



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

MARCH 30, 2015

Civic Center

Community Meeting

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

COMMUNITY MEETING - 6:00 P.M.

The City Council of the City of Bellaire, Texas (the "City Council") will hold a Community Meeting regarding the Municipal Facilities Project at 6:00 p.m. on Monday, March 30, 2015, in the Bellaire Civic Center, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401, for the purpose of providing residents an opportunity to be heard on their views as to the specifics of the campus plan layout.

A. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, called the Community Meeting before the City Council of the City of Bellaire, Texas, to order at 6:08 p.m. on Monday, March 30, 2015. He noted that a quorum of all members of City Council were present as set forth in the table below.

Attendee Name	Title	Status	Arrived
Philip L. Nauert	Mayor	Present	
Amanda B. Nathan	Mayor Pro Tem	Present	
Roman F. Reed	Councilman	Present	
James P. Avioli Sr.	Councilman	Present	
Gus E. Pappas	Councilman	Present	
Pat B. McLaughlan	Councilman	Present	
Andrew S. Friedberg	Councilman	Present	
Paul A. Hofmann	City Manager	Present	
Tracy L. Dutton	City Clerk	Present	

B. Opening Comments - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, provided an overview of the process that would be followed for the Community Meeting. Reference was initially made to bond funding approved by the voters for the construction of new facilities, namely, City Hall, Civic Center, Police Facility, and Municipal Court Facility. Under consideration this evening was the ultimate consequence the reconstruction of the referenced facilities would have on buildings to be reconstructed in the future, such as the library.

Mayor Nauert indicated that every resident would have an equal opportunity to mention what their preference would be this evening. Prior to receiving comments from residents, several presentations would be made by people who had put a great deal of time into the development of the concepts to be discussed this evening. Presenters included the City's architect, Jeff Gerber, AIA, LEED AP and CEO, of PGAL, Chief of Police Byron Holloway, Municipal Court Presiding Judge Lisa Wesely, and Bellaire residents and architects John Gabriel and Kristin Schuster. Presentations were limited to 15 minutes.

Comments from residents would be received following the referenced presentations. It was noted that speakers were limited to three minutes. At the conclusion of oral comments from residents, Mayor Nauert indicated that he would read written comments

that had been submitted into the record.

C. Presentations:

1. Jeff Gerber, AIA, LEED AP and CEO, PGAL:

Mr. Gerber will provide a presentation on the background of the Municipal Facilities Project, the plan adopted by the City Council on May 27, 2014 (the "May 27th Plan"), and the reasons for City Council's adoption of it. (Presentation will be limited to 15 minutes).

Gerber Presentation:

Mr. Gerber began his presentation by providing background information related to the Municipal Facilities Project (the "Project"). He advised that the Project had been in the works for a long time. For example, a Facilities Master Plan was prepared in 2007 and a number of Workshop Sessions were held by City Council in 2014 and 2015, as well as two Town Hall Meetings in 2013, prior to the bond referendum for the facilities.

During the planning process for the municipal facilities, a definition of the City's facility requirements by department was developed. Through the planning process, an overall square footage requirement was developed and served as the basis for the bond referendum taken to the voters in 2013.

Mr. Gerber next reviewed the objectives of the Municipal Facilities Project. He noted that the objectives were determined through Town Hall Meetings, City Council Meetings, and discussions with users (officials and staff members).

General Objectives:

- (1) Enhance the Town Square composition (i.e., existing elements);
- (2) Improve the connection of park elements;
- (3) Maximize the amount of green space in Town Square;
- (4) Consider perimeter parking to minimize loss of green space;
- (5) Preserve mature canopy trees;
- (6) Develop buildings in a park setting;
- (7) Create access to and through Town Square from all directions; and
- (8) Green the corner of South Rice Avenue and Jessamine Street.

Building Objectives:

- (1) Develop a campus of buildings;
- (2) Separate police and court functions;
- (3) Ensure efficient buildings and functions (shared space, where possible);
- (4) Improve customer service;

- (5) Improve building security;
- (6) Adhere to the bond referendum budget;
- (7) Design for LEED (Leadership in Energy and Environmental Design) certification; and
- (8) Plan for the future library;

Mr. Gerber advised that there were many limitations on the Town Square site. For example, the Project needed to ensure that the boundaries of Loftin Park and the existing park improvements remained (i.e., pool, ball field, tennis courts, pavilion, and gazebo), as well as the Central Water Plant and the mature canopy of trees.

While PGAL was evaluating a campus of buildings concept, 15 different scenarios or options were considered. Each option was evaluated against the referenced objectives. The campus of buildings option that satisfied most of the objectives with the least amount of compromise was the plan presented to City Council on May 27, 2014, and adopted by City Council (the "May 27th Plan").

The merits of the May 27th Plan were discussed by Mr. Gerber. As noted previously, many comments were received from the public, staff, City Council and, more recently, the City's Ad Hoc Municipal Facilities Committee. Those comments and concerns could be addressed in the May 27th Plan. The location of existing structures and amenities, as well as the proposed locations for the municipal facilities were identified by Mr. Gerber using a Microsoft PowerPoint® slide presentation. One merit was noted to be the physical and clear separation of the police and court functions. Also of note was a Uniform Building Code requirement that some buildings were required to be hardened for storm resistance or other security reasons (i.e., police stations). Mr. Gerber advised that the May 27th Plan allowed for the hardening of the Police Station (as required) without influencing other facilities unnecessarily due to cost.

The May 27th Plan also maximized the sharing of space, more particularly, for the City Hall and Municipal Court functions (i.e., the jury room could also be used as a conference room). Many of the buildings had compatible uses, such as the Civic Center and future Library. Additionally, the City Hall and Municipal Court had similar risks.

Due to the referenced sharing of space, the May 27th Plan optimized building sizes and minimized the phasing impact on the budget. For example, in Phase I, the City Hall and Municipal Court could be constructed while the existing City Hall portion of the building remained in operation. The Police Station would be built across the street from its current location allowing the Police and Municipal Court to operate in their current configuration.

It was noted further that the May 27th Plan allowed for the construction of the campus of buildings within the bond referendum amount. Other merits related to the site included the enhancement of some of the existing park elements; allowed for pedestrian movement into the park from all directions; minimal impact on mature canopy of trees, good distribution of parking among the buildings, a green corner at South Rice Avenue and Jessamine Street, and an opportunity to screen the Central Water Plant with new landscaping.

In closing, Mr. Gerber advised that the May 27th Plan (campus of buildings) was determined to best meet all of the objectives for the Project and was the plan ultimately recommended to City Council.

2. Byron Holloway, Chief of Police, City of Bellaire:

Chief Holloway will provide a presentation on public safety issues related to the Municipal Facilities Project. (Presentation will be limited to 15 minutes).

Holloway Presentation:

Byron Holloway, Chief of Police for the Bellaire Police Department, advised that he brought a unique perspective to the evening's discussion in that he had worked for the citizens of Bellaire for 39 years and his children and grandchildren had attended Bellaire schools and participated in City programs.

The current Police and Municipal Court Building was constructed in 1974. At that time, the Chief of Police was responsible for the Police Department and the Municipal Court. It was Chief Holloway's understanding that the Municipal Court was located in the same building with the Police Department due to (1) cost and (2) as a matter of management. The Chief of Police no longer managed the Municipal Court, which was as it should be.

In 2005, Bellaire residents approved a bond referendum to remodel the Police Building and relocate the Municipal Court. Then, in the 2013 bond referendum, the proposition that would have allowed the City to acquire additional land for its municipal facilities was not approved. Therefore, the City was working with a set amount of property from which to reconstruct its municipal facilities.

