



Mayor
Ben White
Mayor Pro Tem
Ron Gay
City Manager
Glenn Brown

Councilmembers
John Crompton
James Massey
Lynn McIlhaney
Chris Scotti
David Ruesink

Agenda
College Station City Council
Workshop Meeting
Thursday, March 13, 2008 3:00 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 Phase I construction costs for the Memorial Cemetery of College Station and the establishment of the space price structure for the municipal cemetery system.
3. Presentation, possible action and discussion on the timeline and current work being conducted toward the completion of the Community Emergency Operation Center.
4. Presentation, possible action, and discussion regarding the City's efforts to further affordable housing.
5. Presentation, possible action and discussion regarding the progress of the CIP Citizen Advisory Committee's work to recommend a prioritized list of projects that can be funded with General Obligation Bond funds.
6. Presentation, possible action, and discussion regarding and update of the Washington, D.C. trip taken in February included issues such as transportation and economic development.
7. Council Calendar
 - March 17 IGC Meeting, BVCOG office, noon – 1:30 pm
 - March 18 Transportation Committee, Adm. Conference Room, 4:30 pm
 - March 21 City offices closed, Good Friday
 - March 26 Police Dept. Annual Employee Banquet, Pebble Creek, 6:30 pm
 - March 27 Council Workshop and Regular Meetings, 3:00 pm and 7:00 pm
 - March 31 Citizen University, Mayor/Council Council Chambers, 5:30 pm – 7:30 pm
 - April 2 Annual Picnic, Interfaith Dialogue, City Hall, 11:30 am

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 Subcommittee of the Council, Audit Committee, Brazos County Health Dept., Brazos Valley Council of Governments, 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).
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 and 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 in Westside/Highway 60 area, near Brushy Water Supply Corporation.
- b. Civil Action No. H-04-4558, U.S. District Court, Southern District of Texas, Houston Division, *College Station v. U.S. Dept. of Agriculture, etc., and Wellborn Special Utility District*.
- c. Cause No. GN-502012, Travis County, *TMPA v. PUC* (College Station filed Intervention 7/6/05)
- d. Sewer CCN request.
- e. Legal aspects of Water Well and possible purchase of or lease of another water site.
- f. Civil Action No. H-04-3876, U.S. District Court, Southern District of Texas, Houston Division, *JK Development v. College Station*.
- g. Cause No. 06-002318-CV-272, 272nd Judicial District Court, Brazos County, Texas, *Taylor Kingsley v. City of College Station, Texas and Does 1 through 10, inclusive*.
- h. Cause No. 485-CC, County Court at Law No. 1, Brazos County, Texas, *City of College Station v. David Allen Weber, et al.*
- i. Bed & Banks Water Rights Discharge Permits for College Station and Bryan
- j. Cause No. 07-001241-CV-361, 361st Judicial District Court, Brazos County, Texas *Gregory A. & Agnes A. Ricks v. City of College Station*
- k. Water CCN request

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 13th day of March, 2008 at 3:00 p.m. in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this 10th day of March, 2008 at 2:30 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 March 10, 2008 at 2:30 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.

March 13, 2008
Workshop Agenda Item 2
Presentation, Possible Action, and Discussion Regarding
Phase I Construction Costs for the Memorial Cemetery of College Station and
the Establishment of the Space Price Structure for the Municipal Cemetery System

To: Glenn Brown, City Manager

From: Warren Struss, Interim Director of Parks and Recreation

Agenda Caption: Presentation, possible action, and discussion regarding Phase I construction costs for the Memorial Cemetery of College Station and the establishment of the space price structure for the municipal cemetery system.

Recommendation(s): Provide direction to staff regarding:

- 1) A Resolution awarding the bid and approval of a construction contract (Contract Number #08-116) with Acklam Construction Company in the amount of \$6,624,835.00 (Staff recommendation amount) for the construction of Phase I of the Memorial Cemetery of College Station.
- 2) A Resolution establishing the sale price of grave spaces in the College Station municipal cemeteries.

In addition, the Cemetery Advisory Committee considered these items during their February 28, 2008 meeting, and made the following recommendations.

"The Cemetery Committee preference is to accept the base bid of Acklam Construction, plus the addition of Alternate 11, in order to have a complete Phase I to be consistent with our marketing plan and for the long range viability of the project. However, if the base bid is not acceptable to the council then the committee supports the staff recommendations as proposed." This recommendation was a 7 to 0 vote, with 7 of 9 members present.

The Cemetery Advisory Committee also made a recommendation to the City Council for the approval of the proposed Resolution establishing the sale price of grave spaces in the College Station municipal cemeteries (based around the Staff recommendation for the construction contract). This recommendation was a 7 to 0 vote, with 7 of 9 members present.

Summary: This Workshop item will provide an opportunity for City Council discussion on the bids received for the construction of Phase I of the Memorial Cemetery of College Station and on the establishment of space pricing for the municipal cemeteries. With the City Council direction received on these items, the Resolutions approving: 1) the Construction Contract and, 2) the intention to reimburse certain expenditures with proceeds from debt, and 3) the establishment of space pricing will be on the City Council Agenda for March 27, 2008.

