



CITY OF BELLAIRE TEXAS
AD HOC MUNICIPAL FACILITIES COMMITTEE
JUNE 18, 2015

Council Chambers

Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

REGULAR SESSION – 6:00 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 6:08 p.m. on Thursday, June 18, 2015. He welcomed the two newest Committee Members, Todd Blitzler and Michael Fife, and advised that a quorum of members were present as set forth below.

Attendee Name	Title	Status	Arrived
Dolores Avioli	Member	Present	
Todd Blitzler	Member	Present	
Christopher Butler	Member	Present	
Michael Fife	Member	Present	
Chris Kaitson	Member	Present	
Kristin Schuster	Member	Present	
Suzanne Shelby	Member	Present	
Gus E. Pappas	Council Liaison	Present	

B. Public Comments

Lydia Caldwell spoke discussing her property on Aspen and the concerns she as a property owner has with the location of the new Police Station. Mentioned property values would be negatively impacted. Ms. Caldwell emphasized her neighbor's, Mr. Morgan, question, asking if the City has looked into temporally moving into Houston PD's building on Beechnut. She spoke in favor of "Alternate Plan A."

Robert Riquelmy understands that is friction between the Council and the Ad Hoc Committee. Mr. Riquelmy told the Committee to be persistent, airing complaints at the Council podium. He also suggested running for office.

Lynn McBee is disappointed in staff's understanding of their role in support of Council appointed committees. The minutes are missing chunks of information including citizen comments.

Jeff Caldwell addressed the Police Department being located on the South side of Jessamine. Mr. Caldwell spoke to Chief Holloway's comments from the previous meeting on the future of policing. Mr. Caldwell stated that the noise abatement at the Fire Station does not work. He urged the Committee to keep the Police Station on the North side of Jessamine.

C. Approval of Minutes

The Committee reviewed the Minutes from the May 5, 2015 Regular Meeting and asked that the following be amended:

- Add attendance, start time, and public comments
- Add written public comments

Member Dolores Avioli: The minutes reflect very little of the Committee's discussion. The minutes need to be provided earlier for Committee review.

Member Kristin Schuster: The minutes reflect the presentation, not the discussion.

Member Christopher Butler: Minutes do not cover public comments.

D. Confirmation of Project Objectives

Council Liaison Gus E. Pappas mentioned that this was the third meeting since the May Town Hall Meeting, and that he hopes the Committee can codify some things tonight.

Mr. Jeff Gerber stated the purpose of today is to narrow down the options. He started by asking the following questions:

1. Do we still want to evaluate all four options?
2. Do we still want to examine the other variables (raising buildings, underground parking, etc...?)

Member Todd Blitzer: The budget will not cover underground parking. Not reasonable to go down that path. No need to discuss further.

The Committee agreed that they no longer need to look at underground parking.

Mr. Gerber: Are we still talking about using podiums to park under the building?

Member Blitzer: That is still a consideration at this point.

Member Christopher Butler: We need to nail down where we want to put the buildings before we have detailed discussions.

The Committee reviewed "Alternate A – Option 4," providing the following comments:

Member Schuster: We are flipping Police and Courts.

Member Blitzer: Is this option phaseable?

Mr. Gerber: This would require Police and Courts to move during construction.

Member Blitzer: The pipes in the water facility will not allow the building to move there. What are the relocation costs?

Mr. Gerber: We put \$500,000 for Police and \$250,000 for Courts in the budget for relocation costs.

Member Blitzer: As a negative, this option does not allow for construction phasing. As a positive, you are not putting a two story building behind residences.

Member Schuster: I thought based on our last discussion that we were only looking at "Alternate A – Option 4" and "Alternate C."

Member Gerber: The Committee did not eliminate looking at the recycling center.

Member Avioli: What I'm hearing from the architects is that there is no way to bypass the flooding at Edith. Are there no ways to alleviate the problem?

Mr. Gerber: The Building Code requires us to build 1' above the 500 Year Floodplain. We know the 100 Year Floodplain is 5' above the ground, we don't know what the 500 Year is, it could be 1' of 2' above that. Protecting the building is not a problem, getting the vehicle up to the building and raising the roads are the problems.

Member Blitzer: You can't get the cars out. It's the worst flooding locations in the City.

Member Butler: It would never occur to me to put the Police and Courts in that location is doing a land use map.

Member Avioli: The space is underutilized. I question Mr. Gary's report that it would cost \$750,000 to just remove materials from the site.