Chief Holloway referred to questions and concerns regarding the movement of prisoners through the park to attend Municipal Court (assuming the May 27th Plan option). The City's Municipal Court handled Class C Misdemeanors, which was the lowest crime in the State of Texas (i.e., traffic offenses, shoplifting, petty thefts, and code and zoning violations). There was a misperception that the Bellaire Police Department held prisoners for trial. The arraignment of prisoners in Bellaire's Jail was done by Municipal Court Judges in the Jail. Should the Municipal Court Judges decide to handle arraignments in a different manner, prisoners would not be moved through the park--video arraignments would be performed.

At the heart of the discussion, in Chief Holloway's opinion, seemed to be the functionality of the Civic Center being separate from the City Hall and Municipal Court being in the same building with City Hall. As Chief of Police, one of Chief Holloway's responsibilities was the security of City Council and the security of the Municipal Court.

If the Municipal Court and City Hall remained together in the same building, the Warrant Officer would move with the Municipal Court. The Warrant Officer was a Police Officer and would work in the facility Monday through Friday from 8:00 a.m. until 5:00 p.m. When court was in session (i.e., two days each week) two Bailiffs would be working in Municipal Court. This would provide another layer of security for the entire facility.

Reference was made to the current location of the Civic Center and the fact that many of the events held in the Civic Center occurred on weekends. Chief Holloway expressed concern that the portion of the park where the Civic Center was currently located was isolated. As everyone knew, City Halls tended to be the focus for rallies,

demonstrations, and protests, with a potential for violence. In looking at security for the buildings, Chief Holloway had to take that potential into account.

For the reasons stated, Chief Holloway indicated that he had to be very cautious about recommending that Municipal Court not be with City Hall. He noted further that when discussing security recently with City Council (i.e., December of 2014), he advised that the configuration of the City Hall with a Civic Center, City offices, Council Chamber, and Council Conference Room was impossible to secure properly. In his opinion, the Civic Center should be located near other recreational and leisure activities.

In closing, Chief Holloway advised that it was the citizens' place to make the decision regarding municipal facilities. He urged residents to make their comments regarding the municipal facilities based on accurate and factual information.

3. Lisa A. Wesely, Presiding Judge, Bellaire Municipal Court:

Judge Wesely will outline the Court's duties and interactions with the Bellaire Police Department. (Presentation will be limited to 15 minutes).

Wesely Presentation:

Municipal Court Presiding Judge Lisa Wesely advised that she had become a Municipal Court Associate Judge for the City of Bellaire in 1997 and had served as Presiding Judge since 2008. She indicated that served with Municipal Court Associate Judge Jerel Twyman and Municipal Court Prosecutor Bob Richter.

Currently, the building space occupied by the Municipal Court included a courtroom and a clerk's office with workspace for a clerk at the window and another clerk to assist at the window, as needed, as well as to perform other court business. There was also a small clerk's office off of the courtroom itself for a third clerk to input tickets and generate complaints, as well as to house the court's audiovisual equipment. Another room off of the court served as the Prosecutor's office, and the Warrant Officer had a small office for warrant storage and data entry. The Court shared restrooms and break facilities, as well as a lobby and public restrooms, with the Police Department.

Judge Wesely indicated that the Police Department allowed the Municipal Court to use a conference room for jury deliberations, as needed (approximately two days per month). She also indicated that the Police Department and other City departments sometimes used the courtroom for group meetings and presentations and some local schools used the courtroom to practice for court competitions.

Judge Wesely continued and advised that there was no jury assembly room and no offices for the Bailiffs and Judges. She and Judge Twyman worked on their paperwork at a table in the clerk's office. There was no private space for defendants to meet with their attorney and the clerks' offices were filled to the brim with paperwork. Some of the paperwork had been maintained in off-site storage because of the lack of storage in the court facility.

Judge Wesely indicated that she had calculated that the current court facility consisted of between 2,000 to 2,500 square feet. It was her understanding that PGAL had allowed approximately 5,000 square feet for court use in the May 27th Plan.

The Bellaire Municipal Court handled Class C Misdemeanors, the bulk of which were

traffic offenses, but also things like fights at schools, petty theft, and public intoxication, as well as city ordinance violations usually initiated by the Development Services Department involving things like zoning and building violations in addition to public nuisance cases, such as barking dogs.

Formal court sessions were held two days per week on Tuesdays and Wednesdays. Each Tuesday morning the court had an arraignment docket, a show cause docket, or a jury trial docket. An arraignment docket was the court date a person received when an officer handed that person a ticket. The number of people that might appear on Tuesday at an arraignment docket ranged from 15 to 75. Depending on the number and type of business, the court could be finished by 9:30 a.m. Depending on the volume of court business, the Judges might have another docket at 10:30 a.m. on Tuesday morning and would end roughly at lunchtime.

For a jury trial docket, Bellaire's Municipal Court generally had two to four cases scheduled with individuals who had gone through the process of arraignment and pre-trial, but still wanted to present their case to a jury. Approximately 50 Bellaire residents were subpoenaed as jurors each time with a goal of having 25-30 jurors appear that did not have an exemption from service. Judge Wesely took an opportunity to thank all of the residents for their service.

On Tuesday evenings at 5:30 p.m. and 7:30 p.m., the Municipal Court had two more arraignment dockets. On Wednesdays, the Municipal Court had three general purpose dockets at 10:00 a.m., 1:00 p.m., and 3:00 p.m., with from 5-30 people in attendance. Police officers were frequently subpoenaed to provide testimony and, due to the closeness in proximity of the Municipal Court to the Police Department, the subpoenaed officers could work on paperwork while awaiting a trial.

In terms of the Bailiffs or court officers to maintain security and order in the courtroom, two Bailiffs served during arraignment dockets and one Bailiff was considered adequate for non-arraignment dockets. Judge Wesely noted that having police officers in the building allowed extra security when one bailiff was on duty. Judge Wesely provided examples of instances when arrests were made in court, such as immigration and other agencies (which monitored the City's and all area arraignment dockets), and contemptuous behavior.

It was noted that there was an emergency buzzer within the reach of the Judge or Court Clerk to notify the Dispatch Office that an officer was needed in the Courtroom. Judge Wesely did not believe that the buzzer had been used during her tenure.

The Bailiffs and Warrant Officer were all Peace Officers under the supervision and control of the Police Department. The Court Clerk's office was open Monday through Friday from 8:00 a.m. until 5:00 p.m. The Court Clerk's window was immediately adjacent to the Dispatch Office window which allowed the Dispatchers to be able to view and contact an officer in the event of a problem at the Court Clerk's window. Police officers often came by the Municipal Court to check on court dates, to pick up and drop off tickets and ticket books, to familiarize themselves with cases set for trial, and to locate evidence, such as videos and documents.

After hours, the Police Dispatch Office took care of accepting funds and bonds for warrants and jail. Also, one of the Municipal Court's bilingual clerks was occasionally asked to translate for the Dispatch Office with respect to incoming calls.

Judge Wesely indicated that the Municipal Court Judges served as Magistrates, which

meant they had to see prisoners. Currently, the Judges saw visitors at the jail. Prisoners were seen for warrants, pleas, to arrange payment plans or release, and to set bonds. Occasionally the Judges were asked to read Miranda rights to prisoners being transported out of the county or state. The Judges were also called out at all hours of the day and night to issue blood draw warrants for individuals suspected of driving under the influence.

In terms of court location, the Municipal Court benefited from being next to the Police Department in a number of ways. The Police Department provided security for the court clerks at no additional cost during business hours simply by being in the same building and, more importantly, having the Dispatch window in a location that could monitor clerk operations. While court was in session, the Judge and Prosecutor had immediate access to police files and state and county databases. Judge Wesely indicated that she and Chief Holloway had begun talking about training the court clerks and giving them access to databases to which they did not have access.

