

CITY OF BELLAIRE TEXAS
AD HOC MUNICIPAL FACILITIES COMMITTEE
JANUARY 27, 2015

Council Chambers	Regular Session	7:00 PM
7008 S. RICE AVENUE BELLAIRE, TX 77401		

REGULAR SESSION – 7:00 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 7:00 p.m. on Tuesday, January 27, 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	Present	
Suzanne Shelby	Member	Present	
Gus E. Pappas	Council Liaison	Present	

B. Public Comments.

Lynn McBee addressed the Committee on several matters. She made mention of the data sheets completed by staff and provided to PGAL. Additionally, she mentions her request for Jeff to provide pictures of the Fire Station and the new Condit Elementary School. She also provided her account of how the City Council selected the "Campus" layout.

Terry Leavitt-Chavez, Chair of the Cultural Arts Board, asked the Committee if there was anything the art Board could do to make the process easier.

C. Approval of Minutes.

The Committee reviewed and approved the Minutes from the January 7 Regular Meeting with the following comments:

- Member Kristen Schuster asked that Judge Wesely's quote on page two be clarified.
- Member Christopher Butler asked that we add "we have space on the site for the library" to his comment on page two.
- Member Suzanne Shelby noted that "pare" should be park in her quote on page three.

D. Discussion and Review of Charge.

Mr. Gus E. Pappas, Council Liaison recapped the action of Council at their January 26 Regular Meeting concerning the charge of the Ad Hoc committee and noted that the City council voted to continue with the site plan previously adopted.

Member Christopher Butler: The liaison had a difficult time at last night's Council meeting. I think this is a good time to solidify what we want as a representative to Council.

Member Butler made the following motion:

"That the Municipal Facilities Ad Hoc Committee take action tonight to elect a chair and vice chair from its voting membership, to be followed by official affirmation of the City Council's rules and procedures as the governing parliamentary framework for this and all future meetings, in as much as said document is relevant to the charge of the Committee, this action is in accordance with the City Charter in cases where boards are operating without presiding rules."

Committee Members discussed the following items related to the motion:

Member Butler: I am pleased with Gus. If Council wants to reopen the debate, that's up to them. Other Committees have their voice at meetings. I don't want to put our liaison into a difficult situation. Until last night I had no idea that the "Campus" approach was a specific site plan. I'm not saying we need to replace Gus because of any failure, I just feel this board needs to have its own voice.

Member Kristin Schuster: Who put the item on Council's agenda? Why was the committee not notified? Why we were not allowed to have representation to speak? I believe Council missed out on a lot of information that could have affected the outcome. I believe we need to have a chair and vice chair, and that we should be following proper procedures.

Member Chris Kaitson: I thought this was a temporary committee with different procedures. If we are a formal committee, then a chair and vice chair would be appropriate.

Member John Gabriel: I have found what's happened this week very disrespectful and disgraceful. I think this Committee needs to be chaired and our findings be reported directly to Council.

Member Dolores Avioli: The Ordinance has us as an advisory committee, and does not say we are limited to one option. We have had no opportunity to state our opposition.

Member Suzanne Shelby: The Ordinance makes it sound like there was already work done. I am worried that we are wasting time and money and am ready to move along.

Member Gabriel: We have made progress until the item was placed on Council's agenda. How was the item placed on the agenda?

Council Liaison Pappas: The committee is an advisory committee, not a board of the Council. It operates different than that. I've seen my role as a facilitator. I have no problem sitting on the sidelines.

Member Avioli: What are supposed to do?

Council Liaison Pappas: My assumption was that we were looking at orientation, look, design, etc... That is what I understood from reading the charge.

Member Shelby: We stopped at the combination of the City Hall and the Courts. I didn't get clarification on why the Council Chamber s and the Courts were together. I'm not for separating the two functions, but that is where we stalled.

Council Liaison Pappas: The questions came up, why are the Council and Courts together? Can the buildings be separated? The real question to Mr. Gerber was how did you get to that configuration? The explanation led to questions on regrouping.

Member Gabriel: We have been trying to achieve some of the objectives presented in May to Council.

Member Schuster: I think having Roberts Rules of Order would allow us to stay focused.

Member Schuster Called the Question.

Committee Members took the following action on the Motion:

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Christopher Butler
SECONDER:	Kristin Schuster
AYES:	Avioli, Butler, Gabriel, Schuster, Shelby, Kaitson

Council Liaison Pappas heard nominations for Chair, with the following names received:

- Christopher Butler
- Kristen Schuster
- John Gabriel (nomination declined)

Since electing a chair and vice chair was not officially posted on the agenda, the selection of who would run the meeting would be an informal vote, with an item to do so officially placed on the next meeting agenda.

Both nominees received three votes. Member Schuster declined her nomination, at which point Member Butler was selected to run the meeting.

Member Schuster: Council Liaison Pappas, why was the item put on Council Agenda, why was this Committee not notified, and why were we not given an opportunity to speak?

Council Liaison Pappas: In order to move forward, the Council needed to weigh in. I thought that Council would be interested in hearing the Committee's comments, allowing the work to finish. It was a meeting of Council, not the Committee.