The Committee voted on the following motion:

To eliminate the Edith Street option from consideration.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Kristin Schuster
SECONDER:	Todd Blitzer
AYES:	Avioli, Blitzer, Butler, Fife, Schuster, Shelby, Kaitson

The Committee voted on the following motion:

To eliminate the underground parking consideration from the project.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Todd Blitzer
SECONDER:	Suzanne Shelby
AYES:	Avioli, Blitzer, Fife, Schuster, Shelby, Kaitson
NAYS:	Butler

Member Butler: I won't support this motion, we don't know enough yet. I suggest we bring it back up if it's viable.

Member Blitzer: A Pro is that the Courts and Police Station is on the North Side of Jessamine versus the South side. A Con is the relocation of the Police and Courts facility during construction.

Member Schuster: A Con is that this option puts a lot of building footprint in the park. We are talking about this option with the police and courts switched.

Member Butler offered the following Pros to the Police and Courts Building not being on Jessamine;

- Less noise, visual, and light impact on the neighborhood
- Perception of safety enhancement by moving across, police farther from residents

Member Blitzer: Add aesthetic impact as a Pro.

Member Schuster: Homes are allowed to be two stories. The height of the building is not a specific impact.

Member Schuster: This option does or doesn't increase safety?

Member Butler: It increases the perception of safety by having Police in the park.

Mr. Gerber: Police has the ability to grow in both options.

Member Butler: What is the motivation to wanting to expand the Police Station?

Mr. Gerber: Policing is not necessarily driven by population; there are numerous factor in play.

Member Butler: The changes to the future land use plan does not call for excessive or rapid growth.

Member Blitzer: This new station is larger than the current one. There will always be the ability to expand.

Member Schuster: If this option goes before Council they need to understand that the uses may flip-flop.

Member Avioli: If Police is two stories and Courts is one story, couldn't we expand over Courts in the future?

Mr. Gerber: Yes.

Member Blitzer: I don't think we need to worry about it.

Member Chris Kaitson: Unknowns in the future are a negative.

Mr. Gerber: We have planned for what we think the Police will need to be in the future. It's not wise not to box the building in. We need to plan for future expansion if its needed.

Council Liaison Pappas: These are just boxes at this point.

Member Blitzer: The conversation of whether the Police are on the North or South side of Jessamine is a good one.

Member Butler: A Con is that Police and Courts are proximate to each other.

Member Schuster: I think their proximity to each other is an operational Pro.

Member Blitzer: I think we can solve the problem with different entrances.

Member Schuster: Can we get more contexts in the graphics with regards to the Aspen homes?

Member Butler: A Pro, is that we are leaving planning for the library, while a Con is that it will require more funding.

Member Avioli: Should we consider the library at this point?

Council Liaison Pappas: As a Pro, a reduction in the parking requirement is a pro.

Member Schuster provided the following Pro comments:

- Provides for future library (based on Committee objective)
- Pragmatic compatibility
- Uses the existing footprint, limiting impact on trees

Member Schuster: Access to the great lawn is more limited. This is a Con.

Member Avioli: We have to remember that the "green corner" will be there.

Member Schuster: Both alternative options show the City Hall/Civic Center in Northeast corner. Can we move that around?

Mr. Gerber: These are still only "boxes."

Member Butler: can the lines be drawn wiggly?

Mr. Gerber: The shapes are formed by the tree driplines. I can put a disclaimer.

The Committee reviewed "Alternate C," providing the following comments:

Mr. Gerber: In the Alternative C – long Term, the library shifts into the park and the Court moves to the other side of Jessamine.

Member Blitzer: Why not flip Police and Courts?

Mr. Gerber: This a phasing advantage?

Member Blitzer: Why don't we make Police and Courts two separate buildings? I think we need an option that puts the Courts on the South side and the future Police where the Courts is shown now.

Member Schuster: We are now not evaluating Alternative C; we are looking at another option. Do we want to do that?

Member Kaitson: I think we need to vote on whether to move the Police to the South side of Jessamine.

Member Schuster: I'm not ready to dismiss moving the Police to the South side.

Member Kaitson: I am, due to the impact on the residents.

Member Avioli: Isn't the Police and Courts together a really strong Pro?

Member Schuster: I would still consider this new option fundamentally together.

Council Liaison Pappas: Police are further to the East that they are now. If we move Police, Could we move the library adjacent to Court?