Being separated from the Police Department was not insurmountable. If the greater needs of the City required the separation, she was certain that Municipal Court could make it work. Some had voiced concerns that the individuals that came to court could represent a potential danger. As for herself, she had never felt unsafe in the courtroom. She did worry about the court clerks as many individuals that behaved in court could be loud and unreasonable at the court clerk window. Judge Wesely indicated that she was always grateful for the watchful eyes and ears in the Police Dispatch Office.

Court and its operations were just one piece of the whole Town Square puzzle. The citizens had placed in the hands of City Council the ultimate decision. She knew each member of City Council volunteered a tremendous amount of time at an unpaid and sometimes thankless job. She appreciated the hard work and dedication of the City Council and citizens working so hard to make sure City Council had all of the information they needed to make their decision. Judge Wesely stated that she knew the end result would be something we were all proud of.

4. John Gabriel and/or Kristin Schuster, Bellaire Residents:

Schuster Presentation:

Kristin Schuster introduced herself and John Gabriel, noting both were residents of Bellaire and were raising their families here. She mentioned that she and John Gabriel were actively involved in various citizen boards and were both registered architects.

Ms. Schuster clarified that neither her practice or John Gabriel's practice focused on municipal projects and believed that the City's architect, PGAL, was very qualified for the Municipal Facilities Project and that nothing said this evening was intended to dispute that fact.

The presentation to be given began with their observations about the City Council approved site plan (the "May 27th Plan") and their personal and professional experiences led them to believe that the May 27th Plan was not the best plan for the City. Tonight, City Council needed informed citizen feedback as to how the Municipal Facilities Project should move forward. Mr. Gabriel would next present three variations of an alternate site plan, with which many residents were probably familiar. Mr. Gabriel had developed the variations based on information compiled by PGAL (i.e., departmental space requirements and stacking diagrams).

For clarity, Mr. Gabriel intended to focus the beginning of his presentation on one of the variations, then would explain the other two variations. She urged residents to provide feedback to City Council on all of the variations.

Ms. Schuster continued by providing a zoning diagram of the City's existing campus. The existing zones were noted to be (1) active and recreation areas, (2) passive area, (3) event spaces, (4) driving, (5) transitional utility zone (i.e., Central Water Plant), and (6) law enforcement zone. She defined site planning and master planning as a process of studying the existing conditions of the site, the architectural program requirements, and site constraints to arrange things in a functional and appropriate way.

The initial reaction to the May 27th Plan by Ms. Schuster and Mr. Gabriel was that the programming elements were not located appropriately. For example, the Civic Center was separated from the Great Lawn and the passive zone of the library was immediately adjacent to an active recreation zone. Additionally, the law enforcement and public safety elements were separated.

Significant concerns included the location of the Municipal Court in the City Hall, the location of the Civic Center away from the Great Lawn, and the way the park spaces had been carved up (i.e., division between Loftin Park and the Great Lawn).

In closing, Ms. Schuster indicated that John Gabriel would describe how each of the three alternate plans had been developed and what the specific differences were. He would also explain how each addressed specific concerns with the May 27th Plan, along with the existing constraints of the site (i.e., phasing, relocation, City departments, impact on building square footage, and budget).

Gabriel Presentation:

John Gabriel advised that he had been a resident of Bellaire for 24 years and was an architect. His practice was related to commercial work, and he had no interest in being the architect of the Municipal Facilities Project.

Mr. Gabriel indicated that he wanted to share much of what he had heard while serving on the Ad Hoc Municipal Facilities Committee (the "Committee") and since that time. The Committee discussed, debated, and unanimously agreed to pursue an alternate plan. In his view, the Committee's substantive issues with the May 27th Plan were very simple. Mr. Gabriel stated that those issues were as follows:

- (1) Whether the Council Chamber would be located in the same building with Municipal Court;
- (2) Whether Council would be in the same building with the Civic Center; and
- (3) Whether the Civic Center would be connected to the Great Lawn.

With respect to the alternate plans Ms. Schuster referred to during her presentation, the theme for all of the alternate plans had City Hall and the Civic Center in the same building (located in the heart of the park. There were different configurations of the Police and Municipal Court buildings and the Library.

As to the planning process, Mr. Gabriel indicated that cities, sites, and buildings were zoned in order to get the right parts in the right places and to get compatible functions in the right relationship to each other. Zoning the City's site was critical in

Mr. Gabriel's opinion. He observed that there were seven distinct zones of activities or functions that were existing on the City's site:

- (1) Recreational Zone (indoor recreation, outdoor recreation, tennis courts, swimming, baseball field, etc.) located on the west side of the site;
- (2) Active Public Gathering Zone (for larger events). Mr. Gabriel advised that the Great Lawn was the heart of the park;
- (3) Passive Zone (with a beautiful grove of small trees);
- (4) Utility Zone (Central Water Plant);
- (5) Transitional Zone (separated by the park and Water Tanks);
- (6) Law Enforcement Zone (on the Jessamine Street side of the park); and
- (7) Drive-By Zone (the importance of connecting the traffic on South Rice Avenue to the Great Lawn was cited by Mr. Gabriel).

Mr. Gabriel next referred to the types of building functions in the architectural program as follows:

- (1) City Hall (the heart of the City);
- (2) Civic Center (an active public gathering space);
- (4) Municipal Court (a law enforcement function);
- (5) Library (a passive function); and
- (6) Parking.

Mr. Gabriel defined master planning as the study of the existing conditions of a site, such as the architectural program, the spacing, and zoning, to work within a limit of constraints. He stated that the alternate plans were developed and refined through a process of listening.

Mr. Gabriel noted that he had heard a strong consensus regarding the connection of the Civic Center to the Great Lawn. Both were open, easily accessible community gathering areas for large events. One was an indoor room and the other an outdoor room, however, their functions were the same.

In comparison to the May 27th Plan, the Civic Center was shoe-horned between transformers and water tanks to the east, Jessamine Street, Police, and Fire to the south, and the future Library to the west. The Civic Center had no great connection to the Great Lawn. In Alternate Plan A, there was a strong connection between the Civic Center and the Great Lawn.

Mr. Gabriel stated that he had also heard many concerns as to why the Civic Center should be in City Hall. One of Bellaire's greatest strengths was its strong sense of community. City Hall and the Civic Center were both open, easily accessible, low security and citizen-centric spaces. There was a great synergy between the Civic Center and the Council Chamber. If the Civic Center were located in the same building with the Council Chamber, citizens would become more aware of City

Council matters and more citizen involvement strengthened the City of Bellaire.

In the May 27th Plan, the Municipal Court was in City Hall. There was no synergy between Municipal Court and City Hall. Mr. Gabriel stated that fewer than 20% of people in Municipal Court were Bellaire citizens. Additionally, he felt that Municipal Court did not belong in the middle of a park environment.

The Chief of Police had expressed his opinion as to why Municipal Court and the Police Department should not be in the same building as they were now. The Municipal Court Judges provided their input regarding their close working relationship with the Police Department. Mr. Gabriel stated that he felt that the City could have it both ways. In Alternate Plan A, the Municipal Court was adjacent to the Police Department in a law enforcement triangle with Fire.

There had been a great deal of talk about the size and cost impact of Alternate A. In the May 27th Plan, there were shared spaces between Municipal Court and City Hall, such as the lobby, restrooms, staff break rooms, mechanical rooms, and electrical rooms. If Municipal Court were uncoupled from City Hall and the Civic Center added, those same functions would be shared between City Hall and the Civic Center. There were a few spaces that would not have to be duplicated if Municipal Court was adjacent to the Police Building. Also, the total gross building area impacted was negligible at approximately 200 square feet, which was about 1/2 to one percent of the project total. Mr. Gabriel advised that he believed it was worth getting it right.

