



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, December 11, 2008 2:00 p.m.
City Hall Council Chambers, 1101 Texas Avenue
College Station, Texas

1. Presentation, possible action, and discussion on items listed on the consent agenda.
2. Presentation, possible action, and discussion regarding results of the management review conducted by Carroll Buracker & Associates and an overview of future plans for the Police Department.
3. Presentation, possible action, and discussion regarding parking in Northgate including possible revisions to the UDO and parking plan for Northgate.
4. Presentation, possible action, and discussion on the Fiscal Year (FY) 2009-2010 Budget Review Process.
5. Presentation, possible action, and discussion regarding possible items to be discussed at the City Council's retreat scheduled for January 12, 2009.
6. Presentation, possible action, and discussion on the Council Transportation Committee's work plan and a proposed transportation funding options resolution.
7. Council Calendar
 - December 12 Police Department Promotional Ceremony, 3:00 p.m.
 - December 15 IGC Meeting, 12:00 p.m.
 - December 15 Council Transportation Committee meeting, 4:30 p.m.
 - December 16 Council Workshop/Regular meeting, 3:00 p.m. & 7:00 p.m.
 - December 18 Arts Council of Brazos Valley – Carols & Canapes, 5:30 p.m.
 - December 18 P&Z Workshop/Regular meeting, 6:00 p.m.
 - December 24-25 City Offices Closed for Holiday
 - January 1 City Offices Closed for Holiday
 - January 5-7 4th Annual Texas Transportation Forum, 8:00 a.m.
 - January 8 Council Workshop/Regular meeting, 3:00 p.m. & 7:00 p.m.
8. 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.

9. 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, BVSWMA, (Notice of Agendas posted on City Hall bulletin board).

10. 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. Attorney-client privileged information and possible contemplated litigation of prior expenditures of College Station funds made by Paul Urso to Texcon.
- g. Legal aspects of Water Well, permits and possible purchase of or lease of water well sites.
- h. Cliff A. Skiles, DVM & C.A. Skiles Family Partnership, Ltd. Water permit applications with the Brazos Valley Groundwater Conservation District.
- i. JK Development v. College Station.
- j. Taylor Kingsley v. College Station.
- k. State Farm Lloyds as Subrogee of Mikal Klumpp v. College Station.
- l. TMPA v. PUC (College Station filed Intervention).
- m. 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.
- n. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White.

11. 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.

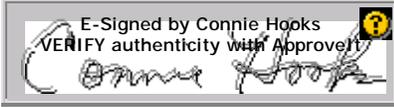
12. Adjourn.

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 December, 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 December, 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 December 8, 2008 at 1:00 pm and remained so posted continuously for at least 72 hours preceeding 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.

December 11, 2008
Workshop Agenda Item No. 2
Police Department Management Review

To: Glenn Brown, City Manager

From: Michael Ikner, Chief of Police

Agenda Caption: Presentation, possible action, and discussion regarding results of the management review conducted by Carroll Buracker & Associates and an overview of future plans for the Police Department

Recommendation(s): None

Summary: In May 2008, the City Manager's Office secured the services of Carroll Buracker & Associates Inc. to conduct a management review of the Police Department. A thorough review has since been conducted and Mr. Buracker will make a presentation of his findings and recommendations.

Following Mr. Buracker's presentation, Chief Michael Ikner will provide an overview of his Blueprint for the Future. This plan is a blending of the management review's recommendations, the strategic business plan and Chief Ikner's vision for the future of the College Station Police Department. This presentation will include an overview of a new policing strategy, organizational structure and a phased plan for implementation.

Budget & Financial Summary: N/A

Attachments: N/A

**December 11, 2008
Workshop Agenda Item No. 3
Northgate Parking**

To: Glenn Brown, City Manager

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

Agenda Caption: Presentation, possible action, and discussion regarding parking in Northgate including possible revisions to the UDO and parking removal plan for Northgate.

Recommendation(s): Staff recommends that the Council direct staff to prepare an amendment to the UDO and/or the approved parking removal plan to address short-term public safety issues associated with parking in Northgate and further direct staff to prepare an amendment to the Northgate parking removal plan for long-term solutions to the parking removal issues in Northgate.

Summary: This item is to address parking removal issues in Northgate. Specifically, the requirement to remove all parking along Tauber and Stasney Streets and removal of parking along Lodge Street to address public safety issues along Patricia Street.

Section 5.6B(5)(a) of the UDO states that "Existing head-in parking that requires backing maneuvers into a right of way shall be removed with all proposed development, redevelopment, rehabilitation, and façade projects within any Northgate district". Further Section 5.6B(5)(b) of the UDO states that "All proposed development, redevelopment, rehabilitation, and façade projects with frontage on a right of way(s) designated for on-street parking in the Northgate On-Street Parking Plan, shall install such parking in accordance with the plan".

