



**Mayor**  
Ben White

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

**City Manager**  
Glenn Brown

**Agenda**  
**College Station City Council**  
**Workshop Meeting**  
**Thursday, May 22, 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 and discussion on the performance, progress and future plans of the Research Valley Partnership (RVP).
3. Presentation, possible action and discussion on the Fiscal Year 2008-2009 budget overview and parameters, and Fiscal Year 2008-2009 budget calendar.
4. Presentation, possible action, and discussion regarding fees associated with the acceptance of credit cards.
5. Presentation, discussion, and possible action on a Professional Services Contract with Brown Reynolds Watford Architects, Inc. (BRW, Inc.), in the amount of \$195,500.00, for the design of the Municipal Court Building Renovations project.
6. Presentation, discussion, and possible action on a Construction Manager at Risk Contract with JaCody, Inc. in the amount of \$1,744,200, for the construction of the Municipal Court Building Renovations project.
7. Presentation, possible action, and discussion regarding a resolution awarding a professional services contract for the design of the Water Reclamation Project to Lockwood, Andrews & Newnam, Inc. in an amount not to exceed \$80,860.00.
8. Council Calendar
  - May 23 The Research Valley Economic Development Leadership Award Luncheon 11:30 pm
  - May 26 City Offices Closed – Holiday
  - May 30 Swearing in Ceremony / Reception for CSPD Police Chief Michael Ikner 4:00 pm
  - June 4 15<sup>th</sup> Annual Newman 10 Business Performance Awards Luncheon 12:00 pm
  - June 6 Summer Fest at Adamson Lagoon 5:30 pm
  - June 8 Grand Slam Tennis Tournament Dinner 7:00 pm
  - June 10 Tentative Date for Special Meeting for Committee Appointments 4:00 pm
  - June 12 Council Workshop / Regular Meeting 3:00 pm and 7:00 pm

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*In the Research Valley*

June 30 Council Retreat TBD

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 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).
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 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, 272<sup>nd</sup> 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, 361<sup>st</sup> Judicial District Court, Brazos County, Texas  
*Gregory A. & Agnes A. Ricks v. City of College Station*
- k. Water CCN request
- l. Legal issues and advice on Brazos Valley Solid Waste Management Agency Contract, on proposed Franchise with City of Bryan for B.T.U. Electric, on proposed easement and pole use for College Station electric line, and update on legal proceedings for Grimes County Landfill site and on contract for site acquisitions.

Real Estate {Gov't Code Section 551.072}; 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. Targeted Mixed Use Project

Competitive Mater {Gov't Code Section 551.086}; possible action The City Council may deliberate, vote, or take final action on a competitive matter in closed session. The City Council must make a good faith determination, by majority vote of the City Council, that the matter is a Competitive Matter. A "Competitive Matter" is a utility-related matter that the City Council determines is related to the City of College Station's Electric Utility Competitive Activity, including commercial information, which if disclosed would give advantage to competitors or prospective competitors. The following is a general representation of the subject(s) to be considered as a competitive matter.

a. Marketing Strategy Plans for College Station Electric Utilities.

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:

b. Hotel and Conference Center

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.

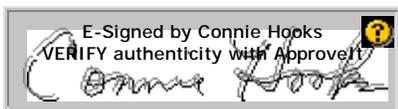
13. Adjourn.

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 22<sup>nd</sup> day of May, 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 19<sup>th</sup> day of May, 2008 at 2:30 p.m.



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

*Traditional Values, Progressive Thinking  
In the Research Valley*

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 May 19, 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](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.

**May 22, 2008**  
**Workshop Agenda Item No. 2**  
**Research Valley Partnership Quarterly Performance Briefing**

**To:** Glenn Brown, City Manager

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

**Agenda Caption:** Presentation and discussion on the performance, progress and future plans of the Research Valley Partnership (RVP).

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

**Summary:** Mr. Todd McDaniel, President and CEO, will provide a presentation on the performance, progress and future plans of the Research Valley Partnership (RVP).