Budget & Financial Summary: Staff has prepared 2 revised versions of the cemetery pro forma. The first version takes the staff recommendation of a construction cost of \$6,624,835. This will result in an increase in the lot costs over the life of the pro forma. Initial lot costs for the Aggie Field of Honor are projected to be \$1,900.

The second version of the pro forma takes the Cemetery Committee recommendation with a construction cost of \$7,072,579. This will result in an additional increase in the cost over the life of the pro forma. Initial lot costs for the Aggie Field of Honor are projected to be \$1,950.

Under both versions additional lot costs over the 10 years of the pro forma are required.

Staff recommendation:

Acklam Base Bid			
with electrical and water items:	\$7,040,029		
Add Alternate #3	\$92,688		
Deduct Alternate #4	(268,754)		
Deduct Alternate #5	(96,092)		
Deduct Alternate #6	(175,586)		
Add Alternate #11	<u>\$32,550</u>		
Total:	\$6,624,835.00	Project Total:	\$8,840,000

Cemetery Committee Preference:

Acklam Base Bid			
with electrical and water items:	\$7,040,029		
Add Alternate #11	<u>\$32,550</u>		
Total:	\$7,072,579.00	Project Total:	\$9,290,000

Attachments:

1. Bid Tabulation for Bid #08-36
2. Memorial Cemetery Phase I Site Plan
3. Memorial Cemetery of College Station Pro Forma (based on Staff recommendation)
4. Memorial Cemetery of College Station Pro Forma (based on Base Bid amount plus Alternate #11)

CITY MEMORIAL CEMETERY AND AGGIE FIELD OF HONOR
 BID TABULATION 08-36
 PARKS RECREATION

Item No.	Est. Quan.	Unit Meas.	Description	Acklam Construction Company		JaCody, Inc.		Imperial Construction, Ltd/	
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1	1	LS	Labor, service, materials etc. for construction of cemetery & Aggie Field of Honor	\$6,734,700.00	\$6,734,700.00		\$7,053,426.00		\$7,444,141.00
Water Main Items									
1	2,393	LF	8" PVC waterline, compl. in place	\$18.00	\$43,074.00	\$25.00	\$59,825.00	\$24.44	\$58,484.92
2	78	LF	8" PVC structural waterline, compl. in place	\$23.00	\$1,794.00	\$35.00	\$2,730.00	\$31.86	\$2,485.08
3	78	LF	16" steel casing, compl. In place	\$90.00	\$7,020.00	\$100.00	\$7,800.00	\$97.86	\$7,633.08
4	971	LF	6" PVC waterline, compl. in place	\$15.00	\$14,565.00	\$22.00	\$21,362.00	\$22.29	\$21,643.59
5	29	LF	6" PVC structural waterline, compl. in place	\$25.00	\$725.00	\$28.00	\$812.00	\$31.56	\$915.24
6	3	EA	6" fire hydrant assembly compl. In place	\$3,500.00	\$10,500.00	\$3,300.00	\$9,900.00	\$2,966.19	\$8,898.57
7	3	EA	8" gate valve, compl. in place	\$1,200.00	\$3,600.00	\$935.00	\$2,805.00	\$1,061.41	\$3,184.23
8	4	EA	6" gate valve, compl. In place	\$1,000.00	\$4,000.00	\$715.00	\$2,860.00	\$962.61	\$3,850.44
9	1	EA	10"x8" reducer, compl. In place	\$500.00	\$500.00	\$330.00	\$330.00	\$250.00	\$250.00
10	1	LS	Various bends, plugs, tees	\$90,000.00	\$90,000.00	\$5,500.00	\$5,500.00	\$7,923.16	\$7,923.16
Total Water Main Items					\$175,778.00		\$113,924.00		\$115,268.31
Underground Electrical Distribution Items									
1	4,798	LF	2" PVC schedule 40 conduit, in place	\$5.00	\$23,990.00	\$2.85	\$13,674.30	\$4.09	\$19,623.82
2	9,596	LF	4" PVC schedule 40 conduit, in place	\$6.75	\$64,773.00	\$4.85	\$46,540.60	\$5.51	\$52,873.96
3	2,399	LF	6" PVC schedule 40 conduit, in place	\$12.00	\$28,788.00	\$8.45	\$20,271.55	\$11.88	\$28,500.12
4	6	EA	Pull Box	\$1,500.00	\$9,000.00	\$325.00	\$1,950.00	\$361.00	\$2,166.00
5	1	EA	Transformer Foundation	\$3,000.00	\$3,000.00	\$500.00	\$500.00	\$700.00	\$700.00
Total Electrical Distribution Items					\$129,551.00		\$82,936.45		\$103,863.90
Total Base Proposal with Water & Electrical					\$7,040,029.00		\$7,250,286.45		\$7,663,273.21
Alternates									
Alternate 1	(Additional) Add Columbarium Wall B & associated niches to the AFOH Columbarium				\$247,102.00		\$355,047.00		\$335,000.00
Alternate 2	(Additional) Add Columbarium Wall B and associated niches to the City Memorial Columbarium				\$247,102.00		\$348,949.00		\$330,000.00
Alternate 3	(Additional) Add interim Columbarium with the City Memorial section meeting the requirements of the interim columbarium in the plans				\$92,688.00		\$169,105.00		\$150,000.00
Alternate 4	(Deduction) Deduct City Memorial Columbarium, including walls, niches, planters, foundation, and amenities				(\$268,754.00)		(\$379,146.00)		(\$355,000.00)
Alternate 5	(Deduction) Deduct third westernmost low separation wall (est. 413 lf), located west of the City Memorial Loop Road				(\$96,092.00)		(\$151,700.00)		(\$146,000.00)

