



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
Thursday, September 11, 2008 2:00 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 amendments to Chapter 12, City of College Station Code of Ordinances, Unified Development Ordinance, as they relate to the creation of a Landmark Commission and Historic Preservation Overlay District.
3. Presentation, possible action, and discussion on the FY 2008-2009 Proposed Budget.
4. Presentation, possible action, and discussion regarding an update from representatives on committees that Council members are appointed to as well as providing direction to those committees.
5. Presentation, possible action and discussion regarding TV19 programs and Public Service Announcements.
6. Council Calendar
 - September 15 IGC Meeting at BVCOG – 12:00 p.m.
 - September 16 Council Transportation Committee Meeting in Admin. Conf. Rm. – 4:30 p.m.
 - September 16 CPAC Meeting at CS Conference Center – 5:30 p.m.
 - September 16 Celebrating the Arts 2008 at Miramont Country Club – 5:30 p.m.
 - September 17 Tax Rate Public Hearing in Council Chambers – 5:00 p.m.
 - September 18 College Station 101 at CS Municipal Court – 6:30 p.m.
 - September 23 SOS Ministries – Annual Banquet at Hilton – 6:30 p.m.
 - September 25 Council Workshop/Regular Meeting 3:00 & 7:00 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

Traditional Values, Progressive Thinking
In the Research Valley

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, permits and possible purchase of or lease of water well sites.
- g. Cliff A. Skiles, DVM & C.A. Skiles Family Partnership, Ltd. Water permit applications with the Brazos Valley Groundwater Conservation District.
- h. JK Development v. College Station.
- i. Taylor Kingsley v. College Station.
- j. State Farm Lloyds as Subrogee of Mikal Klumpp v. College Station.
- k. TMPA v. PUC (College Station filed Intervention).
- l. 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.
- b. Hotel/Conference Center

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. Proposed Development generally located southeast of the Intersection of Earl Rudder Freeway and Southwest Parkway.

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 11th day of September, 2008 at 2:00 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 8th day of September, 2008 at 1:00 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on September 8, 2008 at 1:00 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. Council meetings are broadcast live on Cable Access Channel 19.

**September 11, 2008
Workshop Agenda Item No. 2
UDO Amendment—Historic Preservation Enabling Ordinance**

To: Glenn Brown, City Manager

From: Bob Cowell, AICP, Director of Planning & Development Services

Agenda Caption: Public hearing, presentation, possible action, and discussion on amendments to Chapter 12, City of College Station Code of Ordinances, Unified Development Ordinance Article 2 Development Review Bodies, Article 3 Development Procedures, Section 4.1 Establishment of Districts, Article 5 District Purpose Statements and Supplemental Standards, Article 10 Enforcement, and Section 11.2 Defined Terms as they relate to the creation of a Landmark Commission and Historic Preservation Overlay District.

Recommendation(s): The Planning & Zoning Commission and staff unanimously recommend approval of the ordinance amendment.

Summary: At the direction of City Council, Staff has been working on the creation of a historic preservation enabling ordinance that is intended to provide for the protection and preservation of places and areas of historical, cultural, and architectural importance and significance in College Station. While the City currently collects historic information and recognizes properties with historical markers, the current program is a social recognition and does not involve actual regulation of actions that change the property. Through the application of a Historic Preservation Overlay zoning district, property within a Historic Preservation district would be subject to higher standards for and greater regulation of construction, reconstruction, alteration, restoration, and rehabilitation.

In summary, the Historic Preservation (HP) Overlay draft ordinance provides for a new Landmark Commission, a member of staff designated as the Historic Preservation Officer, a Historic Preservation Overlay Zoning District, Certificates of Appropriateness and Demolition for properties under the overlay, and specific penalties for violations of the ordinance.

Budget & Financial Summary: If adopted, the City would need to establish a Historic Preservation Fund. Funding sources could be from the penalties collected from ordinance violations, grants, donations, hotel/motel taxes, and the City budget. The purpose of the fund would be to promote and implement historic preservation measures in the community.

Attachments (Attached to Regular Agenda Item):

1. Memo to the P&Z dated Jun 19, 2008
2. Minutes from the August 14, 2008 P&Z meeting
3. Ordinance

**September 11, 2008
Workshop Agenda Item No. 3
FY 09 Proposed Budget Review**

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 an overview of the City of College Station 2008-2009 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 budget was presented on August 18th. 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 were held on August 20th, August 21st, September 3rd, and September 4th to review the proposed budget. Several areas were discussed including a review of the Fiscal and Budgetary Policies, a review of all funds, the proposed pay plan, tax rate options, outside agency funding, capital projects, utility rates, and other budget issues as needed.

This is an opportunity for additional discussion on the Proposed Budget.

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.

**September 11, 2008
Workshop Agenda Item No. 4
Council Direction to Committees**

To: Glenn Brown, City Manager

From: City Manager's Office

Agenda Caption: Presentation, possible action, and discussion regarding an update from representatives on committees that Council members are appointed to as well as providing direction to those committees.

Recommendation(s): N/A

Summary: This item was discussed at the Council's strategic planning retreat in July and requested by Council at its August 18 meeting.

This item provides an opportunity for Council members serving as representatives on committees such as but not limited to the Council Transportation Committee, Wolf Pen Creek Oversight Committee and Intergovernmental Committee to provide an update of issues currently discussed by their respective committees. This item is also meant to give the full Council a chance to discuss the committees' objectives and provide direction in order to ensure the committees are operating with the vision of the City Council in mind.

Budget & Financial Summary: N/A

Attachments: N/A

**September 11, 2008
Workshop Agenda Item No. 5
TV19 Program and PSAs Presentation**

To: Glenn Brown, City Manager

From: Wayne Larson, APR, Communications Director

Agenda Caption: Presentation, possible action and discussion regarding TV19 programs and Public Service Announcements.

Recommendation(s): N/A

Summary: The Public Communications Department operates the city's government access channel, CSTV-19.

As part of the programming on the channel, the department produces a bi-weekly magazine show called "College Station Now". The show includes studio interviews with staff, city news updates, brief recaps of public meetings and special features. College Station Now airs four times each day (6am, noon, 6pm, midnight), is available online at www.cstx.gov/csnow and is linked into the city's new e-newsletter called "Access".

In addition to College Station Now, the department produces a variety PSAs to promote city services, event and programs. Most recent, the department teamed up with the Fire Department to produce a series of smoke detector PSAs to help a United Way campaign on fire safety.

Budget & Financial Summary: N/A

Attachments: N/A