



**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**  
**Monday, August 18, 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 on the FY 2008-2009 Proposed Budget.
3. Presentation, possible action, and discussion regarding past and current sign and banner standards.
4. Presentation, possible action and discussion of the status of development and improvements in northwest College Station.
5. Presentation, possible action, and discussion regarding the status of the proposed landscape portions of the Texas Department of Transportation's (TXDOT) Wellborn Road (F.M. 2154) Widening Project and the Wellborn Road (F.M. 2154) and Harvey Mitchell Parkway (F.M. 2818) Grade Separation Project.
6. Presentation, discussion and possible action regarding the production and hosting of a signature community event in the City of College Station.
7. Presentation, possible action and discussion regarding possible agenda items for the upcoming meeting with the College Station School Board.
8. Council Calendar
  - 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 1 City Offices Closed - Holiday
  - September 3 Council Budget Workshops, Council Chambers – 5:00 p.m.

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- September 4 Council Budget Workshops, Carters Creek WWTP Training Room – 5:00 p.m.
- September 9 Joint Meeting with COCS City Council and CSISD School Board – 6:00 p.m.
- September 9 Grand opening of the Community EOC – 11:30 a.m.

9. 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.
10. 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).
11. 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. Wolf Pen Creek – Targeted Mixed Used Project.

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 Convention Center.
- b. Proposed Development generally located North and East of the Intersection of William D Fitch and State Hwy 6.
- c. Proposed Development generally located Southeast of the Intersection of Earl Rudder Freeway and Southwest Parkway.

12. 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.

13. 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 18<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 15<sup>th</sup> day of August, 2008 at 2:00 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 15, 2008 at 2:00 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 \_\_\_\_\_

*Traditional Values, Progressive Thinking  
In the Research Valley*

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 18, 2008**  
**Workshop Agenda Item No. 2**  
**FY 09 Proposed Budget Presentation**

**To:** Glenn Brown, City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion on the FY 2008-2009 Proposed Budget.

**Recommendation(s):** Staff recommends the Council review the FY 09 Proposed Budget.

**Summary:** Staff will present the City of College Station 2008-2009 Proposed Budget and do an overview of the proposed budget.

The City's charter says the City Manager will prepare and submit a proposed budget to the City Council no later than 30 days prior to the end of the fiscal year. The calendar for the budget process includes a public hearing on September 11. Adoption of the Budget is scheduled for September 25. According to the charter, final action on the Proposed Budget must take place on or before September 27.

A series of 4 budget workshop meetings have been scheduled to review the proposed budget over the next several weeks. The following is the current schedule and topics planned to be discussed at the meetings.

*Workshop #1 Wednesday August 20 5:00 PM - 7:00 PM - Review Fiscal and Budgetary Policies, Review General Fund, Pay plan, tax rate options, and Outside Agency Funding Review Committee recommendations.*

*Workshop #2 Thursday August 21 5:00 PM - 7:00 PM - Review other governmental funds, general government capital projects, enterprise funds, and utility rates.*

*Workshop #3 Wednesday September 3 5:00 PM - 7:00 PM - Continue review of enterprise funds, review special revenue funds.*

*Workshop #4 Thursday September 4 5:00 PM - 7:00 PM - Review Internal Services funds, review other budget issues as needed.*

This schedule will be modified as needed.

**Budget & Financial Summary:** The budget is discussed in detail in the Proposed Budget document.

**Attachments:**

1. The Proposed Budget has been distributed under a separate cover

Please bring your copy of the proposed budget to the meeting.

**August 18 2008  
Workshop Agenda Item No. 3  
Sign Standards**

**To:** Glenn Brown, City Manager

**From:** Bob Cowell, AICP, Director of Planning and Development Services

**Agenda Caption:** Presentation, possible action, and discussion regarding past and current sign and banner standards.

**Recommendation:** Staff recommends the Council provide direction on changes in practices and/or standards related to signs and banners.

**Summary:** The City Council requested staff bring this item forward for discussion. The items presented are two-fold. The first is a summary of changes since 2004 in the sign standards contained in the UDO. The second is a review of the city's current practices in the regulation of banners.