CITY MEMORIAL CEMETERY AND AGGIE FIELD OF HONOR
 BID TABULATION 08-36
 PARKS RECREATION

Alternate 6	(Deduction) Deduct Columbarium Wall A and niches to the Aggie Field of Honor Columbarium. All other Columbarium items, excluding Columbarium Wall B to be constructed per the plans and specs			(\$175,586.00)		(\$275,788.00)		(\$260,000.00)
Alternate 7	(Additional) Add differential cost to furnish and install continuously reinforced concrete roadway alternative for Entrance Road, Spirit Gate Loop Road, City Memorial Loop Road, & Central Plaza Loop Road and include deduction for HMAC Roadway Alternative			\$391,850.00		\$184,993.00		\$551,000.00
Alternate 8	(Additional) Add, furnish and install additional 8' width continuously reinforced concrete roadway (one side of Entrance Road only) and additional 8' of 18" reinforced Concrete pipe for the driveway			\$32,650.00		\$10,167.00		\$16,000.00
Alternate 9	(Additional) Add, furnish and install additional 16' width continuously reinforced concrete roadway (8' width each side of Entrance Road only) and additional 16' of 18" reinforced concrete pipe for the driveway			\$64,900.00		\$20,334.00		\$29,000.00
Alternate 10	(Additional) Add, furnish and install additional 8' width HMAC roadway (one side of Entrance Road only) and additional 8' of 18" reinforced concrete pipe for the driveway			\$16,275.00		\$16,830.00		\$27,800.00
Alternate 11	(Additional) Add, furnish and install additional 16' width HMAC roadway (8' width each side of Entrance Road only) and additional 16' of 18" reinforced concrete pipe for the driveway			\$32,550.00		\$33,660.00		\$51,500.00
OTHER ADDITIONS TO THE WORK/UNIT PRICES								
Unit Price #1	Furnish and Install Willow Oak tree (50 gal)	Add \$475.00	Deduct \$400.00			\$385.00		\$450.00
Unit Price #2	Furnish and install Live	Add \$1,135.00	Deduct \$975.00			\$715.00		\$780.00
Unit Price #3	Furnish and install Cedar Elm tree (45 gal)	Add \$475.00	Deduct \$400.00			\$363.00		\$430.00
Unit Price #4	Furnish and install Wax Myrtle (15 gal)	Add \$110.00	Deduct \$90.00			\$94.00		\$125.00
Unit Price #5	Furnish and install 20' wide asphalt roadway with 2' curbs on each side constructed in accordance with the specifications and typical sections shown in the plans for locations to be determined			\$87.50		\$70.00		\$77.00
		Base Proposal		\$6,734,700.00		\$7,053,426.00		\$7,444,141.00
		Water Main Items		\$175,778.00		\$113,924.00		\$115,268.31
		Total Electrical Distribution Items		\$129,551.00		\$82,936.45		\$103,863.90
		Total Base Proposal with Water and Electrical Distribution Utilities		\$7,040,029.00		\$7,250,286.45		\$7,663,273.21
Bid Certification			Yes			Yes		Yes
Total Calendar Days to Substantial Completion			240			240		240
Bid Bond			Yes			Yes		Yes
Addendums Acknowledged			4			4		4
Total with staff recommened adds/deducts:				\$6,624,835.00		\$6,646,417.45		\$7,103,773.21
Total with Committee Preference (base plus alternate 11):				\$7,072,579.00		\$7,283,946.45		\$7,714,773.21

