



**CITY OF LA MARQUE
PUBLIC SAFETY BUILDING COMMITTEE
REGULAR AGENDA
of
February 4, 2025**

Notice is hereby given that the Public Safety Building Committee of the City of La Marque, Texas will conduct a **Meeting** on **February 4, 2025**, beginning at **5:00 PM** in the **Council Chambers** at **1109-B Bayou Road La Marque, Texas as well as via video-conference hosted through Zoom (bczoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas Local Government Code the presiding officer and a quorum of the Committee intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public.

The Committee will meet for the purpose of considering the following agenda:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PRESENTATIONS
 - 3.I. Financial Projections - Stifel
 - 3.II. Public Safety Building Architect Report - Luong & Associates
4. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to the Committee (limited to three (3) minutes). If wishing to speak give the Chair or presiding officer your full legal name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. *Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the presiding officer will call on you in turn.*

5. NEW BUSINESS
Items presented to the Committee for discussion and possible action:
 - 5.I. Considering the report and recommendations provided by Stifel financial advisors

5.II. Considering the report and recommendations provided by Luong & Associates

5.III. Item requests for next meeting

5.IV. Scheduling next meeting date

6. REQUESTS AND ANNOUNCEMENTS

7. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on January 31, 2025 by 11:00 a.m.

Kierra K. Nance, TRMC
City Clerk



June 13, 2022

**CITY OF LA MARQUE
CITY COUNCIL PRESENTATION – PROGRESS UPDATE**

MCLEMORE LUONG

Agenda

- 1) Review of Public Safety Building Committee Meetings to Date
 - April 20, 2022 Meeting Review – Assessment
 - May 11, 2022 Meeting Review – Programming
 - June 8, 2022 Meeting Review – Building Site Plans
- 2) Present two site plan/floor plan options
- 3) Review of Public Safety Building Committee Inputs



Public Safety Building Committee Recap

April 20, 2022 – Review of Existing Police Station and Facility Assessment Report

Meeting Location: Police Station, Roll Call Room Housekeeping Summary Review

- Committee members briefed on Open Meetings Act and Meeting Procedures
- Committee agreed to meet every other Wednesday, starting May 11, 2022 at 5:00 PM
- Reviewed the goals of the committee – To provide consensus recommendations to council on the following items:
 - Location / Cost / Program / Size / Schedule / Aesthetic

Technical Summary Review

- Reviewed the staff interviews, existing facility data sheets, and staff projection methodology
- Gave committee a detailed tour of the Police Station, accompanied by Police Staff for questions
- Reviewed the Facility Assessment Report in detail

MSLEMORE LƯƠNG		A.M.D.G.	
Project Name	City of La Marque Public Safety Building	Room Name	Lieutenant Sergeant Forest Gandy's Office
Client Name	City of La Marque	Room Number	N/A
Building Name	Police Department	Department	CC
Building Address	431 Bayou Road, La Marque, Texas 77568		
Project Phase	Existing Conditions Assessment		
Prepared By Client	Detective Matthew Cypert		
Prepared by M.L.A.	Alec Luong		

General	
General Room Description	Lieutenant Gandy's
Functional Relationships	
Space Data	Area (SF)
Description of Activities	Office to work and
Special Access Notes	Has outside door to

Environments	
Lighting	Type: Antic Stand
HVAC	Type: Stand
Acoustics	Type: Stand
Safety	Ballistic: None
Blinds	Type: Stand

Services	
Electrical	Type: 120V
Data	Notes: No
Security	CCTV: No
Plumbing	Sink: No
Fire Systems	Type: Alarm

Finishes	
Room	Floor: Vinyl
Doors	Type: Full P
Windows	Type: Door

Equipment / Millwork	
AV	TV
Office	EQ1: Comp
Appliance	API: Refrig
Furniture	Desk: Single
Boards	Type: Dry E
Millwork	Base: No
Countertop	Type: No

MSLEMORE LƯƠNG

expected to continue to grow at a rate of 2.5% annually as residential development continues to provide suburban housing in the city.

§1.2 Community Demographics

The US Census 2019 ACS 5-Year Survey shows the City of La Marque having a population of 18,861 with a median household income of \$53,964. Since 2010, the population has grown from 14,568 to the current total, with an average annual growth rate of 2.06%.

Year	Population	Growth	Annual Growth Rate
2022	18,861	514	2.80%
2021	18,347	514	2.88%
2020	17,833	514	2.87%
2019	17,319	514	2.98%
2018	16,805	56	0.33%
2017	16,759	360	2.20%
2016	16,379	564	3.70%
2015	15,795	236	1.70%
2014	15,409	219	1.40%
2013	15,140	216	1.40%
2012	14,924	251	1.71%
2011	14,673	105	0.72%
2010	14,568	860	6.00%

Figure 1-1 La Marque Population by Year*

The City of La Marque is a diverse community, with roughly equal representation of White, Hispanic, and African American populations within the city. The following breakdown of population by race is provided.

