buildings would require more square feet that if we combine common uses.

Mr. Gabriel: We need a starting point on programing.

Council Liaison Pappas: Depending on the bundling and alternatives, you will be adding on space to buildings if we have them stand alone.

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Mr. Gerber reviewed changes to the site plan based on requested layouts from the Committee. Included in the review were the impacts the new locations would have on the givens, including trees, green space, parking, and budget.

Member Christopher Butler: What is the cost for us to move the building into the water plan area?

Paul A. Hofmann (audience member): The City just spent \$3 million to update the well, and specific cost estimates will not be sought without Council approval.

Mr. Gerber and the Committee discussed the importance of the trees on the site, and where the buildings would have to be placed to limit their impact on the existing trees.

Member Suzanne Shelby: The givens were provided at Town Hall meetings. Our committee is charged with being the voice of the community, and we already have those guidelines.

Member Butler: I don't see anything that says we can't explore other site plan options.

Mr. Gerber reviewed how each option compared to the site plan chosen by Council.

Member Gabriel presented his site plan design.

Council Liaison Pappas read an email from Member Kristen Schuster outlining her thoughts on the committee's next steps.

Mr. Gerber stated he would evaluate the proposed plan from Member Gabriel, assessing what impact it may have.

The committee specified which site plan options they preferred.

#### **D. Review of Building Architectural Styles.**

Mr. Gerber provided the committee various architectural styles for the City Hall, Civic Center, and Police buildings to review and narrow down.

Mr. Gabriel: I think we need to be further long with the blocking diagrams, before we start review architectural styles.

The committee wanted to hold another meeting to discuss the site plan before anything is presented to the public at the February 2 Town Hall meeting.

Member Butler: I think we need to have or meetings in Council Chambers, and that we hold public hearing on the project.

Member Dolores Avioli: I think we need to have options to present to the public.

Paul A. Hofmann (audience member) discussed the committees charge and how they should relate what they take to Council with the charge.

#### **E. New Business.**

No new business was discussed.

**F. Review of Consensus from Meeting.**

The committee was uncomfortable perusing elevations until the site plans decisions were made. PGAL will develop the changes to the site plan suggested by the committee.

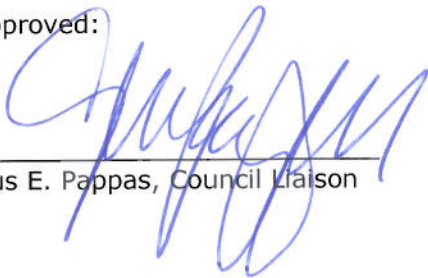
**G. Discussion Regarding Future Meetings.**

The committee chose to have the next meeting on January 27 at 7:00 pm in Council Chambers.

**H. Adjournment.**

Councilman Gus E. Pappas advised that the Regular Session of the Ad Hoc Municipal Facilities Meeting was adjourned at 9:22 p.m. on Tuesday, January 20, 2015.

Approved:



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Gus E. Pappas, Council Liaison