Recent private redevelopment projects in Northgate have complied with these provisions of the UDO, primarily through the provision of garage parking to accommodate the loss in parking. Current City street rehabilitation projects (Tauber and Stasney Street) have highlighted the challenges of compliance with these sections when they only involve the public component of a redevelopment effort. In the case of Tauber and Stasney Streets compliance with the UDO could result in the removal of 217 parking spaces.

Concerns have been raised regarding public safety in certain areas of Northgate related to on-street parking, vehicular traffic and pedestrian movement conflicts. Specifically, the Police Department feels it imperative to close Patricia Street to vehicular traffic on certain days at certain times. To accomplish such a closure parking it is necessary to remove parking along Lodge Street.

Staff is also recommending that a new, more comprehensive parking removal plan be developed for the entire Northgate area. While the scope of such a plan would still need to be developed, it is envisioned that this plan could address such items as areas where parking would be removed, when and by whom parking would be removed, etc.

Budget & Financial Summary: N/A for the UDO amendment, additional costs necessary if consulting services are retained for parking plan update

Attachments:

1. Aerial Photographs (provided at Council meeting)
2. Site Photographs (provided at Council meeting)
3. Parking Removal Plan 2000 Information

(Parking Information/Removal Plan as Approved in 2000)

Northgate Parking Plan I

During previous City Council meetings the subject of parking in the Northgate areas has been discussed. This has become a sensitive topic with all parties involved. City staff has designed a phased approach to address all areas of concern that have been discussed. This plan has several milestones with one being completed before the next can begin. These milestones do not have specific dates associated with them.

44 SPACES

1. Remove all on-street parking from Church Street.

REMOVED

Time Line: Immediately due to safety concerns that were addressed during a public hearing when a rate change for the Northgate lot was being discussed and due to planned construction activity on the road. This is also planned to be a bike route and the elimination of parking will reduce the likelihood of bicycle / motor vehicle conflict.

Cost: \$300

8 SPACES

2. Meter any parking along University Drive from Tauber to

METERED

Wellborn that is in the TxDot ROW, and inform all property owners of parking that is determined to be on private property that the City of College Station will no longer enforce parking regulations on these spaces.

Time Line: Metering should be timed to be completed at the same time the parking garage is opened. Property owners will be informed immediately.

Cost: Meters \$500 each.

27 SPACES

3. Remove on street parking or install parking meters on College

REMOVED

Main from Church Street to University Drive. If parking is allowed to remain it shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.

Time Line: This should be timed to be completed at the same time the parking garage is opened.

Cost: Removal \$200, Meters \$500 each.

(Staff recommends the removal of all parking on College Main to allow the Bike lanes to be continuous from the city limits to University Drive)

NOT SURVEYED / 220 SPACES REMOVED 4. Remove all on street parking in Northgate residential areas and establish a residential permit-parking program for all residential areas. Permits will be issued to property owners or management companies; temporary permits will handle guest/visitor parking. This phase will include 220 spaces at the Brazos Duplex property.

Time Line: This should be timed to be completed at the same time the parking garage is opened.

Cost: \$2,500 initial, \$1,200 to \$1,500 annually.

59 SPACES METERED / 77 SPACES REMOVED 5. Survey all remaining on street parking in the Business and Institutional areas of Northgate and meter any parking allowed to remain Monday through Saturday.

Time Line: This should be timed to be completed at the same time the parking garage is opened.

Cost: Survey to be done in house, Meters \$500 each.

- 22 private spaces will be removed due to development.

All of the items addressed above have at one time or another been recommended by the following groups or studies: College Station Fire Department, College Station Police Department, DeShazo Report and Carl Walker Report.

Northgate Parking Plan II (Rapid Removal)

During previous City Council meetings the subject of parking in the Northgate areas has been discussed. This has become a sensitive topic with all parties involved. City staff has designed an approach to address all areas of concern that have been discussed.

44 SPACES REMOVED 1. Remove all on-street parking from Church Street.

Time Line: Immediately due to safety concerns that were addressed during a public hearing when a rate change for the Northgate lot was being discussed and due to planned construction activity on the road. This is also planned to be a bike route and the elimination of parking will reduce the likelihood of bicycle / motor vehicle conflict.

Cost: \$300

8 SPACES

2. Meter any parking along University Drive from Tauber to

METERED

Wellborn that is in the TxDot ROW, and inform all property owners of parking that is determined to be on private property that the City of College Station will no longer enforce parking regulations on these spaces.

Time Line: Metering as soon as possible. Property owners will be informed immediately.

Cost: Meters \$500 each.

27 SPACES

3. Remove on street Parking or Install parking meters on College

REMOVED

Main from Church Street to University Drive. If parking is allowed to remain it shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.