CITY MEMORIAL CEMETERY AND AGGIE FIELD OF HONOR
 BID TABULATION 08-36
 PARKS RECREATION

Item No.	Est. Quan.	Unit Meas.	Description	SpawGlass Civil Construction		Dudley Construction, Ltd.	
				Unit Price	Item Total	Unit Price	Item Total
1	1	LS	Labor, service, materials etc. for construction of cemetery & Aggie Field		\$7,483,000.00		\$8,400,000.00
Water Main Items							
1	2,393	LF	8" PVC waterline, compl. in place	\$43.00	\$102,899.00	\$29.70	\$71,072.10
2	78	LF	8" PVC structural waterline, compl. in place	\$83.00	\$6,474.00	\$51.66	\$4,029.48
3	78	LF	16" steel casing, compl. In place	\$188.00	\$14,664.00	\$95.17	\$7,423.26
4	971	LF	6" PVC waterline, compl. in place	\$35.00	\$33,985.00	\$24.94	\$24,216.74
5	29	LF	6" PVC structural waterline, compl. in place	\$60.00	\$1,740.00	\$49.96	\$1,448.84
6	3	EA	6" fire hydrant assembly compl. In place	\$3,480.00	\$10,440.00	\$3,003.57	\$9,010.71
7	3	EA	8" gate valve, compl. in place	\$1,080.00	\$3,240.00	\$1,163.71	\$3,491.13
8	4	EA	6" gate valve, compl. In place	\$720.00	\$2,880.00	\$849.11	\$3,396.44
9	1	EA	10"x8" reducer, compl. In place	\$1,200.00	\$1,200.00	\$860.00	\$860.00
10	1	LS	Various bends, plugs, tees	\$5,700.00	\$5,700.00	\$9,000.00	\$9,000.00
Total Water Main Items					\$183,222.00		\$133,948.70
Underground Electrical Distribution Items							
1	4,798	LF	2" PVC schedule 40 conduit, in place	\$6.00	\$28,788.00	\$6.00	\$28,788.00
2	9,596	LF	4" PVC schedule 40 conduit, in place	\$7.00	\$67,172.00	\$8.00	\$76,768.00
3	2,399	LF	6" PVC schedule 40 conduit, in place	\$15.00	\$35,985.00	\$15.00	\$35,985.00
4	6	EA	Pull Box	\$700.00	\$4,200.00	\$666.00	\$3,996.00
5	1	EA	Transformer Foundation	\$3,000.00	\$3,000.00	\$500.00	\$500.00
Total Electrical Distribution Items					\$139,145.00		\$146,037.00
Total Base Proposal with Water & Electrical					\$7,805,367.00		\$8,679,985.70
Alternates							
Alternate 1	(Additional) Add Columbarium Wall B & associated niches to the AFOH Columbarium				\$267,000.00		\$360,000.00
Alternate 2	(Additional) Add Columbarium Wall B and associated niches to the City Memorial Columbarium				\$280,000.00		\$370,000.00
Alternate 3	(Additional) Add interim Columbarium with the City Memorial section meeting the requirements of the interim columbarium in the plans				\$106,000.00		\$380,000.00
Alternate 4	(Deduction) Deduct City Memorial Columbarium, including walls, niches, planters, foundation, and amenities				(\$400,000.00)		(\$560,000.00)
Alternate 5	(Deduction) Deduct third westernmost low separation wall (est. 413 lf), located west of the City Memorial Loop Road				(\$180,000.00)		(\$3,000.00)

CITY MEMORIAL CEMETERY AND AGGIE FIELD OF HONOR
 BID TABULATION 08-36
 PARKS RECREATION

Alternate 6	(Deduction) Deduct Columbarium Wall A and niches to the Aggie Field of Honor Columbarium. All other Columbarium items, excluding Columbarium Wall B to be constructed per the plans and specs		(\$230,000.00)	(\$150,000.00)
Alternate 7	(Additional) Add differential cost to furnish and install continuously reinforced concrete roadway alternative for Entrance Road, Spirit Gate Loop Road, City Memorial Loop Road, & Central Plaza Loop Road and include deduction for HMAC Roadway Alternative		\$590,000.00	\$170,000.00
Alternate 8	(Additional) Add, furnish and install additional 8' width continuously reinforced concrete roadway (one side of Entrance Road only) and additional 8' of 18" reinforced Concrete pipe for the driveway		\$43,000.00	\$40,000.00
Alternate 9	(Additional) Add, furnish and install additional 16' width continuously reinforced concrete roadway (8' width each side of Entrance Road only) and additional 16' of 18" reinforced concrete pipe for the driveway		\$85,000.00	\$65,000.00
Alternate 10	(Additional) Add, furnish and install additional 8' width HMAC roadway (one side of Entrance Road only) and additional 8' of 18" reinforced concrete pipe for the driveway		\$20,000.00	\$20,000.00
Alternate 11	(Additional) Add, furnish and install additional 16' width HMAC roadway (8' width each side of Entrance Road only) and additional 16' of 18" reinforced concrete pipe for the driveway		\$39,000.00	\$40,000.00
	OTHER ADDITIONS TO THE WORK/UNIT PRICES			
Unit Price #1	Furnish and Install Willow Oak tree (50 gal)		\$510.00	\$550.00
Unit Price #2	Furnish and install Live		\$750.00	\$800.00
Unit Price #3	Furnish and install Cedar Elm tree (45 gal)		\$510.00	\$550.00
Unit Price #4	Furnish and install Wax Myrtle (15 gal)		\$114.00	\$125.00
Unit Price #5	Furnish and install 20' wide asphalt roadway with 2' curbs on each side		\$100.00	\$97.00
	Base Proposal		\$7,483,000.00	\$8,400,000.00
	Water Main Items		\$183,222.00	\$133,948.70
	Total Electrical Distribution Items		\$139,145.00	\$146,037.00
	Total Base Proposal with Water and Electrical Distribution Utilities		\$7,805,367.00	\$8,679,985.70
	Bid Certification		Yes	Yes
	Total Calendar Days to Substantial Completion		240	240
	Bid Bond		Yes	Yes
	Addendums Acknowledged		4	4
Total with staff recommened adds/deducts:			\$7,140,367.00	\$8,386,985.70
Total with Committee Preference (base plus alternate 11):			\$7,844,367.00	\$8,719,985.70