With respect to comments regarding opening the Great Lawn to South Rice Avenue. This was important in that it would make passersby aware of activities on the Great Lawn. Awareness spawned interest and interest spawned citizen involvement, which was a good thing in Mr. Gabriel's opinion.

In the May 27th Plan, 28 parking spaces were shown adjacent to the City Hall/Municipal Court building. In Alternate Plan A, 50 parking spaces were adjacent to the City Hall/Civic Center building. Currently, there were 37 parking spaces adjacent to City Hall.

Mr. Gabriel advised that the Library was not currently funded by the Municipal Facilities Project. It was shown in the Master Plans so that a suitable future location could be accommodated. In the May 27th Plan, the Library was adjacent to the ball field. In Alternate Plan A, the Library was to be expanded or rebuilt in the location where it currently existed.

Mr. Gabriel referenced the mature canopy of trees in the park. In both plans, all seven street trees on South Rice Avenue remained; however, one large existing oak tree northeast of the gazebo would be demolished by the May 27th Plan. In Alternate Plan A, that tree remained.

For variations on the theme, Mr. Gabriel advised that City Council was very interested in hearing from the residents regarding which of the three variations they preferred. In Alternate Plan A, the first step would be to build a new Police Building, then demolish the existing Police Building and build a new Municipal Court. In Alternate Plan B, the Police Building was on the south side of Jessamine Street and the Municipal Court was on the north side of Jessamine Street. In Alternate Plan C, the Police Building would be constructed on the south side of Jessamine Street. In the short-term, Municipal Court would remain in the existing building on the north side of Jessamine Street in their current location. The long-term portion of the Alternate Plan C included the construction of a new Municipal Court adjacent to the

Police Building on the south side of Jessamine Street and the Library would be constructed in the park.

In summary, Mr. Gabriel advised that the alternate plans were zoned for compatible uses adjacent to one another. The May 27th Plan was not.

5. Jeff Gerber, AIA, LEED AP and CEO, PGAL:

Mr. Gerber will have an opportunity to share concerns about the alternative diagrams. (Presentation will be limited to 15 minutes).

Mr. Gerber addressed City Council and residents for the purpose of sharing his concerns related to the alternate diagrams. He stated that the objective of everyone was to make the right decision and that any comments he would make were offered in good faith.

He stated further that there were some important things to be identified. The alternative plan was very similar to one of the 15 plans PGAL had evaluated for the City's campus. One of the challenges from Mr. Gabriel's perspective was knowing what the program requirements were and where those spaces needed to be relative to the building and how that impacted the right size of spaces.

With respect to the Police Building, Mr. Gerber indicated that there were many spaces that absolutely had to be on the ground floor, such as the jail and sally port. There was a specific configuration required for the Police Building that was not arbitrary and not very flexible.

Mr. Gerber continued and provided some general observations. With respect to parking adjacency, he noted that some of John Gabriel's alternate plans did a better job of creating more parking adjacent to the various buildings. It was noted that the City Hall, Civic Center, and Library were all big users of parking.

In looking at the footprint of the building requirements under the alternate plans, there was a bigger impact to the existing mature canopy of trees than it appeared at first blush. Losing the trees on South Rice Avenue and some of the park areas would be catastrophic. It was important that the final solution preserved the character of the City's canopy of trees.

Mr. Gerber advised that he believed that having the Municipal Court with City Hall was a very natural and common configuration for cities the size of Bellaire. He referenced a tour taken by City Council of multiple city halls. Of the three cities that were of similar size to Bellaire, Municipal Court was located in City Hall.

It was noted that the municipal buildings needed to be designed for 50+ years. One of the buildings most likely to grow over that period (even if the population did not grow) was the Police Department. The Police Department had to react to other commercial areas and events and things imposed on them by other agencies. In some of the alternate plans, there was no place for the Police Building to grow.

In terms of the budget impact, while the phasing should not be the driver of the project, it should be a factor. The relocation of the Police and Municipal Court Buildings had a significant cost impact on the project that the May 27th Plan did not require.

When the Bellaire Fire Station was reconfigured in its current location, the City spent approximately \$300,000 to temporarily relocate the Fire Department off-site and

then bring them back. With all of the equipment involved with a Police Department, Mr. Gerber estimated the cost to temporarily relocate the Police Department while building a new building on its existing footprint and bringing them back to be in the range of \$400,000 to \$500,000. There would also be a cost associated with the relocation of the Municipal Court. The May 27th Plan allowed for the City not to have to spend any of their budget on temporary relocations.

In terms of the sizes of the buildings, he took exception to some of the comments made that adding and separating the buildings would not add more square footage. Because Mr. Gerber Was more familiar with the program requirements and having worked with the users for a long time, as well as his business experience, there was definitely a square footage impact under the alternate plans. Isolating and separating the buildings would have a budget impact in the approximate range of \$2,000,000 (which included some relocation costs).

Alternate Plan C dealt with the future library. One plan had the library in its current location with the Police Building next to it. Mr. Gerber expressed concern that the three buildings would have to be constructed a little too closely together, in his opinion.

The bottom line was that there was a great opportunity for the community to reconstruct their municipal buildings and to do so in a way that was complimentary to the existing uses and complimentary to the park and the Great Lawn that could truly make them better. With any of the alternate plans, some compromises would be necessary. He recommended that the City select the option that accommodated their objectives.

D. Comments from Residents:

Oral Comments:

Danny Spencer:

Mr. Spencer addressed City Council and noted that he had watched the press conference on the Municipal Facilities Project twice. Many things were said about City Hall and Municipal Court being located in the same place, as well as safety factors and constructability.

In Mr. Spencer's opinion, the Municipal Court did not have any business being on South Rice Avenue by the Great Lawn and across the street from Condit Elementary School. If there were cost and budgetary impacts involved, Mr. Spencer suggested a compromise, such as moving the City Hall and Municipal Court to the location slated for the Civic Center and future Library and moving the Civic Center and future Library to the location slated for City Hall and Municipal Court. The compromise involved swapping similar square footage and there would be no design costs or phasing changes.

In closing, Mr. Spencer urged City Council to get the Municipal Court away from the Great Lawn and Condit Elementary School.

Alison Septimus:

Ms. Septimus addressed City Council and indicated that she was President of the Friends of the Bellaire Library organization (the "Friends"). She stated that she was speaking this evening on behalf of the Friends and wanted City Council to know that the organization was very interested in the planning process for a new library. Ms. Septimus

stressed that it was very important that the new library be constructed in the right way.

It was noted that the Friends was a non-profit organization and had been supporting the Bellaire Library for over 50 years. The organization had ten board members and hosted open meetings semi-annually. The organization currently had approximately 120 members, with 100 of them being lifetime members.

The membership of the organization supported Library programs, such as summer reading, seasonal crafts, children story times, teen movie times, adult computer classes, and more. A new project the organization was excited about was the digitization of the Bellaire newspapers back to the 1940s. Funds from the Friends supported that program.

Ms. Septimus continued and advised that the Bellaire Library had eight hard-working wonderful librarians. Their experience ranged between 7 and 32 years. Four of the librarians had been with the City of Bellaire for more than 20 years. To give City Council an idea of the popularity and relevance of the Bellaire Library, Ms. Septimus provided some statistics. She stated that over 114,000 people visited the Bellaire library during 2014 (i.e., over 9,000 people in one month or 2,300 people in one week). More than 200,000 items were checked out in person and over 11,000 online using the OverDrive® system.

