

ALLEN OWEN
Mayor

JERRY WYATT
Councilmember at Large Position 1

CHRIS PRESTON
Councilmember at Large Position 2



YOLANDA FORD
Councilmember District A

DON SMITH
Mayor Pro Tem
Councilmember District B

ANTHONY G. MAROULIS
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING AGENDA

Notice is hereby given of a Special City Council Meeting to be held on **Monday, April 18, 2016, at 6:00 p.m.** at: **City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

1. **CALL TO ORDER**
2. **DISCUSSION/POSSIBLE ACTION**
 - (a) Presentation of the City Hall complex concept master plan.
3. **CLOSED EXECUTIVE SESSION**

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

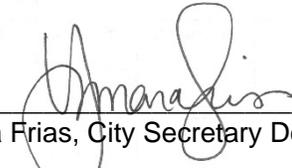
Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee: the Director of Court Services.

4. **RECONVENE** into Special Session and Consider Action, if any, on items discussed in Executive Session.
5. **ADJOURN**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the April 18, 2016, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on April 15, 2016, at 4:00 p.m.



Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2016.

Signed: _____ Title: _____



CITY COUNCIL AGENDA ITEM COVER MEMO

April 18, 2016

To: Mayor and City Council
Agenda Item: 2(a) Presentation of the City Hall Complex Plan
Submitted by: Scott R. Elmer, P.E. Assistant City Manger

SYNOPSIS

An introduction of a concept master plan creating a destination place within the approximate 20 acres around the City Hall Complex

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City
- Grow business investments in Missouri City
- Develop a high performing City team

BACKGROUND

The Council adopted Missouri City Vision 2029 includes a successful Village Center on Texas Parkway. Capitalizing on the incoming HCC campus, the expansion of the library, authorized bond funding for the beautification of Texas Pkwy and the recent completion of surrounding bicycle & pedestrian access; the City has a unique opportunity to collaborate and partner with the community, local businesses and organizations in the creation of a dynamic sense of place. The existing city property around the city hall campus includes 20 acres of varied uses, from city hall itself to the underdeveloped Quail Green West Park. This area should serve as one of the vital spots for public engagement. The public open space should be preserved and enhanced by providing an overall destination location. This destination location is envisioned as quality “pocket” activity areas linked together conceptually by a consistent overall concept and physically by a multi-use trail system.

The project objectives include:

1. IMAGE
Enhance and lead the community image
2. COMMUNITY
Create a compelling location that becomes a centerpiece of the city
3. CIRCULATION
Increase the potential customer base on Texas Pkwy by providing a destination location
4. ECONOMIC DEVELOPMENT
Sustain and increase the tax base

BUDGET ANALYSIS

- Not applicable

SUPPORTING MATERIALS

1. Placemaking Handout

STAFF'S RECOMMENDATION

Recommend approval for staff to proceed with the advertisement of a Request for Qualifications to establish a formal master plan with cost estimates for Council Approval.

**Assistant City Manager/
City Manager Approval:**

Scott R. Elmer, P.E.

Eleven principles for creating great community places

1. The community is the expert
 - a. What are the talents and assets within the community
 - b. Identify the people who can provide the historical perspective, valuable insights in how the area functions, an understanding of the critical issues and what is meaningful to people
 - c. Identification up front creates of community ownership in the project
2. Create a place not a design
 - a. To make an under performing space into a vital place – physical elements must be introduced that make people feel welcome and comfortable – from seating and landscaping to “management changes in the pedestrian circulation pattern and by developing more effective relationships between the surrounding retail and the activities going on in the public spaces. The goal is to create a place that has both a strong sense of community and a comfortable image, as well as a setting and activities and uses that collectively add up to something more than the sum of its often simple parts.
3. Look for Partners
 - a. Partners are critical to the future success and image of a public space improvement project. Whether you want partners at the beginning to plan for the project or you want to brainstorm and develop scenarios with a dozen partners who might participate in the future, they are invaluable in providing support and getting a project off the ground. They can be local institutions, museums, schools and others.
4. You Can See a Lot Just By Observing
 - a. We can all learn a great deal from others’ successes and failures. By looking at how people are using (or not using) public spaces and finding out what they like and don’t like about them, it is possible to assess what makes them work or not work. Through these observations, it will be clear what kinds of activities are missing and what might be incorporated. And when the spaces are built, continuing to observe them will teach even more about how to evolve and manage them over time.
5. Have a Vision
 - a. The vision needs to come out of each individual community. However, essential to a vision for any public space is an idea of what kinds of activities might be happening in the space, a view that the space should be comfortable and have a good image, and that it should be an important place where people want to be. It should instill a sense of pride in the people who live and work in the surrounding area.
6. Start with the Petunias: Lighter, Quicker, Cheaper
 - a. The complexity of public spaces is such that you cannot expect to do everything right initially. The best spaces experiment with short term improvements that can be tested and refined over many years! Elements such as seating, outdoor cafes, public art, striping of crosswalks and pedestrian havens, community gardens and murals are examples of improvements that can be accomplished in a short time.
7. Triangulate
 - a. “Triangulation is the process by which some external stimulus provides a linkage between people and prompts strangers to talk to other strangers as if they knew each

other” (Holly Whyte). In a public space, the choice and arrangement of different elements in relation to each other can put the triangulation process in motion (or not). For example, if a bench, a wastebasket and a telephone are placed with no connection to each other, each may receive a very limited use, but when they are arranged together along with other amenities such as a coffee cart, they will naturally bring people together (or triangulate!). On a broader level, if a children’s reading room in a new library is located so that it is next to a children’s playground in a park and a food kiosk is added, more activity will occur than if these facilities were located separately.

8. They Always Say “It Can’t Be Done”

- a. One of Yogi Berra’s great sayings is “If they say it can’t be done, it doesn’t always work out that way,” and we have found it to be appropriate for our work as well. Creating good public spaces is inevitably about encountering obstacles, because no one in either the public or private sectors has the job or responsibility to “create places.” For example, professionals such as traffic engineers, transit operators, urban planners and architects all have narrow definitions of their job – facilitating traffic or making trains run on time or creating long term schemes for building cities or designing buildings. Their job, evident in most cities, is not to create “places.” Starting with small scale community-nurturing improvements can demonstrate the importance of “places” and help to overcome obstacles.

9. Form Supports Function

- a. The input from the community and potential partners, the understanding of how other spaces function, the experimentation, and overcoming the obstacles and naysayers provides the concept for the space. Although design is important, these other elements tell you what “form” you need to accomplish the future vision for the space.

10. Money Is Not the Issue

- a. This statement can apply in a number of ways. For example, once you’ve put in the basic infrastructure of the public spaces, the elements that are added that will make it work (e.g., vendors, cafes, flowers and seating) will not be expensive. In addition, if the community and other partners are involved in programming and other activities, this can also reduce costs. More important is that by following these steps, people will have so much enthusiasm for the project that the cost is viewed much more broadly and consequently as not significant when compared with the benefits.

11. You Are Never Finished

- a. By nature good public spaces that respond to the needs, the opinions and the ongoing changes of the community require attention. Amenities wear out, needs change and other things happen in an urban environment. Being open to the need for change and having the management flexibility to enact that change is what builds great public spaces and great cities and towns.