Time Line: As soon as possible.

Cost: Removal \$200, Meters \$500 each.

(Staff recommends the removal of all parking on College Main to allow the Bike lanes to be continuous from the city limits to University Drive)

220 SPACES

4. Remove all parking from the Brazos Duplex Property.

REMOVED

Culpepper Street, Milam Street, Dogwood Street, Inlow Street and Cross Street from Nagle Street to South College Avenue.

Time Line: As soon as possible.

Cost: \$500 to \$750.

(Alternative Time line proposed by the Northgate Revitalization Board is to remove the parking when the parking garage is opened)

NOT

5. Remove all on street parking in Northgate residential areas and

SURVEYED

establish a residential permit-parking program for all residential areas. Permits will be issued to property owners or management companies; temporary permits will handle guest/visitor parking. *Time Line:* This should be timed to be completed at the same time the parking garage is opened.

Cost: \$2,500 initial, \$1,200 to \$1,500 annually.

59 SPACES

6. Survey all remaining on street parking in the Business and

METERED /

Institutional areas of Northgate and meter any parking allowed to

77 SPACES remain Monday through Saturday.

REMOVED *Time Line:* As soon as possible.

Cost: Survey to be done in house, Meters \$500 each.

- 22 of the private spaces are removed due to development.

All of the items addressed above have at one time or another been recommended by the following groups or studies: College Station Fire Department, College Station Police Department, DeShazo Report and Carl Walker Report.

Agenda Item No. 4 -- Presentation, discussion and possible action on two proposed parking plans for the Northgate area.

Council returned at 4:30 p.m. Fire Marshall Jon Mies, Transportation Assistant Scott Hester, and Economic Development Director Kim Foutz presented two proposals to address parking issues in the Northgate area. Mr. Mies presented previous council action on this issue. He also summarized past studies conducted on the Northgate parking plan. Mr. Mies stated that the staff has designed a phased approach to address all areas of concern.

Parking Plan I includes the following implementation steps:

- a. 44 on street parking spaces removed from Church Street
- b. 8 spaces metered along University Drive from Tauber to Wellborn
- c. 27 on street parking spaces removed or install parking meters on College Main from Church Street to University Drive
- d. Remove all on street parking spaces in Northgate residential areas and establish a residential parking permit program for all residential areas. This phase would include 220 spaces at the Brazos Duplex property.
- e. e. Survey all remaining on street parking in the business and institutional areas of Northgate and meter any parking allowed to remain Monday through Saturday.

Parking Plan II includes the steps mentioned above by a rapid removal approach. Staff recommended removal of all parking on College Main to allow bike lanes to be continuous from the city limits to University Drive. Also recommended is the removal of on street parking when the parking garage is opened. Mr. Mies pointed out that there is a section of the Patricia Street parking lot that could be available for patrons of nearby businesses.

Two merchants in the Northgate areas spoke against the proposal to remove on street parking, primarily in front of their business, Bernie Gessner from Aggie Cleaners and Mr. Plotz from the University Copy Center. Also, several letters from area merchants were received that expressed opposition to removal of on street parking.

Councilman Maloney made a motion to accept Plan II as specified above with the staff

recommendation to remove all parking on College Main to allow bike lanes to be continuous from the city limits to University Drive and that the removal of parking at the Brazos Duplex property remain until the parking garage is opened. Motion seconded by Councilman Garner, which carried unanimously, 7-0. Staff was directed to make the transition as easy as possible for the merchants. Numerous ordinance amendments will be brought back to council at a future date

December 11, 2008
Workshop Agenda Item No. 4
FY 2009 - 2010 Budget Review Process Discussion

To: Glenn Brown, City Manager

From: Jeff Kersten, Chief Financial Officer

Agenda Caption: Presentation, possible action, and discussion on the Fiscal Year (FY) 2009-2010 Budget Review Process.

Recommendation(s): Staff recommends the City Council receive the staff report and provide direction on revisions to the FY 2010 budget review process.

Summary: At a recent City Council Meeting it was requested that a future agenda be brought back to the City Council regarding the budget review calendar for FY 2010. There was discussion on wanting to have the budget review workshops complete prior to calling the tax rate public hearings.

Staff has prepared a draft budget review calendar that has the budget delivered to Council in late July, and budget workshop meetings held in late July and early August. Once these are complete the public hearing tax rate can be discussed and determined. This calendar has the budget adoption and tax rate adoption scheduled for the first meeting in September. This year these were both adopted at the second meeting in September.

This scenario will result in earlier workshop meetings to review the proposed budget. If this is the direction the City Council wishes to move, staff will begin the process of scheduling these meetings on the calendar for planning and scheduling purposes.

This scenario also provides opportunity for the City Council to provide policy direction to staff on the upcoming budget in March.