Figure 1-2 La Marque Population by Race

* Note: 2021 and 2022 data are projected

8 | City of La Marque Police and Municipal Courts Facility Assessment Report



Public Safety Building Committee Recap

May 11, 2022 – Review of Proposed Public Safety Building Program

Meeting Location: Council Chambers
Housekeeping Summary Review

- No items to review

Technical Summary Review

- Detailed review of the proposed Program Documents provided by MLA
 - Reviewed program on a department by department basis
 - Reviewed methodology to determine square footage requirements
 - Reviewed “wants” vs “needs”
 - Reviewed benchmark stations sizes and square footage requirements for future expansion
- Detailed discussion on combined program benefits to including courts and utilizing shared spaces for civic events

MSLEMORE LUONG		A.M.D.G. 2/16/2022	
Project Name	City of La Marque Public Safety Building		
Client Name	City of La Marque		
Building Name	Police Department		
Building Address	431 Bayou Road, La Marque, Texas 77568		
Project Phase	Program Based on Bellare, Webster, League City, and Texas City Stations		
Prepared By Client			
Prepared by MLA	Alec Luong		
Departments	Comments	Number	Area
Community			
Community Room	Multi-Purpose		
Conference	legal use		
Elevator	Public Elevator		
Entrance Vestibule	Secure entry		
Men's Restroom	Men's public		
Public Lobby	Main entry lobby		
Women's Restroom	Women's public		
Community Total			
Courts			
Clerk Workroom	Front of house		
Court Records	High density many file boxes		
Court Room	Court Room bench, witness		
Courts Breakroom	Breakroom		
Judge's Office	Judge's Office		
Jury Deliberation Restroom	Dedicated jury		
Jury Room	Jury meeting		
Office	Shared court		
Prosecutor Office	Prosecutor Office		
Staff Restroom	Single use		
Courts Total			
Police			
Administration Conference	Conference		
Chief Office	Chief Office		
Chief Storage	Private storage		
Clerk Workroom	Front of house		
Copy Room	Printer / Copier		
Dispatch	Dispatch workstation		
Dispatch Admin Office	Dispatch administration		
Dispatch Breakroom	Dispatch breakroom		
Dispatch Restroom	Dispatch restroom		
DMARC	Main terminal		
IT Office	Dedicated IT		
Men's Locker Room	Men's locker		
Men's Restroom	Men's restroom		
Men's Shower	Men's shower		
Police Breakroom	Police breakroom		
Police Records	High density storage for police records. Need to determine how many file boxes of records are required.	1	178
Police Secretary	Front reception desk secretary	1	138
Server Room	Main Server room for police building	1	258
Tactical Training	Specialty training room for simulated exercises	1	400
Training Room	Training room for up to 30 people	1	600
Visitor Restroom	Single use restroom for Police Admin and Visitors	1	60
Women's Locker Room	Women's locker room with 20 lockers	1	230
Women's Restroom	Women's restroom	1	138
Women's Shower	Women's Shower with 2 showers	1	78
Admin Services Div. Lt. Office	Admin Lt. Office	1	138
Patrol Services Div. Lt. Office	Compliance Officer Office	1	128
Assistant Chief Office	Assistant Chief Office	1	140
Fitness	Fitness area for police employees	1	600
Department			
CID Offices	CID Officer Offices	7	120
Evidence Drop	Evidence processing, tagging work area	1	100
Evidence Lab	Evidence lab area with specialty equipment. Full list of equipment to be provided.	1	200
Evidence Office	Evidence processing tech office space. To be included in evidence storage room	1	100
Evidence Storage	for staff	1	400
Interview Room	Hard / Soft interview room	1	100
Major Case Workroom	Workroom with locked door for major case	1	120
Narcotics Storage	Storage for narcotics, both cold and room temperature, with dedicated exhaust	1	100
Investigative Services Div. Lt. Office	CID Lt. Office	1	130
Jail			
AFIS Room	AFIS machine with wall for photographs	1	70
Booking Area	Detention area with three workstations	1	450
DWI Room	DWI Administration area with camera recording station	1	130
Holding Cell	Detention cell with masonry bench	2	50
Inmate Restroom	Inmate restroom detention cell	1	60
Isolation Cell	Specialty isolation cell with in ground toilet and padded walls	1	30
Jail Staff Restroom	Jail Staff Restroom	1	60
Jail Supply	refrigerator	1	250
Jailer Office	Jailers office with two shared workstations	1	150
Juvenile Processing	Juvenile processing area	1	105
Men's ADA Detention Cell	ADA Jail Detention cell with two masonry beds each	1	110
Men's Detention Cell	Jail detention cell with two masonry beds each	5	100
Men's Shower Cell	ADA Shower Cell	1	60
Security Vestibule	Secure vestibule with gun lockers	2	30
Women's ADA Detention Cell	ADA Jail Detention cell with two masonry beds each	1	110
Women's Detention Cell	Jail detention cell with two masonry beds each	2	100
Women's Shower Cell	ADA Shower Cell	1	60
Patrol			
Armory	Armory for gun cleaning, parts and supply storage	1	100
Beverage Bar	Coffee / water bar area for patrol	1	20



Public Safety Building Committee Recap

June 8, 2022 – Review of Proposed Site Plan Options

Meeting Location: Community Room
Housekeeping Summary Review

- No items to review

Technical Summary Review

- Review of two site plan options and associated pro and cons (will be reviewed with Council this evening)
- Discussed input requirements needed from the Committee to present to Council at the June 13 meeting



Site Plan Option Review

Two Site Plan Options and Blocking Diagrams for Review

Summary

- Two site plan options developed for review by the Public Safety Building Committee and City Council
- Site plan options are high level exercises to confirm general adjacencies, site layout, and square footages

Similarities

- Both site plan options are approximately 28,000 gross square feet
- Both site plan options contain police, courts, and civic spaces
- Both site plan options are two story buildings, with the possibility of future second floor expansion