- 1** Texas A&M Columbarium wall with pillar end columns.
- 2** Cemetery Entrance Gates.
- 3** Committal Shelter.
- 4** Information Center
- 5** Retention pond, water feature with water spray.
- 6** "Spirit Gate" tall columns framing view to Kyle Field and A&M campus.
- 7** Maintenance Building
- 8** City of College Station Columbarium wall with pillar end columns.
- 9** Anadarko Oil Well
- 10** Dense tree plantings to screen view of oil well.
- 11** Dense tree plantings and low stone wall to provide screening for College Station Cemetery.
- 12** Initial location of Texas A&M columbarium wall niches.

Pro-Forma for Memorial Cemetery

3/4/2008 12:22

Year	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Totals
1. Field of Honor Lots Sold	-	-	700	600	350	300	250	250	250	250	250	250	3,450
2. City Lots Sold (increasing at 3% annually with pop growth)	-	-	100	103	106	109	112	115	118	122	126	130	1,141
3. AFOH Collumbarium Spaces Sold	-	-	36	36	36	36	36	36	36	36	36	36	360
4. City Collumbarium Spaces Sold	-	-	18	18	18	18	18	18	18	18	18	18	180
													5,131
Cost per space													
5. Aggie Field of Honor Space	\$ -	\$ -	\$ 1,900	\$ 1,900	\$ 2,200	\$ 2,500	\$ 2,650	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,264
6. City Space	-	-	925	925	1,075	1,225	1,300	1,350	1,350	1,350	1,350	1,350	1,109
7. AFOH Collumbarium Space	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,091
8. City - Collumbarium Space	-	-	600	600	600	600	600	600	600	600	600	600	545
Gross Sales													
9. Aggie Field of Honor Spaces	\$ -	\$ -	\$ 1,330,000	\$ 1,140,000	\$ 770,000	\$ 750,000	\$ 662,500	\$ 687,500	\$ 687,500	\$ 687,500	\$ 687,500	\$ 687,500	\$ 8,090,000
10. City Spaces	-	-	92,500	95,275	113,950	133,525	145,600	155,250	159,300	164,700	170,100	175,500	1,405,700
11. AFOH Collumbarium Spaces	-	-	43,200	43,200	43,200	43,200	43,200	43,200	43,200	43,200	43,200	43,200	432,000
12. City - Collumbarium Spaces	-	-	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	108,000
Gross Sales Subtotal	\$ -	\$ -	\$ 1,476,500	\$ 1,289,275	\$ 937,950	\$ 937,525	\$ 862,100	\$ 896,750	\$ 900,800	\$ 906,200	\$ 911,600	\$ 917,000	\$ 10,035,700
Other Income													
13. Investment Income	\$ -	\$ -	\$ -	\$ 26,900	\$ 36,700	\$ 32,900	\$ 32,600	\$ 26,000	\$ 19,200	\$ 12,700	\$ 5,700	\$ 2,100	\$ 194,800
14. Contributions/Donations	-	-	-	-	-	-	-	-	-	-	-	-	-
15. Other Nonoperating Revenue	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000
Other Income Subtotal	\$ -	\$ 75,000	\$ -	\$ 26,900	\$ 36,700	\$ 32,900	\$ 32,600	\$ 26,000	\$ 19,200	\$ 12,700	\$ 5,700	\$ 2,100	\$ 269,800
Gross Income	\$ -	\$ 75,000	\$ 1,476,500	\$ 1,316,175	\$ 974,650	\$ 970,425	\$ 894,700	\$ 922,750	\$ 920,000	\$ 918,900	\$ 917,300	\$ 919,100	\$ 10,305,500
Expense													
16. Advertising	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
17. Debt Service	-	-	240,688	747,813	749,844	740,981	742,088	762,656	751,881	759,963	688,344	560,000	6,744,256
18. Endowment	-	-	487,245	425,461	309,524	309,383	284,493	295,928	297,264	299,046	300,828	302,610	3,311,781
Total Expense	\$ -	\$ 75,000	\$ 802,933	\$ 1,173,273	\$ 1,059,367	\$ 1,050,365	\$ 1,026,581	\$ 1,058,584	\$ 1,049,145	\$ 1,059,009	\$ 989,172	\$ 862,610	\$ 10,206,037
Net Income/(Expense)	\$ -	\$ -	\$ 673,568	\$ 142,902	\$ (84,717)	\$ (79,940)	\$ (131,881)	\$ (135,834)	\$ (129,145)	\$ (140,109)	\$ (71,872)	\$ 56,490	\$ 99,463
Beginning Balance (Memorial Cemetery Fund)	\$ -	\$ -	\$ -	\$ 673,568	\$ 816,469	\$ 731,752	\$ 651,813	\$ 519,932	\$ 384,098	\$ 254,953	\$ 114,845	\$ 42,973	
Ending Balance (Memorial Cemetery Fund)	\$ -	\$ -	\$ 673,568	\$ 816,469	\$ 731,752	\$ 651,813	\$ 519,932	\$ 384,098	\$ 254,953	\$ 114,845	\$ 42,973	\$ 99,463	
Capital Budget and Expenditures (Estimates)													
19. Engineering	\$ 708,484	\$ 7,495	\$ 451,232	\$ 249,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20. Construction Phase I	\$ 6,624,835	-	-	6,624,835	-	-	-	-	-	-	-	-	-
21. Land - Additional Purchase	\$ 1,479,524	1,479,524	-	-	-	-	-	-	-	-	-	-	-
22. Miscellaneous	\$ 27,157	1,008	-	26,149	-	-	-	-	-	-	-	-	-
Total Capital	\$ 8,840,000	\$ 1,488,027	\$ 451,232	\$ 6,900,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23. Debt Issuance													
2005 Debt			600,000										
2006 Debt			1,000,000										
2007 Debt			625,000										
1998 Bond Authorization-Lar			275,000										
Debt Issued to Date			2,500,000										
Add'l Debt Needed	\$	\$	\$ 6,418,410										
Includes \$78,410 for debt issuance costs													
Land Purchase Includes:													
1. TAMU			29.63 ac	705,057									
2. Kinman			27.09 ac	702,666									
3. Sharp				45,722									
4. Related Expenses				26,078									
Total Land			56.72 ac	\$ 1,479,524									