In closing, Ms. Septimus referred to the Library's wonderful children's programs. In 2014, 21 craft programs were attended by over 800 people. There were 46 movies with over 1,000 people in attendance, 26 adult programs with almost 350 attendees, and, lastly, 87 summer programs with over 5,000 in attendance.

Todd Blitzer:

Mr. Blitzer addressed City Council regarding his passion about his family, professional architecture, and the community of Bellaire. He stated that Bellaire was about community, connectivity, and interaction with the residents. Functional proximity between City Hall and the Civic Center as now existed was very desirable and worked in his opinion.

Personally, Mr. Blitzer indicated that he liked Alternate Plan C. Certainly there were issues with the plan. Placing the City Hall, Civic Center, and Library in close proximity would enhance community involvement, interaction, and connectivity within the City.

The Police Station, Municipal Court, and Fire Station were part of the functional core of Bellaire, much like Public Works. For the most part, members of the community would seldom, if ever, have to interact with these facilities in Mr. Blitzer's opinion.

The City Hall, Civic Center, Library, Recreation Center, Great Lawn, and Loftin Park were areas where members of the community came together and interacted with one another within the community. These spaces helped build a strong, interactive, communicative community, which was why residents were present this evening to learn about what was taking place with the City.

Mr. Blitzer urged City Council to reconsider the site plan layout and give Alternate Plan C real strong consideration. As mentioned previously, placing the Municipal Court in the heart of the community adjacent to a Recreation facility, parks, and across from Condit Elementary School would be a mistake, in his opinion.

Eddy Donalson:

Mr. Donalson indicated that he was in favor of some of the alternate plans. He urged City Council to consider placing parking under the buildings in order to allow for more green space.

Janice Donalson:

Ms. Donalson addressed City Council and advised that she had learned a great deal this evening. Although the possibilities were exciting, she recognized the challenge in finding a good option.

She indicated that she would hate to see the Police Department and Municipal Court on a residential street. If parking were the only issue, she suggested putting parking between the pool and Civic Center and noted that the bottleneck between Loftin Park and the Great Lawn was really difficult during big events.

Cliff Morgan:

Mr. Morgan addressed City Council and stated that when the architect was laying out the program, the only thing that was missing was consideration for the residents who would live very near to some of the proposed construction. He advised that he lived on Aspen Street and the proposed Police Station would be essentially in his backyard. He did not want it there for a couple of main reasons. One was quality of life. Mr. Morgan expressed concern that the Police Station could be very noisy. He noted that he lived with the Fire Station behind him and had put up with the Fire Station noises, which he was happy to do. He was not happy about having the noise level doubled.

Secondly, Mr. Morgan was concerned with safety in relation to the location of the Police Station. He was not comfortable with prisoners being held in jail cells in his backyard. The Police Chief also mentioned the notion that sometimes there were protests and people got angry. Most of the time when he had noticed protests going on in Bellaire, it was at the Police Station. Mr. Morgan stated that he really did not want that in his backyard either.

Thirdly, this was a matter of fairness. When he purchased his home in Bellaire 27 years ago and tore down the old house and rebuilt the new house 17 years ago, he knew the Fire Station was there. When the Fire Station was expanded beyond, in his view, any reasonable manner, he did not like it, but he did not complain. He did not complain because when he bought his house he knew there was a Fire Station there. When he built his new home, there was not a Police Station in his backyard. It was fundamentally unfair to make him bear that much of the cost of the proposed plan.

In closing, Mr. Morgan urged City Council to adopt some version of Alternate Plan A that kept the Police Station in its current location.

Keith Bowers:

Mr. Bowers addressed City Council and thanked them for holding the open forum this evening. He knew that there had been many emails sent and texts on various bulletin boards, but the essence was that communication was what was received, not what was sent (i.e., not what you speak, but what people hear).

Mr. Bowers advised that he was not happy with the Police Station being moved to a residential area that had been residential for 70 years. He was less happy about the Municipal Court being moved away from the comfort and security of the Police Station. He saw no reason to separate the Municipal Court from the Police Station.

He asked if it were reasonable to consider co-locating the Municipal Court functions and the Civic Center, noting that court was not held every day of the week. He concluded by expressing his disappointment in the way that the audience had been addressed.

Millie Hast:

Ms. Hast addressed City Council and thanked them for having the meeting this evening so that residents had a chance to voice their opinions and to also get the correct information on all of the plans being proposed.

She noted that she had some concerns with having the Municipal Court located in City Hall. Ms. Hast advised that she had the pleasure of serving on a municipal jury not too long ago. While she was there, she noticed how crowded the facilities were and agreed that they needed additional space separate from the Police Department. However, she also noticed that while she was in the Police Department waiting room, there were some people who were rather noisy and disruptive who were not there for the Police Department. They were there for Municipal Court. Ms. Hast did not feel that it was a great idea to have disruptive people invited into City Hall where other incompatible activities were taking place.

Ms. Hast stated that she believed it made sense to have the City Hall and Civic Center together as this would also maintain the character of the park. For that reason, she was very much in favor of having the Civic Center and City Hall together and having the law enforcement activities together--not necessarily in the same building, but at least adjacent such that security concerns could be addressed.

In closing, Ms. Hast advised that she like the idea of Alternative Plan C the best stating that it did provide more parking. She also indicated that every effort should be made to save as many trees as possible. It was very important to consider the long-term consequences of these decisions. The fact that the start date might get delayed or that there might be a different amount of cost was not as important as getting it right the first time.

David Montague:

Mr. Montague addressed City Council and thanked Councilman Pat McLaughlan for pushing the evening's event to be publicized and elevated to this level of discussion. He thanked Judge Wesely and indicated that he learned a great deal about the relationship between Municipal Court and the Police Department. She convinced him that those two areas should be together.

During the last two City Council meetings, Mr. Montague had spoken to Alternate Plan A and felt his heart was still there although he saw some new things from John Gabriel and comments from Jeff Gerber that should be taken to heart. He suggested that City Council have a Workshop Session and go through the plans in some detail.

Lastly, Mr. Montague echoed the last speaker and advised that although there were a number of factors that were most important, but was cost was further down his list. As a taxpayer, he was happy to pay more for a good plan that stood the test of time.

John Gabriel:

Mr. Gabriel addressed City Council and advised that the most important part of the evening was hearing what the public had to say. He encouraged residents to step

forward and offer their comments.

Jane McNeel:

Ms. McNeel addressed City Council and thanked them for allowing the meeting to occur and noted that it provided a great opportunity for residents to provide their comments.

Ms. McNeel continued and indicated that her first concern was the location of the Civic Center. When the current City Hall/Civic Center was built, Loftin Park did not exist and Laurel Street ran all the way through to Fifth Street. However, even then, City officials knew that it was a good idea to combine the Civic Center and City Hall.

A new building could provide a view to attractive and hospitable places on all sides. She could visualize lots of windows looking out on the park. She could see people moving around for various events between Loftin Park, the Civic Center, and the Great Lawn.

Reference was made to the Sugar Land City Hall, designed by Mr. Gerber's firm, with a plaza for community events and concerts. Ms. McNeel believed that the City Hall and Civic Center were the focal points of the City's civic area, were functionally compatible, and belonged in one structure on the same site in the midst of all of the City's beautiful green space.

Ms. McNeel stated that she felt Municipal Court should remain in the law enforcement area. She referenced the Conroe Police and Municipal Court, also designed by Mr. Gerber's firm, in one building with two separate entrances. The same thing occurred when renovating the Sugar Land Police Department and Municipal Court--both in one building. Ms. McNeel indicated that it was not unusual to have Municipal Court and the Police Department in one building.