Mr. Gerber: The Police and Courts are not compatible uses.

Member Kaitson: How many plans are we showing to Council?

Member Butler: That depends on how we end tonight.

The Committee provided the following Pros and Cons to Alternative C:

Pros:

- Minimizes the amount of building in the park
- Extends phasing of the overall design
- Defers the expense of moving the Courts

Cons:

- Police impact to resident to Aspen street
- Same list as Alternate A

Member Schuster: Would you evaluate "short term" without considering "the long term" option?

Member Kaitson: Is the Court building sound enough to be left and rebuilt later?

Mr. Gerber: There are some problems with the building, and we have included some money for repairs. It all depends on how long we're talking about before its rebuilt.

Member Blitzer: Is it an option to renovate the Courts to temporarily house Police?

Mr. Gerber: You would be renovating almost the entire building. It's easier for Courts to temporarily move into Police.

Member Blitzer: The Alternative C short and long term option are really two different schemes.

Member Kaitson: Do relocation costs assume the buildings are built at the same time, or are they staged?

Mr. Gerber: The budget plans on building all you can, as fast as you can.

Member Schuster: The library is one of the most used spaces, and it is a positive to make it part of the park.

Member Kaitson: The library in the park is a huge negative. It's a quiet place, not a place for kids to play.

Member Blitzer: We should be looking at "what ifs" with regards to the library. Not funded yet. Alternative C long term is a future vision.

Member Kaitson: One of the driving issues is the need to bring the Police Department into the modern age with technology.

Member Butler: I like the original panoramic view proposed for the library. I'm struggling with the Police on the South side of Jessamine.

Member Michael Fife: It's better for Aspen resident to move the Police building.

Member Avioli: I can't get past the Police being on the South side of Jessamine.

Member Blitzer: I would be surprised if Council supported impacting Aspen. I would move Police to the North side of Jessamine.

Member Schuster: With this new option we do incur the cost of relocating and moving the pump materials, and moving the library next to the Police building.

Mr. Gerber: Are we eliminating Alternative C?

Member Butler: Can we put something together to look at?

The Committee voted on the following motion:

To add to the project objectives that the Police Station should not be located on the South side of Jessamine.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Todd Blitzer
SECONDER:	Dolores Avioli
AYES:	Avioli, Blitzer, Butler, Fife, Shelby, Kaitson
NAYS:	Schuster

Member Schuster: I'm not in favor of this motion because it eliminates an option that with further exploration could lead to a solution. Not ready to let go of the idea to delay relocating the Court.

Member Fife: How is the Police building backing up to Aspen homes acceptable?

Member Schuster: I think there may still be design solutions to solve many of the problems.

The Committee took recess at 8:14 Pm and returned at 8:23 PM.

Mr. Gerber: Is Alternative C off the table?

Member Schuster: I thinks if we remove C, we are putting the benefit of five residents over the rest of the City.

Member Avioli: Should we leave C and flip the Courts and Police?

Member Schuster: That doesn't achieve the objectives, we would be moving Police twice.

Mr. Gerber: So keep C in the mix?

Council Liaison Pappas: Keep it in, but you heard it doesn't meet the new objective.

Mr. Gerber and PGAL presented to the Committee Options D-1 and D-2 for consideration.

Member Butler: Can you walk us through the phasing advantages of these plans over Alternative A?

Member Butler: This option improves access to the Great Lawn.

Mr. Gerber: Chief, can you talk about any concerns you may have?

Chief Byron Holloway: Not sure how we'll be getting in or out, access to the jail. Don't see that the library will cause us any problems. I would need to see it programed out more to develop a better opinion.

Member Avioli: Why would we want to jam up the library space?

Member Fife: The library next to the baseball field is odd.

Chief Holloway: We don't just police the City of Bellaire population. The area around us is growing and traffic is increasing. Policing will change in the future. The Bellaire population is only about 30% of what we take into consideration.

Mr. Gerber: Are we eliminating Option D-2?

Council Liaison Pappas: We would like to add D-1 (Alternate D) to the matrix.

The Committee voted on the following motion:

To rename Alternative A-Option 4, to Alternative A and to add Alternative D into consideration.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Kristin Schuster
SECONDER:	Todd Blitzer
AYES:	Avioli, Blitzer, Butler, Fife, Schuster, Shelby, Kaitson

Mr. Gerber: Are we maintaining Alternative C?

Council Liaison Pappas: We should leave C.