Member Schuster: Who requested the agenda item? You and Paul requested that nothing be taken to Council until the Committee had something to present. I think the report to Council was ill timed. I believe Council's decision last night was wrong, and that the project will suffer for it.

Member Gabriel: I also feel frustrated at this process.

Member Kaitson: I don't feel that we wasted time. When we read the charge I understood that we were to consider the impact of what was proposed and bring back recommendations.

Member Butler: I think the discussion of our charge is critical. I suggest that Committee members bring their questions on the charge to the next meeting.

E. Review of Timeline.

Mr. Gerber provided the Committee with an updated schedule for the project. He noted that future public meetings had been added to the schedule, one in early March, in April, and in June. Additionally, he mentioned that the end date for the project had been pushed out by a couple of months.

Member Butler: Can we have some guidance in what will be included in Public Comments?

Mr. Gerber: We have a number of avenues for public input. The City will need to help be chooses which outlet they prefer.

F. Review of Site Plan Options.

The Committee discussed the "Campus" layout approved by Council and affirmed at their January 26 Regular Meeting.

Mr. Gerber stated that he heard from Council to develop that site plan.

Member Kaitson: It is a huge negative impact to have people crossing the park from the Police building to the Court.

Member Schuster: I believe it would be within our charge to draft a comment letter to Council outlining deficiencies in the approved site plan.

Mr. Gerber: It has always been the plan to have the Warrant Officer in the Court building. That is the usual interface between the Court and Police.

Member Schuster made the following motion:

"That this body draft a letter identifying the impact of these facilities on the park in the given site plan and present it to Council."

Member Avioli: What was the rational for having the Courts and City Hall together? I think we need to hear that before we give our opinion.

Member Shelby: I agree with Member Avioli.

Mr. Gerber: I won't speak for Council, but I can provide reasons many communities do put the Court in City Hall. It is normal for a City of Bellaire's size to combine those uses. There a lots of spaces in Courts that are not used all the time. These can be shared when combined in other buildings. There was clear direction that Council did not want the Courts with the Police.

Member Gabriel: Do these examples also have Police in the same building?

Mr. Gerber: Some did, some didn't. Many cities, the same size of Bellaire, have combined the Courts with City Hall.

Member Avioli: The courts and City Hall do not operate at the same time, the Courts and Police do. Where does this economics factor come into play?

Mr. Gerber: Courts and City Hall are able to share similarly used spaces. You save money by not having to build multiple spaces.

Member Avioli: What about public perception, is there any negative factors?

Mr. Gerber: I have never been involved in a conversation where Courts and City Hall were a non-compatible use.

Member Butler: Do our concerns help you move forward?

Mr. Gerber: I understand that these building need to interface with the park.

Committee Members took the following action on the Motion:

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Kristen Schuster
SECONDER:	Chris Kaitson
AYES:	Avioli, Butler, Gabriel, Schuster, Shelby, Kaitson

G. Review of Building Architectural Styles.

Mr. Gerber reviewed the various architectural styles for the City Hall/Court, Police, and Civic Center buildings, and sought feedback from the Committee.

The committee agreed that the Police Station should respond to the Fire Station. Asking that of the options presented 8, 9, and 6 be removed.

The Committee liked that the look and feel of the Civic Center could be extremely different than the Police Station and City Hall buildings.

Member Butler: I suggest we look at the video of Condit Elementary.

Member Gabriel: The Committee needs to be cautious. There are some Council members who may want the building to look just like Sugar Land's, and we need to take that into consideration.

Mr. Gerber: I think Sugar Land represents a "quality" of design, not a specific style.

H. Review of Consensus from Meeting.

Mr. Gerber recapped the consensus he heard from the Committee concerning the following:

- There was consensus to have a different structure for community functions
- The Committee should provide feedback on the impacts of the approved site plan
- The Police Station should be compatible with the Fire Station
- The Civic Center could be different architecturally from the other buildings

I. Discussion Regarding Future Meetings.

Member Schuster would like a copy of the City Council's rules of Procedure and a Robert's Rules cheat sheet.

Member Butler asked that Committee members review the charge and submit their questions.

The Committee liked meeting in the Council Chambers. The next meeting was set for February 9 at 6:00 pm.

Member Schuster agreed to draft a letter addressing the Committee's concerns about the approved site plan to Council.

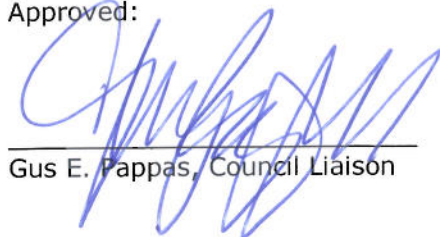
Member Gabriel, being dissatisfied on the Committee, resigned from the Committee.

Member Butler suggested adding a public comments item at the end future agendas.

J. Adjournment.

Member Butler advised that the Regular Session of the Ad Hoc Municipal Facilities Meeting was adjourned at 9:34 p.m. on Tuesday, January 27, 2015.

Approved:



Gus E. Pappas, Council Liaison