Differences

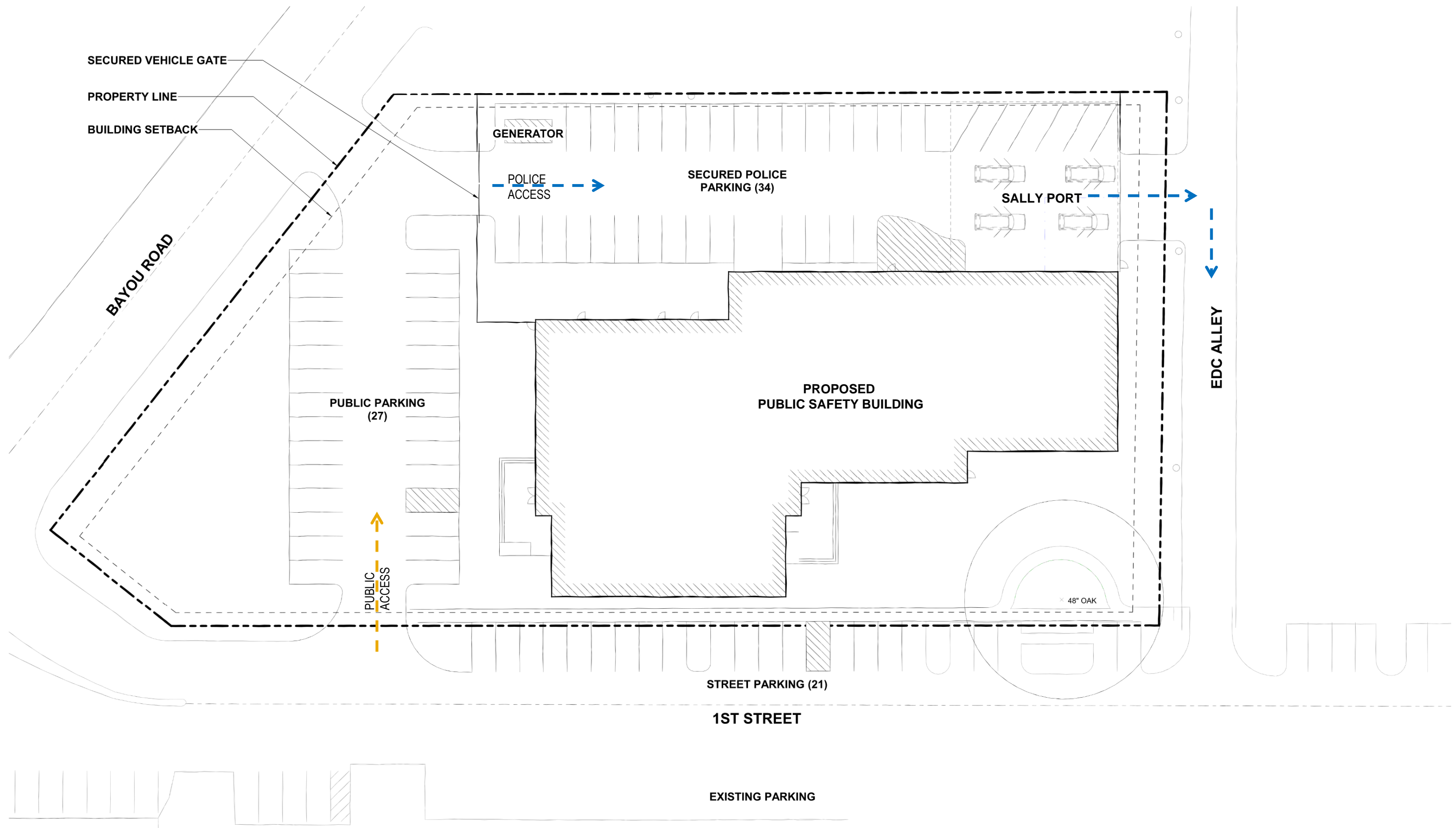
- Site plans offer different approaches to the EDC alleyway
- Have different entrance experiences for police and courts
- Site plans offer different relationships to the public right of way