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

**Attachments:**

1. Narrative overview of revisions to UDO sign standards since 2004

## **Significant Changes to the UDO Section 7.4 (Signs) since 2004**

- § Commercial banners have been added to the use table – permitted in R-4, R-6, A-P, C-1, C-2, C-3, R&D, M-1, and M-2. Banners were previously removed from the prohibited sign list.
- § Current UDO prohibits all off-premise signs except where the Council adopts a Resolution or executes a contract where the signs are in a designated location for a specified amount of time and where it has been found that the display of the sign will:
  - a. Promote a positive image of the City of College Station for the attraction of business and tourism
  - b. Depict an accomplishment of an individual or group, or
  - c. Create a positive community spirit
- § Current UDO exempts on-premise signs where the Council adopts a Resolution or executes a contract where the signs are in a designated location for a specified amount of time and where it has been found that the display of the sign will:
  - a. Promote a positive image of the City of College Station for the attraction of business and tourism
  - b. Depict an accomplishment of an individual or group, or
  - c. Create a positive community spirit
- § Current UDO permits temporary signs for a neighborhood event sponsored by a neighborhood group that is registered with the City of College Station, provided the signage is:
  - a. Located within the perimeter of the neighborhood
  - b. Provides the name of the association sponsoring the event on the sign
  - c. In good repair
  - d. Allowed up to 14 days prior to the event
  - e. Removed within 24 hours of the event
- § Added dimensional standards for commercial banners (36 square feet, not to exceed top of structure, setback 10 feet from ROW, and 1 per premise)
- § Current UDO states that non-commercial signs may not exceed 50 square feet in size and may not be located in the ROW. Also states that all non-commercial signs advertising a particular event are allowed up to 90 days prior to the event and shall be removed within 10 days after the event.
- § Current UDO requires signs and associated structures to be removed when the associated building is demolished.

**August 18, 2008  
Workshop Agenda Item No. 4  
Northwest College Station Update**

**To:** Glenn Brown, City Manager

**From:** Mark Smith, Director of Public Works

**Agenda Caption:** Presentation, possible action and discussion of the status of development and improvements in northwest College Station.

**Recommendation(s):**

**Summary:** Staff will make a presentation to inform Council of the status of utility extension initiatives, new cemetery construction and other development activity in the area around Hwy 60 and FM 2818.

**Budget & Financial Summary:**

**Attachments:**



**August 18, 2008**  
**Workshop Agenda Item No. 5**  
**Briefing on City/Texas Department of Transportation Landscape Projects in the**  
**Vicinity of Wellborn Road and Harvey Mitchell Parkway**

**To:** Glenn Brown, City Manager

**From:** Marco A. Cisneros, Director, Parks and Recreation

**Agenda Caption:** Presentation, possible action, and discussion regarding the status of the proposed landscape portions of the Texas Department of Transportation's (TXDOT) Wellborn Road (F.M. 2154) Widening Project and the Wellborn Road (F.M. 2154) and Harvey Mitchell Parkway (F.M. 2818) Grade Separation Project.

**Summary:** Staff has worked with TXDOT staff on the proposed development of the landscape portions associated with these two projects. In each case, the intent is to maximize the use of available planting areas, especially in the raised medians and the large open spaces associated with the grade separation project. Concrete pavers are used in the narrow ends of the medians. The plant selection is concentrated with the use of native shrubs and trees. The narrow medians on Wellborn Road restrict the possible clumping of trees and shrubs that is proposed for the dense plantings in the large open spaces as called for in the vicinity of the grade separation project.

These two projects are expected to be under construction by late fall 2008. The Wellborn Road Widening Project has a two year construction period followed by a one year establishment and maintenance period. The City will assume maintenance responsibilities sometime in late 2011. The F.M. 2154 and F.M. 2818 Grade Separation Project has a three year construction period also followed by a one year establishment and maintenance period. The City will assume the maintenance responsibilities sometime in late 2012.