Ms. McNeel stated further that she did not want a facility that required armed officers to be on hand to be next to the park and across the street from an elementary school. That situation needed to be separated as much as possible.

Another concern for Ms. McNeel was the Library. She advised that the Library was the most visited public building in Bellaire. It provided an incredible array of services to the community. She stated that she would love to see a new, standalone, state-of-the-art library building. If it could be constructed in the park, then it would be perfect.

In closing, Ms. McNeel referred to Bellaire's pool of talented professionals that were willing to devote their expertise to working with City Council and other City officials to build the best City we could have. She urged City Council to accept the input from these professionals.

Kristin Schuster:

Ms. Schuster addressed City Council and indicated that she respected Jeff Gerber's feedback and familiarity with the Municipal Facilities Project and awareness of the limitations. She had absolute faith in PGAL's ability to resolve whatever direction they received after this meeting.

She personally was a fan of Alternate Plan C, with the Library in the park. She noted that the plan would require postponing construction and relocation of the Municipal Court until such time as a new library were approved. She noted that a new library could be spectacular in the park.

Christopher Butler:

Mr. Butler addressed City Council and stated that when he thought about the May 27th Plan, he purposely did not get involved in the development of the alternative plans as he wanted to come this evening with an open mind.

In his opinion, Alternate Plan C contained the best elements. His lingering concern was what the City would do with Jessamine Street. He liked having the great synergy between the City Hall, the Civic Center, and the outdoor Civic Center (Great Lawn/Pavilion).

Joan Gee:

Ms. Gee addressed City Council and thanked them for having the meeting this evening. She indicated that it had been very informative and advised that she would go along with many of the other people who had spoken. She liked Alternative Plan C a great deal. It made sense and kept the small town community feeling in Bellaire.

Having Municipal Court and the City Hall in the same building did not sit well with her. She urged City Council to use the Ad Hoc Municipal Facilities Committee as they had spent so many hours looking into the project.

John Monday:

Mr. Monday addressed City Council and thanked them for making the meeting happen this evening. He had given the subject a great deal of thought and listened closely to the presentations. He supported or endorsed City Council's implementation of any of the plans described as the alternate plans.

He stated that he disliked the May 27th Plan because the Municipal Court had been separated from the safety triangle area. Mr. Gabriel presented nine points of advantage that the alternate plans contained, which helped to crystallize Mr. Monday's vision--an expectation that citizen centric and community building activities radiated out from the center of the campus.

With respect to the impact or greater expense of the alternate plan, if the results benefited the residents more over the next 50 years, he was willing to pay more. The additional cost would be infinitesimal compared to the campus plan that shortchanged the citizens year after year with a design that did not work as well. He urged City Council to get the best design that brought the best value. To do that, City Council needed to create an agenda item that put Alternate Plans A, B, and C on the table for a vote. The City Council needed to work together and gain a consensus and from there amend some contracts and direct PGAL to go in a slightly different direction.

In closing, Mr. Monday stated that the original objective to separate Municipal Court and the Police Station and the subsequent justification he heard just did not work for him.

Jo Monday:

Ms. Monday addressed City Council and thanked them for having the meeting this evening. She indicated that she had learned a great deal.

After hearing all of the really good information presented to the residents this evening, Ms. Monday indicated that her choice for a future City site would be an alternative long-term plan by John Gabriel and Kristin Schuster.

Ms. Monday continued and stated that she had lived in Bellaire since 1955, and hoped some day she was alive and here when she could see on the screen a provisional plan and funding for a new Library for the City of Bellaire. She felt this was the most widely used entity the City had and deserved more attention than it got.

Salim Virani:

Mr. Virani addressed City Council and indicated that he had a few comments to make regarding the proposed location of the Police Station. He indicated that he lived on Aspen Street. He advised that there were two important reasons that he moved to his current home five years ago--he could walk from his backyard to the wonderful Bellaire Library, as well as the facilities behind that.

Mr. Virani stated that he did not believe any resident would want to have a Police Station in their backyard. Safety and security was the primary reason many lived in Bellaire. That would be compromised if the Police Station were relocated. He urged City Council to look at that factor as well as some of the things brought forward by other Bellaire residents.

Jeff Caldwell:

Mr. Caldwell addressed City Council and thanked City Council for the opportunity to speak before them. Jeff Gerber talked about grouping buildings with similar security risks and the difference between the May 27th Plan and the alternative plans really boiled down to four buildings--the Police Department, Municipal Court, Civic Center, and City Hall.

It seemed to him that the Police Department and the Municipal Court were more similar with respect to security risks and the City Hall and Civic Center were similar with respect to security risks. It made sense to group those together.

The only thing that bothered him about any of the plans, with the exception of Alternate Plan A, was that the building with the single highest security risk, the Police Department, was being moved into the neighborhood on the south side of Jessamine. The City Council was now placing the highest security risk building in the entire project more in the neighborhood than it was right now.

As such, the only option that made sense to him was Alternate Plan A, which kept the Police Department and Municipal Court on the side of the street where it was currently located and grouped the City Hall and Civic Center together.

Charles Formica:

Mr. Formica addressed City Council and thanked them for the opportunity to speak this evening. He also thanked City Council for allowing the residents to present their views. In listening to the Chief of Police and Municipal Court Judge, Mr. Formica did not see where locating the Municipal Court with City Hall would be a better option than locating Municipal Court adjacent to the Police Station. He could definitely see the advantages of locating the Civic Center adjacent to City Hall. In order to build community involvement, there was no better way to do it than locating the Civic Center and City Hall together.

The zoning as mentioned by Mr. Gabriel had merit. Mr. Formica believe that the alternate plans better met the zoning objections. He strongly suggested that City Council consider the location of the buildings.

Susan MacDonald:

Ms. MacDonald addressed City Council and thanked them for the opportunity to speak. She stated that it had been helpful to see the comparison of the various plans together. She shared concerns as others had mentioned around the location of City Hall and the Civic Center.

Ms. MacDonald stated that her main concern was the location of the Police Station. As others had commented, any master plan that moved the Police Station to the south side of Jessamine Street moved it right next to the heart of many homes. Unlike many other functions of the park that were limited in their operations, the operations of the Police Department would impact the residents that lived on Aspen Street 24 hours per day for seven days per week.

In closing, Ms. MacDonald stated that she was in strong support of Alternate Plan A--a version that kept the Police Department on the north side of Jessamine Street.

Gary Brush:

Mr. Brush addressed City Council and thanked them for the meeting this evening. He also thanked John Gabriel and Kristin Schuster for providing their suggestions. Mr. Brush indicated that he was probably in the minority this evening because he actually liked the concept of City Hall and Municipal Court together.

He suggested that the City might need to look at property on Linden Street or other options for the Police Station location.

Lynn McBee:

Ms. McBee addressed City Council and stated that she absolutely rejected the proposal that City Council approved known as the May 27th Plan. The approval was for a campus concept, which somehow got written into the contract as having the functions represented by the PGAL proposal. She stated that she believed a conflict of interest argument could be made by locating Municipal Court with the City Hall (enforcer of laws; maker of laws). She stated that the City could not solve one problem by making another problem.

Ms. McBee indicted that she preferred a combination of Alternate Plans A and C. The long-term C option was great because it put the Library in the park ultimately. Option A temporarily combined police and municipal court in two buildings. Clearly the Municipal Court and Police Department were interdependent and needed to be. Placing them side-by-side would allow them to interact cooperatively.

Ms. McBee advised that she hoped when City Council left this evening that they would convene and publicize as greatly their position after hearing from the public.

Chris Kaitson:

Mr. Kaitson thanked City Council for holding the meeting and listening to residents. He also thanked the Judge, Police Chief, and Library for the information that was provided.