Site Plan Options

Option 1 – Site Plan Diagram





Site Plan Options

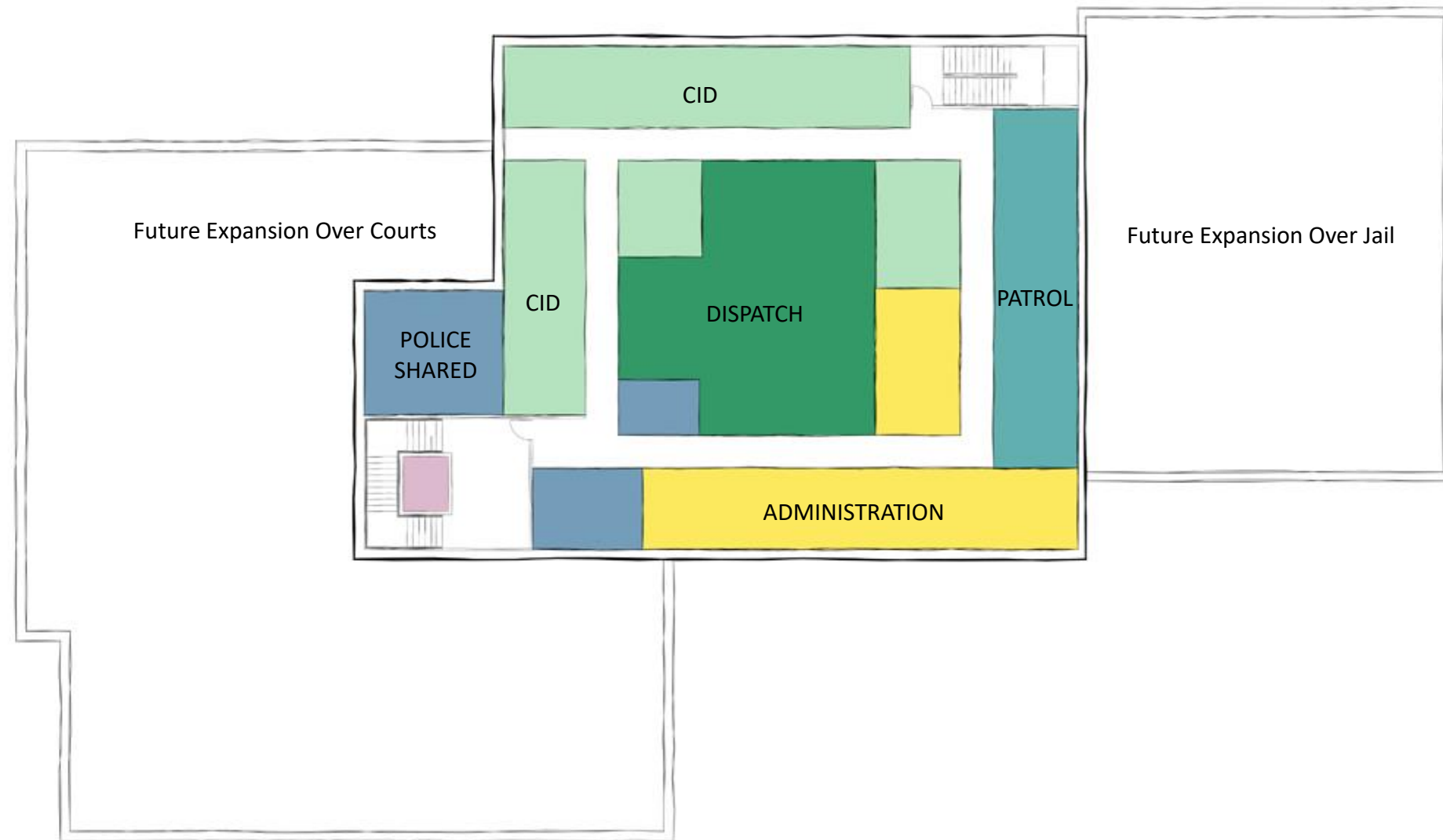
Option 1 – First Floor Blocking Diagram





Site Plan Options

Option 1 – Second Floor Blocking Diagram



DEPARTMENT LEGEND

- ADMINISTRATION
- CID/ EVIDENCE
- COMMUNITY
- COURTS
- DISPATCH
- JAIL
- PATROL
- RECORDS
- POLICE SHARED
- SUPPORT

LEVEL 1: 19,388 GSF
 LEVEL 2: 8,070 GSF
 TOTAL: 27,458 GSF