Pro-Forma for Memorial Cemetery

3/4/2008 12:21

Year	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Totals
1. Field of Honor Lots Sold	-	-	700	600	350	300	250	250	250	250	250	250	3,450
2. City Lots Sold (increasing at 3% annually with pop growth)	-	-	100	103	106	109	112	115	118	122	126	130	1,141
3. AFOH Collumbarium Spaces Sold	-	-	36	36	36	36	36	36	36	36	36	36	360
4. City Collumbarium Spaces Sold	-	-	18	18	18	18	18	18	18	18	18	18	180
													5,131
Cost per space													
5. Aggie Field of Honor Space	\$ -	\$ -	\$ 1,950	\$ 1,950	\$ 2,300	\$ 2,650	\$ 2,850	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,405
6. City Space	-	-	950	950	1,125	1,300	1,400	1,450	1,450	1,450	1,450	1,450	1,180
7. AFOH Collumbarium Space	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,091
8. City - Collumbarium Space	-	-	600	600	600	600	600	600	600	600	600	600	545
Gross Sales													
9. Aggie Field of Honor Spaces	\$ -	\$ -	\$ 1,365,000	\$ 1,170,000	\$ 805,000	\$ 795,000	\$ 712,500	\$ 737,500	\$ 737,500	\$ 737,500	\$ 737,500	\$ 737,500	\$ 8,535,000
10. City Spaces	-	-	95,000	97,850	119,250	141,700	156,800	166,750	171,100	176,900	182,700	188,500	1,496,550
11. AFOH Collumbarium Spaces	-	-	43,200	43,200	43,200	43,200	43,200	43,200	43,200	43,200	43,200	43,200	432,000
12. City - Collumbarium Spaces	-	-	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	108,000
Gross Sales Subtotal	\$ -	\$ -	\$ 1,514,000	\$ 1,321,850	\$ 978,250	\$ 990,700	\$ 923,300	\$ 958,250	\$ 962,600	\$ 968,400	\$ 974,200	\$ 980,000	\$ 10,571,550
Other Income													
13. Investment Income	\$ -	\$ -	\$ -	\$ 27,900	\$ 36,900	\$ 32,400	\$ 31,700	\$ 25,100	\$ 18,900	\$ 12,500	\$ 5,700	\$ 2,300	\$ 193,400
14. Contributions/Donations	-	-	-	-	-	-	-	-	-	-	-	-	-
15. Other Nonoperating Revenue	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000
Other Income Subtotal	\$ -	\$ 75,000	\$ -	\$ 27,900	\$ 36,900	\$ 32,400	\$ 31,700	\$ 25,100	\$ 18,900	\$ 12,500	\$ 5,700	\$ 2,300	\$ 268,400
Gross Income	\$ -	\$ 75,000	\$ 1,514,000	\$ 1,349,750	\$ 1,015,150	\$ 1,023,100	\$ 955,000	\$ 983,350	\$ 981,500	\$ 980,900	\$ 979,900	\$ 982,300	\$ 10,839,950
Expense													
16. Advertising	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
17. Debt Service	-	-	240,688	791,313	792,344	782,481	782,588	792,406	790,881	797,963	725,344	596,000	7,092,006
18. Endowment	-	-	499,620	436,211	322,823	326,931	304,689	316,223	317,658	319,572	321,486	323,400	3,488,612
Total Expense	\$ -	\$ 75,000	\$ 815,308	\$ 1,227,523	\$ 1,115,166	\$ 1,109,412	\$ 1,087,277	\$ 1,108,629	\$ 1,108,539	\$ 1,117,535	\$ 1,046,830	\$ 919,400	\$ 10,730,618
Net Income/(Expense)	\$ -	\$ -	\$ 698,693	\$ 122,227	\$ (100,016)	\$ (86,312)	\$ (132,277)	\$ (125,279)	\$ (127,039)	\$ (136,635)	\$ (66,930)	\$ 62,900	\$ 109,332
Beginning Balance (Memorial Cemetery Fund)	\$ -	\$ -	\$ -	\$ 698,693	\$ 820,920	\$ 720,903	\$ 634,591	\$ 502,315	\$ 377,036	\$ 249,997	\$ 113,362	\$ 46,432	
Ending Balance (Memorial Cemetery Fund)	\$ -	\$ -	\$ 698,693	\$ 820,920	\$ 720,903	\$ 634,591	\$ 502,315	\$ 377,036	\$ 249,997	\$ 113,362	\$ 46,432	\$ 109,332	
Capital Budget and Expenditures (Estimates)													
19. Engineering	\$ 708,485	\$ 7,495	\$ 451,232	\$ 249,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20. Construction Phase I	\$ 7,072,579	-	-	7,072,579	-	-	-	-	-	-	-	-	-
21. Land - Additional Purchase	\$ 1,479,524	1,479,524	-	-	-	-	-	-	-	-	-	-	-