Mr. Gerber: So we are looking at one more meeting before we go to Council. I think we need to spend the rest of tonight looking at the Pros and Cons of Alternatives C and D. Are we taking all four options to Council?

Member Schuster: I think that decision would happen at the next meeting.

The Committee discussed the following motion:

To remove Alternative C from consideration.

RESULT:	MOTION WITHDRAWN BY MOVER AND SECONDER
MOVER:	Chris Kaitson
SECONDER:	Christopher Butler
AYES:	

Member Schuster: I may not be in favor of Alternative C, but it is not responsible to take it off the table yet. It needs further exploration.

Member Blitzer: It worthwhile to discuss at the next meeting.

Member Fife: Doesn't that add more confusion?

Council Liaison Pappas: Does having a design objective automatically exclude any options which don't meet all of them? I would suggest one more meeting. If each plan has to meet each objective then you going to Council with Alternative A.

Member Fife: Are you discounting Alternative D?

Council Liaison Pappas: The Committee has been at this for fourteen meeting and is ready to dismiss Alternative D after 2 minutes of discussion.

Member Blitzer: I think we should keep Alternative C in play for comparison. I think all the Alternatives are viable options.

Member Butler: I think that if it doesn't fit with the design criteria, then that option is out.

Member Blitzer: Including the Cons we've listed for an option outlines why we don't think it's viable.

Mr. Gerber: It's important for the committee to figure out how to communicate their message to Council.

The Committee provided the following Pros and Cons to Alternative D:

Pros:

- Improves accessibility and visibility to the Great Lawn from Jessamine.
- Minimal impact to Aspen residents.
- Minimizes the amount of building in the park.
- A single story building (Court) is a better buffer for the Aspen residents than a parking lot.
- Simplifies the Courts building relocation.

Cons:

- Reduces the library options in Town Center.
- Requires relocation of buildings and water plant.
- Relocation costs associated with the Police building
- Court and Police are now separate requiring an extra building

Member Blitzer: What's the possibility of the Police Building being three stories?

Mr. Gerber: There are operations that have to be on the ground floor. There are others that could be but don't have to be.

Member Fife: Why can't you put the library wherever you want to?

Member Avioli: Why are we determined to attach the Library to Police and put it in the park?

The Committee provided the following Pros and Cons to the Council Approve March 27 option:

Pros:

- Library engages the Great Lawn, programmatic compatibility Library with Civic Center
- Can be built within budget

Cons:

- Police on the South side of Jessamine
- Programmatic incapability
- Limits visibility of the Great Lawn from Jessamine
- Library adjacency to ball field

Mr. Gerber: What we want to do is answer how does this end? What do we provide to Council for them to make a decision?

E. Confirmation of Evaluation Matrix Categories

F. Discussion of Matrix Comparison Technique

G. Completion of Matrix

H. Discussion of City Council Presentation

I. New Business

J. Review of Consensus from Meeting

K. Discussion Regarding Next Meeting

The Committee chose to set the next meeting for Monday, June 29 at 6:00 PM in Council Chambers.

At the next meeting the focus will be the four site plans, review of the pros and cons, definitions, and discussion of how to present to Council.

Public Comments:

Jolene Wellington addressed the comment to adjust the plan for only 5 residents. The noise will effect more than the 5 residents on Aspen

Salim Virani stated to first do no harm in our planning. Do not look just at property values. Let's not make the Library an issue if there is no funding.

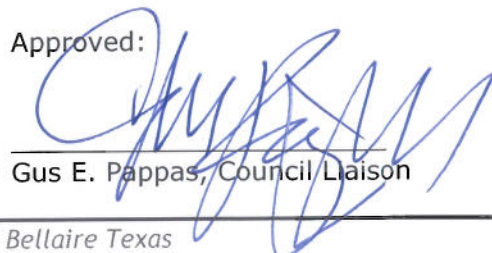
Lynn McBee is concerned with zoning and the separation of uses. Bellaire has considered itself above the zoning guidelines. These are not residential uses, city must mitigate issues. Additionally, Ms. McBee addressed the Rice Ave. corner design.

Jeff Caldwell discussed the cost savings budgetary issue combining Police and Courts. There is a long term savings.

L. Adjournment

Council Liaison Pappas advised that the Regular Session of the Ad Hoc Municipal Facilities Meeting was adjourned at 9:55 p.m. on Thursday, June 18, 2015.

Approved:



Gus E. Pappas, Council Liaison