Site Plan Options

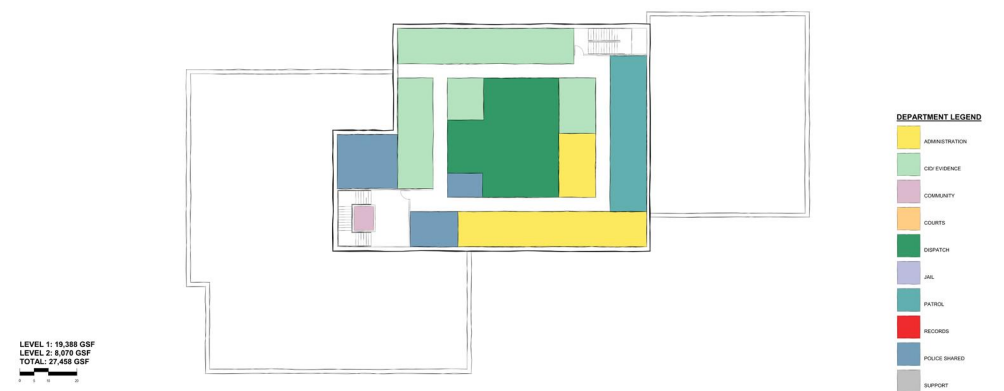
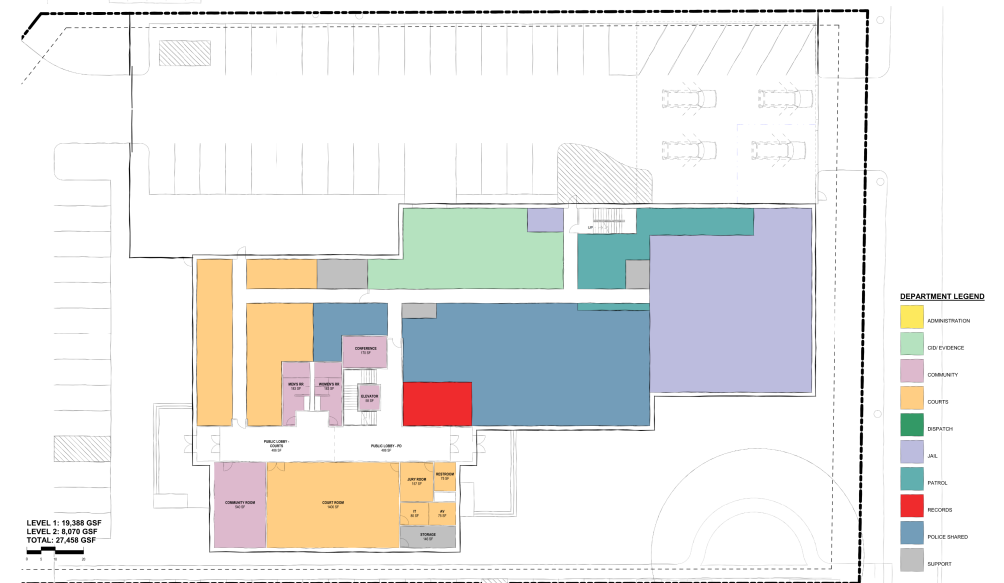
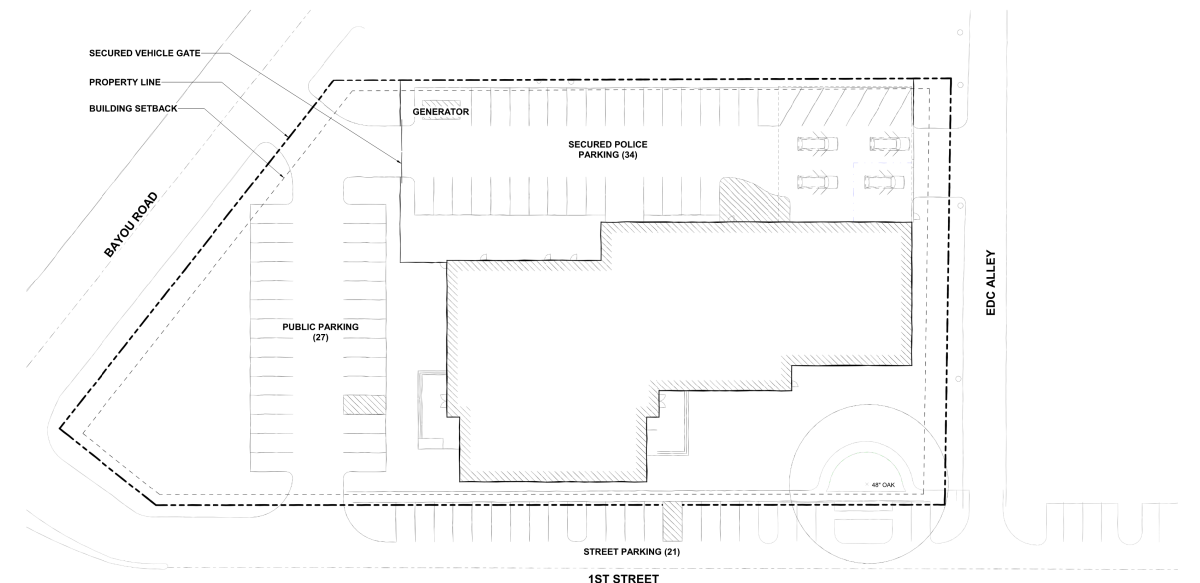
Options 1 - Review

Summary

- Staff parking lot is secured and provides privacy on all sides
- Has two separate public entry vestibules, one for Courts and one for the Police Department, that serve as panic rooms
- Includes a Community Room separate from the Court room for public use