22. Miscellaneous	\$ 29,413	1,008	-	28,405	-	-	-	-	-	-	-	-	-
Total Capital	\$ 9,290,000	\$ 1,487,019	\$ 451,232	\$ 7,350,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23. Debt Issuance													
2005 Debt		600,000											
2006 Debt		1,000,000											
2007 Debt		625,000											
1998 Bond Authorization-Lar		275,000											
Debt Issued to Date		2,500,000											
Add'l Debt Needed	\$	6,868,410											
Includes \$78,410 for debt issuance costs													
Land Purchase Includes:													
1. TAMU			29.63 ac	705,057									
2. Kinman			27.09 ac	702,666									
3. Sharp				45,722									
4. Related Expenses				26,078									
Total Land			56.72 ac	\$ 1,479,524									

March 13, 2008
Workshop Agenda Item 3
Discussion of Community Emergency Operation Center

To: Glenn Brown, City Manager

From: Robert Alley, Fire Chief

Agenda Caption: Presentation, possible action and discussion on the timeline and current work being conducted toward the completion of the Community Emergency Operation Center.

Recommendation(s): Staff recommends continued support for this project and seeks direction from the City Council on a potential long term solution to the Community Emergency Operations Center.

Summary: The Community Emergency Operation Center project is a result of the Leadership and Direction that was provided by the Intergovernmental Committee as leaders and representatives of the (4) entities of Brazos County, Texas A&M University and the Cities of Bryan and College Station approved the Interlocal Agreement to establish a Community Emergency Operation Center. The hard work began after the 2005 Hurricane season which brought many emergency related issues to our community as a result of Hurricanes Katrina and Rita. The Community Emergency Operation Center is scheduled to be completed in May of 2008 just prior to the 2008 Hurricane Season starting. The staffing of the CEOC will take place at this time.

During the discussions and decision making process by the Intergovernmental Committee the decision was made and approved through an Interlocal Agreement to establish the Community Emergency Operations Center in the Wimberly building in downtown Bryan through a five year rental agreement. The discussion during this process indicated that this agreement may be considered a short term opportunity and that a more permanent and long term solution may be considered for the future.

A potential CIP project for the construction of Fire Station #6 at the intersection of University Drive and Tarrow Rd. is currently being reviewed and discussed by the College Station Citizens CIP project review committee. Staff is seeking direction to see if the City Council would like for this facility to be a consideration for a possible long term solution for the Community Emergency Operation Center. This item would need to be taken to the Intergovernmental Committee for discussion and future consideration.

Budget & Financial Summary: The annual cost for the (4) jurisdictions for the first year is projected to be approximately 63,000 each.

Attachments: None

March 13, 2008
Workshop Agenda Item 4
Affordable Housing Programs and Activities

To: Glenn Brown, City Manager

From: David Gwin, Director of Economic and Community Development

Agenda Caption: Presentation, possible action, and discussion regarding the City's efforts to further affordable housing.