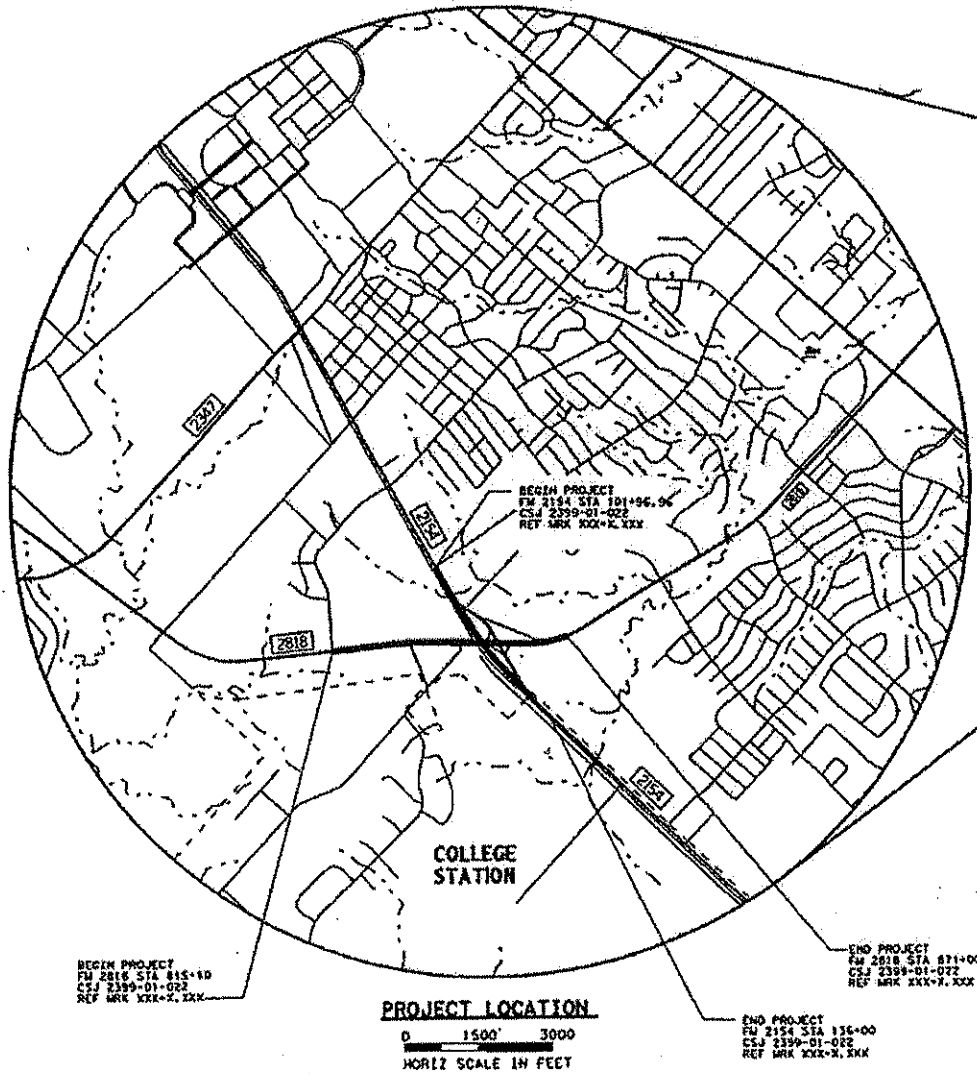
**Attachments:**

- 1) Project Location Maps

# ATTACHMENT B

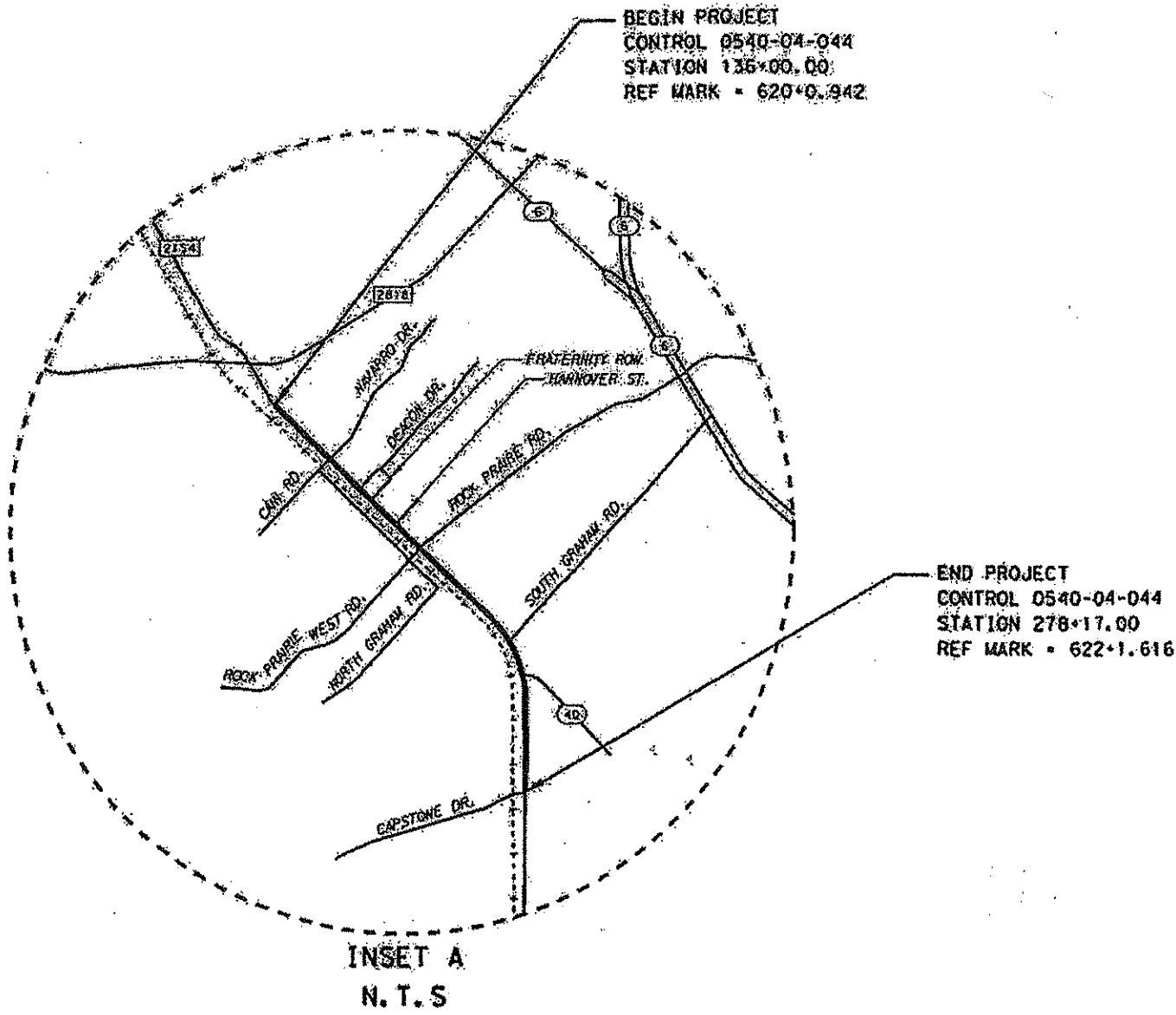
## Location Map Showing Project

### Wellborn Road and Harvey Mitchell Parkway Grade Separation Project



# ATTACHMENT B

## Location Map Showing Project Wellborn Road Widening Project



**August 18, 2008  
Workshop Agenda Item No. 6  
Signature Event**

**To:** Glenn Brown, City Manager

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

**Agenda Caption:** Presentation, discussion and possible action regarding the production and hosting of a signature community event in the City of College Station.

**Recommendation(s):** Staff requests that the City Council receive a briefing on the City's desire to produce and host a signature community event and to provide input on the general direction of the effort.

**Summary:** Staff has been working to develop and refine a draft Request for Proposal (RFP) to invite and solicit interested and experienced firms to assist in the production of a major signature event envisioned for the City of College Station.

While a typical signature event has no definitive form or components, a successful signature event easily becomes synonymous with the hosting city and is almost always grown and repeated over extended periods of time. There are signature events that focus on music, sports, food, nature, art, interests, and various cultural themes.

The draft RFP solicits creative and exciting proposals from experienced firms regarding a overall event concept and an estimated budget that is worthy of consideration as a signature event for the City of College Station. The RFP is specific only in what staff believes are indicators of success so as to allow the most creativity from the responding firms while still ensuring that the proposed event is in line with the overall spirit and character of College Station.