Cons

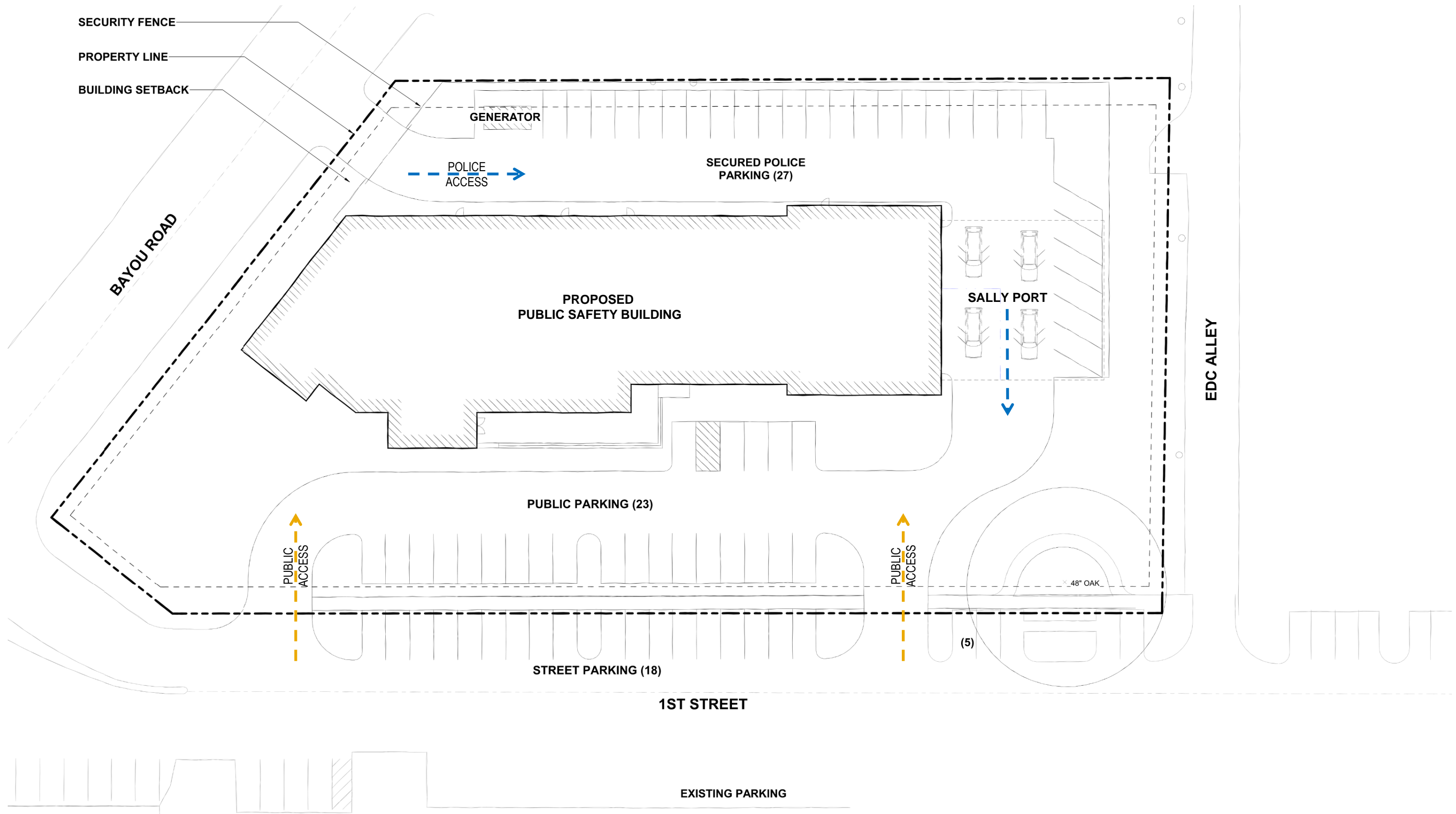
- Will utilize the EDC alley
- Unused space at the Bayou and 1st Street corner
- No direct views from the lobby to the street