Recommendation(s): Staff requests that the City Council receive a briefing on the City's affordable housing programs, accomplishments and future direction and be ready to provide input on the overall direction of these efforts.

Summary: The Department of Economic & Community Development currently administers a number of programs to promote and develop safe and affordable housing for lower income residents of College Station. Staff intends to brief the Council on our current housing efforts, the impact these programs have made on the lives of citizens and the changes that have occurred in the neighborhoods impacted by these activities.

Over the past year, staff has thoroughly analyzed and reviewed our existing housing activities and programs for much more efficient and cost effective ways to meet these basic community needs. This briefing seeks to highlight activities that are believed to be much smarter and more sustainable in supporting and enhancing this critical component of the City's infrastructure.

While it is imperative that the City continue to support and promote safe, decent and affordable housing and take a much more pro-active approach in developing and administering quality housing reinvestment programs, staff has identified several activities that are no longer cost effective or particularly appropriate to our current development environment. Staff plans to recommend that these activities be substantially restructured or eliminated all together.

This presentation will also include a discussion of the efforts of our affordable housing development partners including private developers, B/CS Habitat for Humanity and the Brazos Valley Community Action Agency. Finally, staff will be seeking Council input and support on the future direction of the City's housing efforts.

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. How these resources have actually been invested will be more specifically addressed during the actual Council presentation.

Attachments: None

**March 13, 2008
Workshop Agenda 5
CIP Citizen Advisory Committee Status Report**

To: Glenn Brown, City Manager

From: Mark Smith, Director of Public Works

Agenda Caption: Presentation, possible action and discussion regarding the progress of the CIP Citizen Advisory Committee's work to recommend a prioritized list of projects that can be funded with General Obligation Bond funds.

Recommendation(s):

Summary: Brian Bochner, the chair of the advisory committee, will present a status report.

Council appointed a 30 member committee on December 13, 2007 and appointed Brian Bochner, Chair of that committee on January 10, 2008. Staff conducted a series of community meetings to gather public suggestions for projects to consider.

The Citizen Advisory Committee has begun a series of meetings with the aim of developing a recommended prioritized list of projects for Council to consider placing before the voters in a bond election in November 2008.

Budget & Financial Summary:

Attachments:
CAC Work Plan

WORK PLAN – CIP Citizens Advisory Committee

Week	Topics	Comments
1-Feb. 5	Introductions, committee charge, organizational discussions, week 2 agenda	
2-Feb. 12	<ul style="list-style-type: none"> • Work plan • Sample CIP recommendation document • Review strategic plan, comp plan goals & polices, thoroughfare plan, development trends affecting CIP considerations • Funds available (\$60M); also what is needed to go higher • Additional projects suggested in public meetings & website • CAC additional project suggestions (initial discussion) 	
3-Feb 19	<ul style="list-style-type: none"> • CAC additional project suggestions (complete suggestions) • Project Sheets • Critical project needs (staff) • Initial discussion of evaluation criteria <ul style="list-style-type: none"> Sample criteria Critical issues and considerations Criteria we want to consider (preliminary) 	
4-Feb 26	<ul style="list-style-type: none"> • Project review <ul style="list-style-type: none"> Parks 	
5- Mar 4	<ul style="list-style-type: none"> • Project review <ul style="list-style-type: none"> Streets Additional projects • Criteria discussion • Request to staff to prepare evaluation framework 	
Mar 11	<ul style="list-style-type: none"> • No Meeting – Spring Break 	
6-Mar 18	<ul style="list-style-type: none"> • Project review <ul style="list-style-type: none"> Facilities Fire • Evaluation framework discussion (how it will work; information needed) • Selection of projects to omit from further consideration for 2008 CIP • Rating, justification, adjustment to evaluation criteria/weighting of criteria, etc. 	
7-Mar 25	<ul style="list-style-type: none"> • Initial ratings • 	
8-Apr 1	<ul style="list-style-type: none"> • Draft CIP recommendation • Draft presentation to P&Z, council 	
	<ul style="list-style-type: none"> • 	
	<ul style="list-style-type: none"> • Presentation to P&Z, council 	

**March 13, 2008
Workshop Agenda Item 6
Update of Washington, D.C. Trip**

To: Glenn Brown, City Manager

From: Terry Childers, Deputy City Manager

Agenda Caption: Presentation, possible action, and discussion regarding an update of the Washington, D.C. trip taken in February included issues such as transportation and economic development.

Recommendation(s): N/A

Summary: Mayor Ben White, Mayor Pro-Tem Ron Gay, Council member Chris Scotti and Deputy City Manager Terry Childers went to Washington, D.C. on February 25-27. They had meetings with Congressman Edwards, Senator Hutchison and members of Senator Cornyn's senior staff.

This item serves as a report on the transportation and economic development discussions they had.

Budget & Financial Summary: N/A

Attachments: N/A