He noted that what he heard from the Library was the number of children that visited the facility and participated in outdoor activities. He was concerned about moving the children to the Great Lawn area. Currently, the children had a closed-in area where they

could actively and freely run or meet outside. He did not believe the children would have the same security in the park.

As far as the funding was concerned, Mr. Kaitson advised that he had voted against spending money to buy more land. As he had heard all of the information presented this evening, his thoughts had changed. If he were asked to vote today on that exact same issue, he would vote to buy more land and move the Municipal Court and Police Station away from the Library and schools. He believed the community would support that as well.

Tom Flaherty:

Mr. Flaherty addressed City Council and agreed with Mr. Kaitson's comments regarding extra land. Mr. Flaherty noted that he had previously spoken to City Council and urged them to have a greater design thinking. It was okay to do something different.

Mr. Flaherty advised that he believed the residents would regret the fact that funding for the Library was not in this plan. He suggested that the Library could be incorporated with the Civic Center and City Hall. Reference was also made to the number of stories that had been designed. He felt that if the plan could be accommodated better with three stories, then that should be considered. He also stated that he was in agreement with the residents that were willing to pay more to get the facilities done right.

Terry Leavitt-Chavez:

Ms. Leavitt-Chavez addressed City Council and thanked them for hearing the residents this evening. She stated that she was interested in Alternate Plan A; however, she felt that the library should be on the South Rice Avenue side. She could it see it beside the gazebo directly across from the new Condit Elementary School rebuild. She urged City Council to think about the Library if the plan was being revised.

Written Comments:

At this point in the meeting, Mayor Nauert read the written comments that the City Council had received into the record.

Kristi Coffey:

I am in opposition of the proposed site plan that places the Civic Center next to the police station on Jessamine Street. I firmly believe that the fire station, police and courts should be located together on Jessamine, and that City Hall, the Civic Center and library need to be clustered near the recreation areas. I am of the opinion that to achieve optimal functionality for residents, that court and justice buildings should be grouped together and separate geographically from buildings that function as places where Bellaire citizens engage in civic activities.

I am in support of the alternate site plan that has been presented, proposing that the City Hall and Civic Center be located adjacent to our Great Lawn and recreation areas. I am in agreement with the alternate plan that the court and traffic payment office building should be located on Jessamine Street near the police station.

I have grown up in this town (my first job was at the Bellaire Pool) and have loved raising my children in this town. I ask that the City Council review my opinion as well as the others not in favor of the current proposed plan during this meeting and make changes that would be in favor of the residents and their families to improve the flow

and functionality of the proposed site changes as proposed by the alternate site plan.

Denise and Skip Moon:

I have been a Bellaire resident for 30 years, and my husband has lived here for 19 years. I was a single parent for nearly 12 years and always felt my daughters were safer because we lived in Bellaire. Both daughters were active in the Summer Day Camps and my youngest daughter also worked as a camp counselor. She still lives in Bellaire and now has 2 children of her own, with a third on the way.

We've always enjoyed participating in various events at the Rec Center and on the Great Lawn. However, we both oppose the city proposed site plan due to safety issues. I do not understand why the city is pushing their plan, especially when it includes the Court and Traffic Ticket Payment office to be located in our City Hall and near our recreational areas. I also vehemently disagree with the proposed location of the new Civic Center, next to the police station on Jessamine St. I fear for the safety of my children and grandchildren if this plan becomes a reality. We support either one of the citizen proposed alternate site plans.

Thank you for allowing us to make our voices heard in this very important matter.

Judy Thrasher:

I am writing to support the alternative plan for the new city facilities.

To separate the courts from the police station would be a bad decision. The courts and police station work hand in hand with one another and should remain in one building and not be the center of our community. There is no reason to have the courts on Rice Street. The courts and jail should remain on Jessamine Street.

The civic center should remain on South Rice and be the doorway to our community.

Thank you for your attention to this request.

Angie Kaitson:

I am familiar with the site plans and I STRONGLY support the site concepts presented as the "citizen alternate plans."

Thomas Magzen, DDS:

I have reviewed the site plans for the new city facilities and support the "citizen's alternate plan." When I participated in Tents in Town, it was so convenient to have the Recreation Center next to the tent location. I do not think that moving the Rec Center further away makes any sense. The other suggestions about the courts location also makes much more sense than moving it away from the police station. I think that the citizen's alternate plan makes more overall sense than moving and/or rebuilding structures to locations that will be more difficult to use in a logical manner.

Dean and Suzi Nelson:

We have had the pleasure of living within walking distance of the current City facilities for the past two years. We are writing this email to discuss the proposal for rebuilding the facilities and have reviewed both the City's current plan as well as the alternate plan presented by residents of Bellaire. We have comments that we would like to have read

to the City Council during the meeting scheduled for Monday, March 30th, as we are unable to attend the meeting.

We understand the concerns of residents regarding the City's proposal to place the Courts along with City Hall as presented in the current plan. As such, Dean reviewed both plans and came up with an alternative for consideration. Rather than going with the alternative plan that has been proposed as a counter to the City's plan, he has this idea:

Take the current City Plan. The current square footage for the City Hall/Courts is approximately 15,000 square feet. The current square footage for the Future Library/Civic Center is approximately 17,000 square feet. These two structures should be flipped in their placements. Then, the library/civic center will be closer to both the park and the school for better access by residents. The civic center containing bathrooms and the kitchen as well as meeting space for special events would be closer to the town square and park space than the current proposal, and the City Hall/Courts would be placed across the street from the Police and Fire stations, providing synergy with those functions. These placements would benefit the usage of these spaces for the purposes they provide. In addition, access to services by those who most need it would be optimized.

The alternate plan places the Courts across from the library which we believe is not the best placement, given that many Bellaire citizens along with their children visit the library on a consistent and constant basis. It seems that the Police station and Fire department would be better served being close to each other as well. In addition, we don't feel that the Civic Center being close to the City Hall creates as much of a benefit as placing the Courts/City Hall closer to the Police and Fire Departments.

Please reply to this email if you have any questions or need clarification. I apologize that we don't have a way to sketch the changes out for consideration at this time, however it is a simple tweak to the current City plan that we believe changes the entire flow of the building spaces and who has ready access.

Brenda Cauthen:

My husband, Greg, and I are familiar with the facilities site plans. We have discussed the pros and cons of each plan and we strongly support the site concepts presented as the "citizen alternate plans." We believe the civic center should be front and center on one of the city's major streets (South Rice), not tucked away on a crowded side street. I understand the city plan opens to the great lawn, but it does not open to the beautiful view of the new pavilion. Please listen to the citizens and go with the alternate plan.

Tom Ligh:

Concerning the Bellaire City facilities construction, I support the site concept presented as the "citizen alternate plan."

Wendy Sides:

I am familiar with the facilities site plans and I strongly support the site concepts presented as the "citizen alternate plans." I feel that this plan best serves our community.

Annette and Craig Rock:

My husband and I are longtime residents of Bellaire. We've been following the construction plans for Bellaire's new municipal facilities. We strongly disagree with the current facilities site plan that places the courts in the same edifice as city hall on S. Rice. We strongly support the site concepts presented as the "citizen alternative plans." Thank you for reconsidering the current site plans.

Patricia King-Ritter:

Thank you for having the vision to look ahead at our future needs as a City. We are a small but mighty city, we deserve to have a well thought out plan that will last generations. I have looked at the plans and I wonder why you would want the Court house and City Hall in one area? City Hall is the main focal point and is the first thing people will remember when they visit. Do you want a newcomer to see people who are protesting their case or fighting a ticket? What do you think of when you go into our courthouse? City Hall should be a welcoming place. I love when I walk into City Hall and see Tillie and am able to talk to her. If we have the courthouse and City Hall we will lose that friendly feel. What are we trying to present? What do you want people's first impression to be? I agree with the Ad Hoc committee and their Proposal.