Site Plan Options

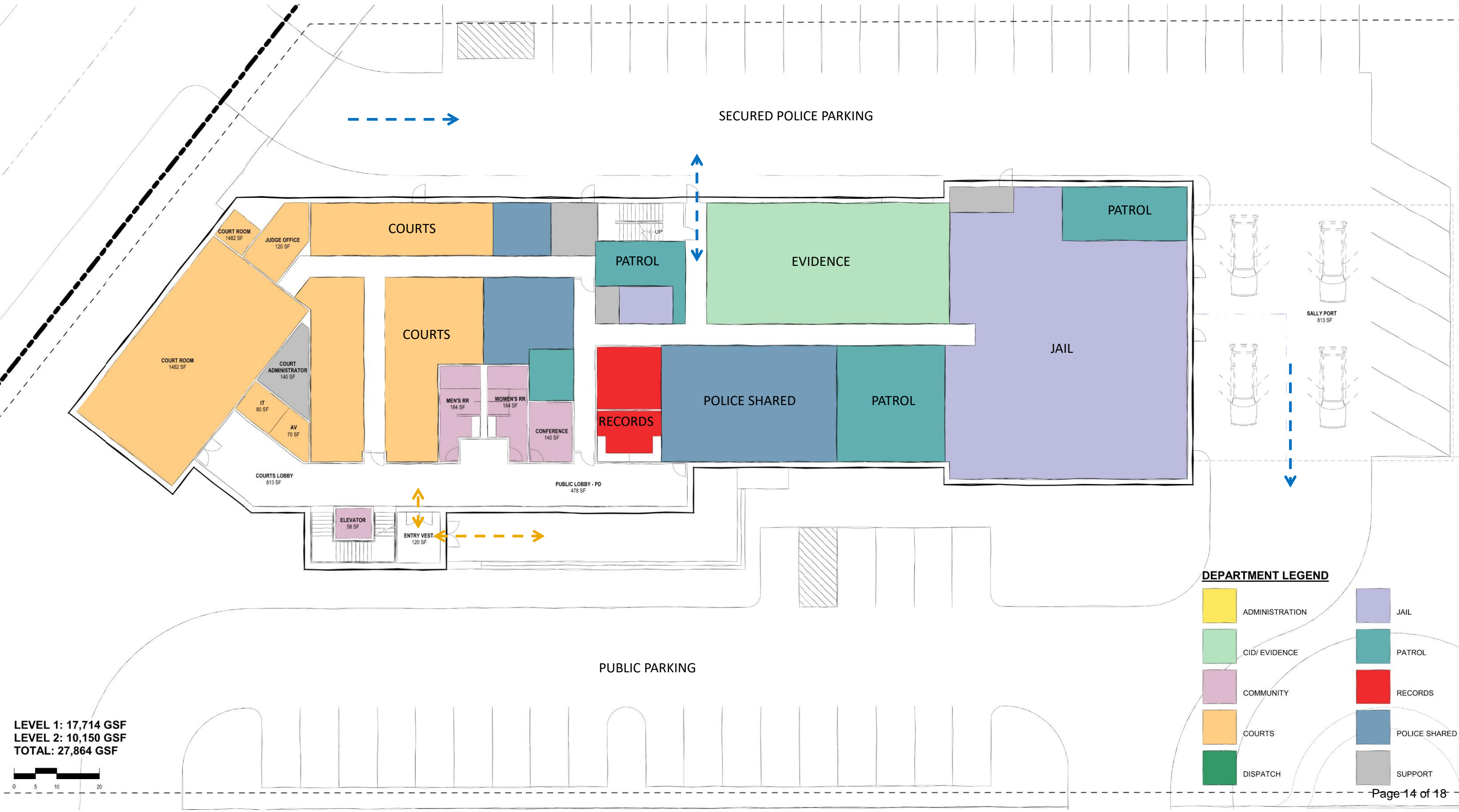
Option 2 – Site Plan Diagram















Site Plan Options

Option 2 – First Floor Blocking Diagram



DEPARTMENT LEGEND

	ADMINISTRATION		JAIL
	CID/ EVIDENCE		PATROL
	COMMUNITY		RECORDS
	COURTS		POLICE SHARED
	DISPATCH		SUPPORT

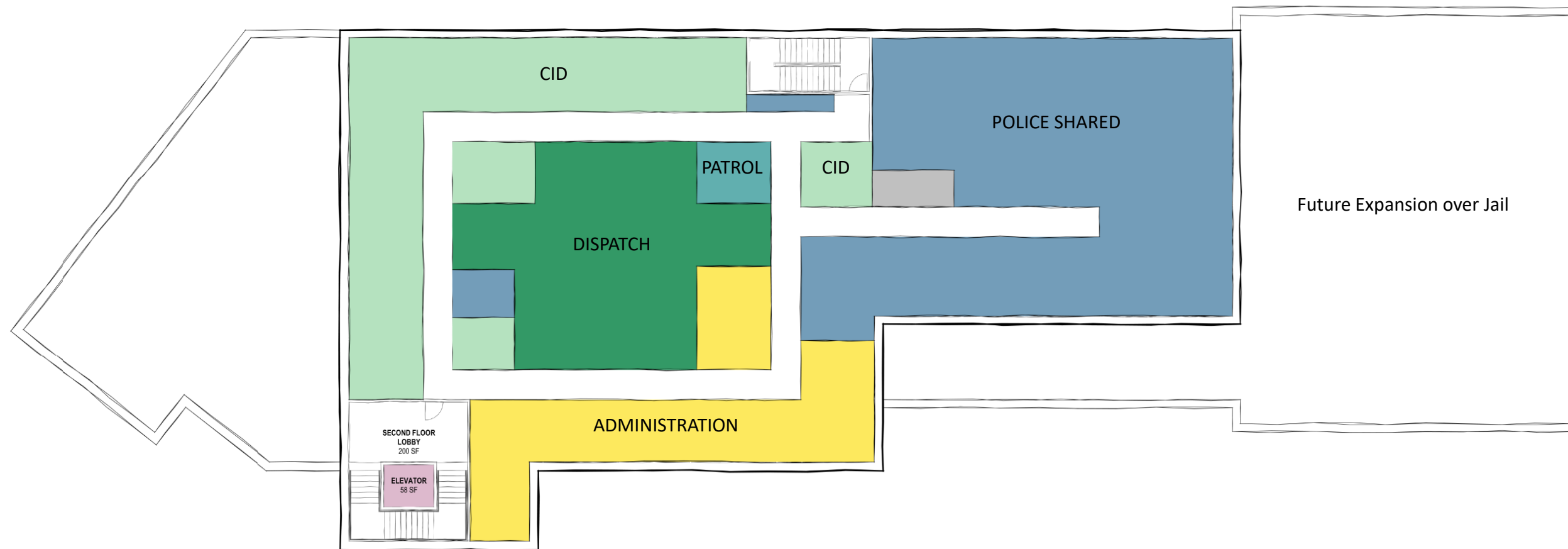
LEVEL 1: 17,714 GSF
 LEVEL 2: 10,150 GSF
 TOTAL: 27,864 GSF