Budget & Financial Summary: Revisions to the budget review calendar will not have any budget impact.

Attachments:

1. Draft Budget Calendar for FY 2009 - 2010

MILESTONE DATES FOR FY10 BUDGET PROCESS

Thur, March 26	Council FY10 Budget Policy discussion
Wed, April 8	Base Budget and SLA Kickoff Meetings
Fri, April 24	Base Budgets and SLAs due from Departments to Budget Team - Cat 1
Fri, May 1	Base Budgets and SLAs due from Departments to Budget Team - Cat 2
Fri, May 8	Base Budgets and SLAs due from Departments to Budget Team - Cat 3 Note: the departments will be categorized based on the time they need to prepare their budgets - this gives the Budget Team more time to prepare the information for the CMO meetings
Mon, June 1 - Thur, June 4	Departmental Budget meetings with CMO
Thur, June 25	Present preliminary budget issues to Council
Mon, July 27	Budget Workshop #1 - Present Proposed Budget to Council
Tue, July 28	Budget Workshop #2
Wed, Aug 5	Budget Workshop #3
Thur, Aug 6	Budget Workshop #4
Thur, Aug 13	Council determines public hearing tax rate
Wed, Aug 19	Publish 1st Tax Notice (Notice of Public Hearing on Tax Increase) Note: must be 7 days prior to public hearing
Thur, Aug 27	Public hearing on budget Public Hearing on tax increase - #1
Tues, Sept 1	Public Hearing on tax increase - #2 (special council meeting) Note: must be at least 3 days after public hearing #1
Wed, Sept 2	Publish 2nd Tax Notice (Notice of Tax Revenue Increase) Note: must be 7 days prior to meeting to adopt tax rate
Thur, Sept 10	Adoption of Budget Adoption of Tax Rate Note: must be 3-14 days after public hearing #2 and before 9/29

BLUE - regularly scheduled Council meeting

RED - special Council meeting

**December 11, 2008
Workshop Agenda Item No. 5
Council Retreat Discussion**

To: Glenn Brown, City Manager

From: City Manager's Office

Agenda Caption: Presentation, possible action, and discussion regarding possible items to be discussed at the City Council's retreat scheduled for January 12, 2009.

Recommendation(s): Staff is seeking Council input as to what items they would like to discuss at the upcoming January retreat.

Summary: The City Council is scheduled to have a one-day retreat to discuss various issues on January 12, 2009 at the Carter's Creek Wastewater Treatment Plant. Staff is seeking Council direction at this time as the agenda for the retreat is developed.

Some of the potential subjects previously identified by Council and staff include:

- Reports by Councilmembers from TML and NLC Conferences
- City Offices - Next Steps
- Research Valley Partnership Mission/Vision
- Development Friendly Discussion
- Green College Station Update

Budget & Financial Summary: N/A

Attachments: N/A

**December 11, 2008
Workshop Agenda Item No. 6
Council Transportation Committee Update**

To: Glenn Brown, City Manager

From: City Manager's Office

Agenda Caption: Presentation, possible action, and discussion on the Council Transportation Committee's work plan and a proposed transportation funding options resolution.

Recommendation(s):

Summary: The Council Transportation Committee would like to submit the work plan they have approved for 2008 -2009. The Work Plan is broken into 3 categories: funding options, infrastructure and planning.

Transportation funding is an important issue facing the City of College Station as well as the entire State of Texas. As the 2009 Texas Legislative Session draws closer, the Transportation Committee is working on a resolution of support for additional local and regional transportation funding options. These include but are not limited to vehicle registration fees, new and used car sales tax, and driver license fees. It is important for any potential funding options to be flexible in order to meet the specific needs of the community.

The resolution is scheduled to be considered by the Transportation Committee at its meeting on December 15 and by the Council on December 16.

Budget & Financial Summary: N/A

Attachments:

1. Council Transportation Committee 2008 – 2009 Work Plan

Council Transportation Committee

2008 – 2009 Work Plan

Funding Options

- Identify funding options for transit and other transportation projects
 - Local gas tax
 - Room tax
 - Vehicle registrations
 - New/used car sales tax
- Remain vigilant of things going on in D.C. and Austin

Infrastructure

- Mass transit system
 - Include other entities
 - Look at what other college towns are doing
- Maroon Bike Project
 - A&M student group
 - Reapply as a Bicycle Friendly Community
- Commuter rail
 - Talk with Amtrak
 - Work on partnerships
- Signage/Wayfinding
 - Bicycle routes
- B/CS Mobility Initiative

Planning

- Comprehensive Plan Update
 - Thoroughfare Plan
 - Preserving land or ROW for future park and rides
- Greenways, Hike & Bike, and Sidewalk Master Plan
 - Sidewalk standards