



**Mayor**  
Ben White  
**Mayor ProTem**  
Lynn McIlhaney  
**City Manager**  
Glenn Brown

**Councilmembers**  
John Crompton  
James Massey  
Dennis Maloney  
Lawrence Stewart  
David Ruesink

**Agenda**  
**College Station City Council**  
**Workshop Meeting**  
**Wednesday, August 6, 2008 3:00 p.m.**  
**City Hall Council Chambers, 1101 Texas Avenue**  
**College Station, Texas**

Workshop

1. Presentation, possible action, and discussion on items listed on the consent agenda.
2. Presentation, possible action, and discussion regarding the Brazos County Prescription Discount Card program.
3. Presentation, possible action, and discussion regarding proposed water conservation rates.
4. Presentation, possible action, and discussion on escalating contract prices and contract cancellations affecting the City of College Station.
5. Presentation, discussion and possible action regarding future plans and strategies to address the long-term quality and vibrancy of the City's housing stock.

6. Council Calendar

- August 8-9 Newly elected City Official's Orientation, Austin, Texas - 8:00 a.m.
- August 12-15 11<sup>th</sup> Annual Transportation Summit - 8:00 a.m.
- August 13 CSISD New Employee Luncheon, Pebble Creek Country Club - 11:45 a.m.
- August 16 Fire Station #3 Open House & Ribbon Cutting Ceremony - 11:00 a.m.
- August 18 IGC Meeting at BVCOG - 12:00 p.m.
- August 18 Council Workshop/Regular Meeting - 3:00 & 7:00 p.m.
- August 19 Allen Academy Ribbon Cutting Ceremony for the New K-12 Academic Bldg 10:00 a.m.
- August 19 Council Transportation Committee Meeting, Admin Confer Rm – 4:30 p.m.
- August 19 CPAC Meeting, CS Conference Center – 6:00 p.m.
- August 20 Council Budget Workshop, Council Chambers – 5:00 p.m.
- August 21 Council Budget Workshop, Carters Creek WWTP Training Room – 5:00 p.m.
- August 23 Opening Ceremonies for the Men's "Class C" Southern National Slow Pitch Tournament, Veterans Park – 8:00 a.m.
- August 25 Joint City Council Meeting with Bryan, BVCOG Board Room – 3:00 p.m.
- August 28 Council Workshop/Regular Meeting - 3:00 & 7:00 p.m.
- September 3 Council Budget Workshops, Council Chambers – 5:00 p.m.
- September 4 Council Budget Workshops, Carters Creek WWTP Training Room – 5:00 p.m.

7. Presentation, possible action, and discussion on future agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Discussion, review and possible action regarding the following meetings: Arts Council of the Brazos Valley, Audit Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, Cemetery Committee, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Library Committee, Metropolitan Planning Organization, National League of Cities, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Sister City Association, TAMU Student Senate, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Texas Municipal League, Transportation Committee, Wolf Pen Creek Oversight Committee, Wolf Pen Creek TIF Board, Zoning Board of Adjustments (Notice of Agendas posted on City Hall bulletin board).
9. Executive Session will immediately follow the workshop meeting in the Administrative Conference Room.

Consultation with Attorney {Gov't Code Section 551.071}; possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Application with TCEQ for permits in Westside/Highway 60 area, near Brushy Water Supply Corporation.
- b. Sewer CCN permit requests.
- c. Water CCN permit requests.
- d. Water service application with regard to Wellborn Special Utility District.
- e. Bed & Banks Water Rights Discharge Permits for College Station and Bryan
- f. Legal aspects of Water Well and possible purchase of or lease of water well sites.
- g. JK Development v. College Station.
- h. Taylor Kingsley v. College Station.
- i. State Farm Lloyds as Subrogee of Mikal Klumpp v. College Station.
- j. TMPA v. PUC (College Station filed Intervention).
- k. City of Bryan suit filed against College Station, Legal issues and advise on Brazos Valley Solid Waste Management Agency contract, on proposed methane gas contract. Update on legal proceedings for Grimes County Landfill site and contracts for development of Grimes County site.

Real Estate {Gov't Code Section 551.072}; possible action The City Council may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Land exchange involving property adjacent to Carter Creek near State Highway 6 in the vicinity of the Varsity Ford Dealership.

Economic Incentive Negotiations {Gov't Code Section 551.087}; possible action The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city with which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Hotel and Conference Center
- b. Proposed Development located North and East of the Intersection of William D Fitch and State Hwy 6

10. Action on executive session, or any workshop agenda item not completed or discussed in today's workshop meeting will be discussed in tonight's Regular Meeting if necessary.

11. Adjourn.

APPROVED:

\_\_\_\_\_  
City Manager

Notice is hereby given that a Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 6<sup>th</sup> day of August, 2008 at 3:00 pm in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this 1<sup>st</sup> day of August, 2008 at 5:00 pm.

\_\_\_\_\_  
City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov) . The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on August 1, 2008 at 5:00 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2008.  
CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_  
Notary Public – Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.

**August 6, 2008**  
**Workshop Agenda Item No. 2**  
**Brazos County Prescription Discount Card**

**To:** Glenn Brown, City Manager

**From:** Hayden Migl, Assistant to the City Manager

**Agenda Caption:** Presentation, possible action, and discussion regarding the Brazos County Prescription Discount Card program.

**Recommendation(s):** N/A

**Summary:** Brazos County District Clerk Marc Hamlin has requested to give a short presentation of the free Brazos County Prescription Discount Card program. This program is offered in a joint effort of Brazos County and the National Association of Counties (NACo).