Staff believes that bringing a signature event to College Station is an important step in furthering several of the Council's Strategic Goals. A major event of this type would enhance tourism, further develop College Station as destination place to work and live, as well as assist in diversifying the City's local economy. Staff anticipates that this signature event will not only be a regional draw but will also support efforts to improve year-round tourism for the community.

Staff will include in the formal presentation to Council a proposed timeline for this overall process. This timeline should allow sufficient time for reviewing the RFP responses and also allow staff to identify a proposed date for the signature event by early 2009.

**Budget & Financial Summary:** It is anticipated that the City of College Station will be a significant financial partner in producing and hosting the referenced signature event. While there will certainly be costs associated with the event, the City also stands to stimulate a significant amount of indirect revenue via our tourism-focused stakeholders. The exact financial costs are currently unknown and will remain so until such time as the actual event has been selected and a preliminary budget established. At that time, staff will return to Council for further input and direction.

**Attachments:** None

**August 18, 2008  
Workshop Agenda Item No. 7  
Joint Meeting with CSISD School Board**

**To:** Glenn Brown, City Manager

**From:** City Manager's Office

**Agenda Caption:** Presentation, possible action and discussion regarding possible agenda items for the upcoming meeting with the College Station School Board.

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

**Summary:** The City Council and CSISD School Board have a joint meeting scheduled for September 9. This item is meant to discuss possible agenda items from Council for the upcoming joint meeting in addition to those that will be proposed by the School Board. Prior to the Council meeting, we may receive feedback from the School Board on topics they want to discuss.

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

**Attachments:** N/A