Site Plan Options

Option 2 – Second Floor Blocking Diagram



DEPARTMENT LEGEND

	ADMINISTRATION		JAIL
	CID/ EVIDENCE		PATROL
	COMMUNITY		RECORDS
	COURTS		POLICE SHARED
	DISPATCH		SUPPORT

LEVEL 1: 17,714 GSF
 LEVEL 2: 10,150 GSF
 TOTAL: 27,864 GSF



Site Plan Options

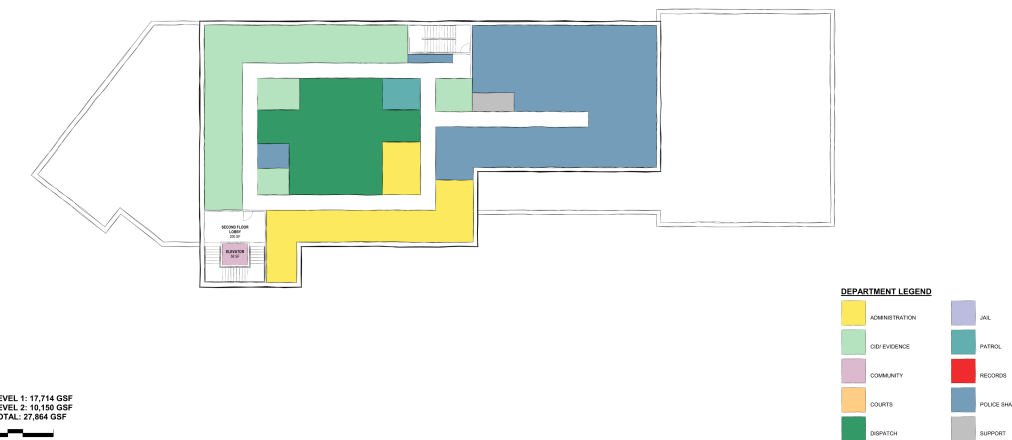
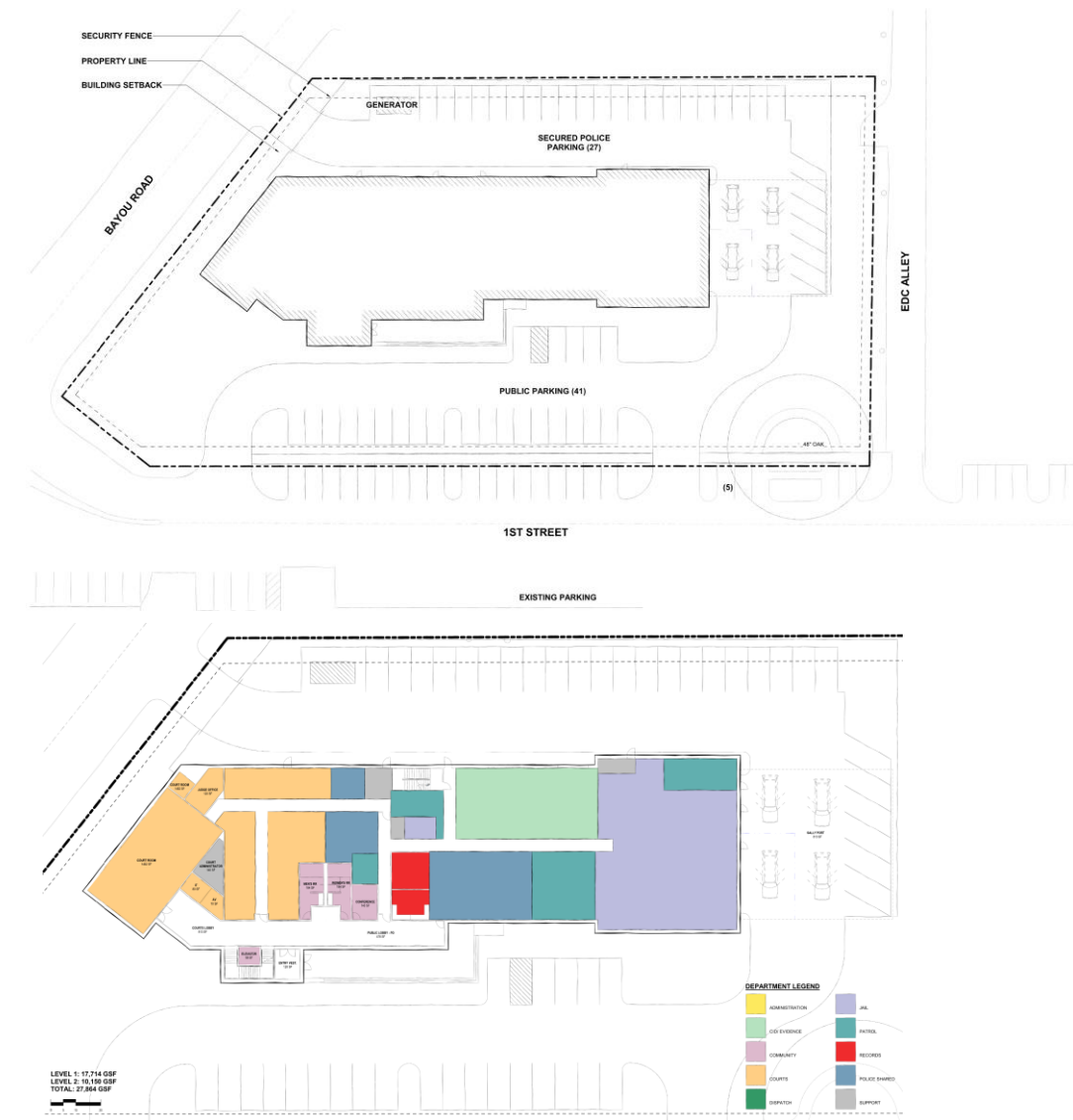
Options 2 - Review

Pros

- Staff parking lot is secured and provides privacy on all sides
- Does not require use of the EDC alley for access
- Public parking is consolidated on the south side
- Lobby has direct visual connection to 1st Street
- Most efficient use of the site at the Bayou and 1st Street corner
- Court Room is a flex space that can be utilized by the community outside of Court hours of operation
- Police training/briefing room is accessible from the Lobby

Cons

- One main lobby, with two entrances
- Police exit through facility parking lot to 1st Street
- Marginally fewer parking spaces on site



Public Safety Building Committee Inputs

Consensus Recommendations to Move Forward

Items for the Public Safety Committee to Provide Input On

- Confirm site selection and location for the project or provide direction to assess other site locations
- Confirm the findings of the Facility Assessment Report
- Confirm the Building Program Square Footages or provide direction
- Confirm the program will include Court and Community program elements
- Confirm selection of preferred site plan and blocking diagram option for further development
- Confirm acceptance of cost estimates provided for the general scope of the project

Next Steps:

- City Council to provide direction on further development of the project



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