**Budget & Financial Summary:** N/A

**Attachments:** N/A

**August 6, 2008  
Workshop Agenda Item No. 3  
Water Conservation Rates**

**To:** Glenn Brown, City Manager

**From:** Dave Coleman, Water Services Director

**Agenda Caption:** Presentation, possible action, and discussion regarding proposed water conservation rates.

**Recommendation:** Receive the staff report and provide feedback and direction to City Manager.

**Summary:** Staff will provide a briefing regarding proposed water conservation rates, to get Council input prior to preparing the Budget presentations. The two goals of this new rate system are:

- Promote water conservation
- Achieve equity in revenue management

Regarding Water Conservation, City Council adopted a Water Conservation Plan on October 23, 2006 that established specific water consumption reduction goals. At the January 24, 2008 meeting, City Council supported the strategy of implementing a "Water Conservation" rate, which would increase the rate on residential consumption above a certain sustenance level, and on water used for irrigation. The existing residential rates, and the rates being recommended for FY-09 are:

| <u>Usage</u>  | <u>Existing</u> | <u>Proposed</u> |
|---------------|-----------------|-----------------|
| 0-5,000       | \$2.22          | \$2.22          |
| 6,000-10,000  | \$2.22          | \$2.88          |
| 11,000-20,000 | \$2.22          | \$3.54          |
| 21,000-25,000 | \$2.22          | \$4.20          |
| 26,000+       | \$2.22          | \$4.86          |

Also, please note that as part of the FY-09 Budget, staff will also recommend a 10% increase in the Commercial water rate and the Service Fees, to compensate for a general increase in operating costs.

Regarding Equity, the City's Fiscal and Budgetary Policy for Revenue Management requires us to minimize or eliminate subsidies between customer classes. Since customers with high water usage are driving the high capital cost to increase water production capacity, we recommend the rates reflect a higher cost for higher consumption. This system will place the cost at the source, and achieve a measure of equity.

**Budget & Financial Summary:** Staff has projected the revenue requirement is \$11.4 million, and has estimated this rate structure will generate \$11.7 million. This revenue estimate is conservative, since it is based on the premise that customers will conserve water and revenue from residential irrigation will be reduced.

**Attachments:** None.

**August 6, 2008**  
**Workshop Agenda Item No. 4**  
**Escalating Contract Prices**

**To:** Glenn Brown, City Manager

**From:** Jeff Kersten, Chief Financial Officer

**Agenda Caption:** Presentation, possible action, and discussion on escalating contract prices and contract cancellations affecting the City of College Station.

**Recommendation(s):** None. This presentation is intended to update the Council on budgetary implications of the rising costs of fuel and other petroleum based products.

**Summary:** In the last few months, staff has experienced a number of requests from contractors asking to increase costs due to rising petroleum costs. Existing contract language does not allow for increases except at renewal time (maximum 5% of original contract amount). This is resulting in contract cancellations. Staff would like to update the Council on the most volatile commodities and services where we are seeing escalating costs and/or cancellations. Staff will also present some recommendations to hopefully reduce the number of contract cancellations.

**Budget & Financial Summary:** Rising costs are affecting every department and the core services being provided. Prices have increased while quantities and services remain relatively stable, resulting in the City paying more for the same goods and services.

**Attachments:**

None

**August 6, 2008**  
**Workshop Agenda Item No. 5**  
**Future Housing Strategies**

**To:** Glenn Brown, City Manager

**From:** David Gwin, Director of Economic and Community Development

**Agenda Caption:** Presentation, discussion and possible action regarding future plans and strategies to address the long-term quality and vibrancy of the City's housing stock.

**Recommendation(s):** Staff requests that the City Council receive a briefing on the City's future housing strategies and to provide input on the general direction of these efforts.

**Summary:** On March 13, 2008 the Department of Economic and Community Development provided a briefing on the many programs currently administered to promote and develop safe and affordable housing for lower-income residents of College Station. The briefing included information on current housing efforts, the impact these programs have made on the lives of citizens, the changes that have occurred in the neighborhoods impacted by these activities, and proposed changes to and/or elimination of existing programs.

With direction provided by Council, changes were made to several existing community development programs. Council approved the revised Homebuyer Down Payment Assistance Program guidelines on May 22, 2008. Additional revised guidelines for existing community development programs will be considered as future consent agenda items.

Council requested staff return and present future housing strategies that are targeted at the long-term quality of the City's housing stock. This presentation includes six new strategies that will further all of the programming parameters established in the previous briefing: leveraging resources; strive for cost neutral programming; create sustainable revenue sources; provide value-added programming; and include an equity component for customers. Additionally, these strategies include service enhancements to focus efforts in the oldest areas which include all of the City's low- to moderate-income target areas.

Through these efforts, the City will continue to support and promote safe, decent and affordable housing and take a much more pro-active approach in development and promoting quality housing reinvestment activity.

**Budget & Financial Summary:** Since 1989, the City has allocated almost \$15 million in federal community development resources for affordable housing development activities. Invested primarily in the oldest areas of our community, these resources were realized under HUD's Community Development Block Grant (CDBG), HOME Investment Partnership and HOPE Programs and represent approximately 50% of all of the resources received by the City during that same time period.

As the resources received from HUD have declined significantly over the past five years, efforts are currently underway to create more sustainable revenue sources to support future activities. This will be accomplished in part by providing assistance for future housing activities through zero or low interest loans and the retirement of 100% grant programs. Additionally, activities will be structured to generate program income when eligible.

**Attachments:** None