Dirk Stiggins:

I am familiar with the two concept proposals for the new city facilities and I support the "citizen alternate plans." I will try to attend the meeting tonight to hear the presentations, but if I am unable to attend I still would like to voice my concerns.

Scott Frankel:

I attended the Council session around one month ago and spoke before Council and the Mayor. Approximately 20 citizens, including 12 architects and design experts, spoke out or had letters read into the record at that meeting. Each and every citizen spoke out in favor of the alternate site plan and against the plan currently under consideration. The five-person Ad Hoc Committee was also unanimous in its support of the alternate plan and against the plan currently under consideration. All of these people cannot be wrong and the Mayor right on this issue. Of course, the Mayor's response was to have a press conference for the unsupported plan. This was a completely abnormal response. Unfortunately the Mayor has let his ego get in the way of good judgment and what is best for the city and citizens of Bellaire. Let us all hope the proper course of action is corrected and pursued.

I strongly support the "citizen alternate site plans."

Margaret Shallock:

I have concerns with the new city center plan. I think the adopted plan has not had proper feedback from the citizenry of Bellaire. I support the "citizen alternate plan" at this point, because I think the police department and courts should be together on Jessamine. I am also concerned that the City Plan shows a new library, but I don't think funds have been appropriated for that project. I am afraid the city will run out of money and that our beloved library, will disappear from the city. Most towns in America cherish their libraries as a sign of valuing knowledge and education and offering a place for all citizens to improve themselves for a better future. Our Bellaire Library is always bustling with activity and making the changes to lead information sharing in the 21st century. Until I am convinced that the library will indeed survive and thrive in Bellaire's future, I will stick with the alternate plan.

Millie Hast:

I am writing to express support for the citizens' advisory committee's alternate recommendation regarding the reconstruction of city facilities. It seems to me that courtrooms do not belong in City Hall or the Civic Center and that the city would be better served by having the courts near the police station. City Hall and the Civic Center should be near the park for convenient access by residents. These facilities will be in place for a long time to come, so I hope City Council will not rush to a decision and take adequate time to ensure that the needs and preferences of the residents are met.

Jamie Allen:

I am familiar with the facilities site plans and I strongly support the site concepts presented as the "citizen alternate plans."

Aileen and Andy McCormick:

As a 25+ year resident of the City of Bellaire, I want to voice my strong support of the above [citizen alternate plan] as it relates to the proposal for the site of city hall, civic center, court, and police station. It seems like the most sensible plan is the one proposed by the ad hoc committee that our Mayor and City Council supported. Why we would want it to be as originally proposed makes no sense to me.

The only reason that I will not be at the meeting tonight is because I have promised to visit my 88 year old mother in the Nursing Home. That is the right thing to do-I hope our city leaders will also do the right thing and approve the citizen alternate plans!

Wendy Bantle and Michael Shirley:

We are extremely concerned about what we, and other residents, consider to be a poorly designed site layout plan as presented by city staff for the development of Bellaire's Town Square.

We strongly support the concepts presented as the "citizen alternate plans."

Johnnie P. Frazier:

I am very familiar with the facilities site plans and I most highly support the site concepts presented as the "citizens alternate plans."

May common sense prevail in understanding the concept of buildings with common/related functions positioned adjacent to each other (i.e., courts, jail), while the Civic building located near the recreation, Great Lawn, Aquatic Center.

Thank you for the above consideration.

Mrs. Thomas D. McGinty [Patricia]:

After studying the reconstruction plan for a new City Hall, Civic Center, Courts, Police Station, I find that I am not in agreement with the proposed plan. The proposal to combine City Hall and the Courts would place the city workers plus the general populace of Bellaire in a very precarious position as they would be in conjugation with the criminal masses that would be using the court system. At NO TIME would I appreciate having to run the gauntlet of lawyers and criminals to pursue my needs in the City Hall. The

Courts need to be adjacent to the Police Department to facilitate our police's time and energy. It would also be a mistake to place a criminal court building next to a city park where mothers with babies and small children congregate. Do you NOT wish to protect our citizens from criminal elements? Please reconsider this place and protect our city workers and our citizens.

Following written comments, Mayor Nauert opened the floor for additional oral comments.

Oral Comments (cont.):

Roberta Murray:

Ms. Murray thanked City Council for providing an opportunity for residents to provide comments and for allowing the evening's presentations. Ms. Murray advised that she had lived in Bellaire for 39 years and had the privilege of working for the City for 35 years. As a result, she was quite familiar with the current City Hall/Civic Center building and the services that it provided, as well as with the other City facilities and their related functions.

Ms. Murray did not support having Municipal Court in the same building with the City Hall. She believed that the Civic Center and City Hall should be joined together and that the Municipal Court and Police Department should be adjacent if not even in the same building as they currently existed.

She appreciated the comments that Chief Holloway made. She felt the City made a good move when the Municipal Court was removed from police administration and moved to finance administration. Based on the information that Judge Wesely provided, having the Municipal Court and Police Station in the same building provided a sense of security to the people that worked in Municipal Court. Ms. Murray believed that trumped the concerns that people who came to pay their fines would have (i.e., intimidation by the location of the police department).

Ms. Murray stated that she was visiting with Prosecutor Bob Richter during the break and he told of an incident that occurred many years ago in Municipal Court. The incident was scary, and Municipal Court was very fortunate to have been located near the Police Department.

After hearing the concerns from the residents that lived on Aspen Street, she could certainly sympathize with their situation. Ms. Murray suggested leaving the Civic Center combined with City Hall and Municipal Court combined in some way with the Police Department. If both could be combined in the same building, costs could be saved by sharing some spaces and more parking could be provided.

Sue Ellen Magzen:

Ms. Magzen addressed City Council and thanked them for having the meeting this evening. She noted that she had two grandchildren currently attending Condit Elementary School and would not want to see a Municipal Court across the street from the school. She indicated that she was in favor of the long-term Alternate Plan C. When she envisioned the downtown area, she felt it should be a social area and that security should be kept away. With respect to the Library, Ms. Magzen felt that it should be showcased either on South Rice Avenue or right in the center and not across the street from the other security features.

In Ms. Magzen's opinion, if the City was worried about green space, then placing parking under the buildings should be considered.

Lydia Caldwell:

Ms. Caldwell addressed City Council and thanked them for providing an opportunity for residents to voice their concerns. She appreciated what a huge undertaking the Municipal Facilities Project was and hoped that City Council would give a great deal of consideration to the residents on Aspen Street.

She indicated that she and her husband had purchased a home on Aspen in 1994 and, as Cliff Morgan stated, she knew perfectly well that a Fire Station was located behind her backyard. She indicated that she never would have purchased a home that would essentially be back-to-back with a jail. The security issue was too large.

In closing, Ms. Caldwell advised that her personal choice was Alternate Plan A.

Phil Murray:

Mr. Murray addressed City Council and noted that he had learned a great deal during the evening. One thing he had not thought about were the people who lived behind the jail, noting that he would not want that either. His initial selection was for Alternate Plan C, but considering the residents of Aspen Street, he would select Alternate Plan A.

E. Adjourn.

Motion:

To adjourn the Community Meeting before the City Council of the City of Bellaire, Texas, at 9:10 p.m. on Monday, March 30, 2015.

RESULT:	UNANIMOUS
MOVER:	Roman F. Reed, Councilman
SECONDER:	Gus E. Pappas, Councilman
AYES:	Nauert, Nathan, Reed, Avioli Sr., Pappas, McLaughlan, Friedberg