City representation on the RVP Board is realized through the efforts and participation of the following appointments:

|  |   |                              |
|--|---|------------------------------|
| Mr. Chris Scotti, City Council           | - | Board Member                 |
| Mr. Larry Marriott                       | - | Board Member (Executive Com) |
| Mr. Larry Hodges                         | - | Board Member                 |
| Mr. Glenn Brown, City of College Station | - | Ex-Officio                   |

**Budget & Financial Summary:** In FY 2008, the City Council allocated \$293,287 in annual funding for the Research Valley Partnership (RVP). Of these funds, \$243,287 is for general operation. The remaining \$50,000 is for area marketing efforts. The City of College Station is an equal funding partner with the City of Bryan and Brazos County in providing general operating funds. However, only the cities of College Station and Bryan participate in equally funding the marketing effort.

**Attachments:** N/A

**May 22, 2008**  
**Workshop Agenda Item No. 3**  
**2008-2009 Budget Parameters**

**To:** Glenn Brown, City Manager

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

**Agenda Caption:** Presentation, possible action and discussion on the Fiscal Year 2008-2009 budget overview and parameters, and Fiscal Year 2008-2009 budget calendar.

**Recommendation(s):** Staff recommends the City Council provide initial direction on the planning for the FY 2008-2009 proposed budget and proposed budget calendar.

**Summary:** Staff will present an overview of some of some of the key parameters used to prepare the annual budget. Staff will also present a proposed budget calendar for the Fiscal Year 2008-2009 budget process. This calendar will outline the key budget dates between now and October 1<sup>st</sup> that will need to be met in order to get the budget reviewed and adopted.

Direction can be provided if the City Council would like to have any additional budget meetings prior to the presentation of the proposed budget on August 14.

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

**Attachments:**

**May 22, 2008  
Workshop Agenda Item No. 4  
Credit Card Processing Fees**

**To:** Glenn Brown, City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion regarding fees associated with the acceptance of credit cards.

**Recommendation(s):** Staff recommends the City continue paying fees associated with the acceptance of credit cards for some, if not all, departments.

**Summary:** The City began accepting credit card payments in May, 2002 for customers wishing to pay their Utility bill by credit card via telephone, online and in person. Subsequently, in 2004 the Council approved a resolution allowing the City to accept credit cards for payment of all City services and for the City to pay the associated credit card fees. The City currently accepts credit cards (and pays for the credit card fees) for the following City departments:

|  |                                 |
|--|---------------------------------|
| Utility Customer Service (utility bills) | Municipal Court (fines/fees)    |
| Parks (registration/fees)                | Landfill (dumping fees)         |
| Accounting (misc recievables)            | Police (bonds)                  |
| Fire Department (parking garage)         | Development Services (dev fees) |

With the increasing use of credit cards, the City is seeing an increase in fees paid. Staff is currently negotiating a contract for merchant banking services and payment processing with Payment Processing Inc. Staff is seeking direction from Council prior to final contract negotiations to confirm the City's desire to continue absorbing the fees associated with the acceptance of credit cards.

**Budget & Financial Summary:** Credit card fees are budgeted and paid for in the department that accepts the cards. Annual expenses for credit card fees is currently \$380,000 and is projected to increase.

**Attachments:** None

**May 22, 2008**  
**Workshop Agenda Item No. 5**  
**Municipal Court Building Renovations Project**

**To:** Glenn Brown, City Manager

**From:** Chuck Gilman, Director of Capital Projects

**Agenda Caption:** Presentation, discussion, and possible action on a Professional Services Contract with Brown Reynolds Watford Architects, Inc. (BRW, Inc.), in the amount of \$195,500.00, for the design of the Municipal Court Building Renovations project.

**Recommendation(s):** Staff recommends approval of the Professional Services Contract between the City of College Station and BRW, Inc.

**Summary:** The Professional Services Contract with BRW, Inc. is for the conceptual, preliminary, and final design of the Municipal Court Building Renovations project. The Municipal Court Building Renovations project will finish out the second floor of the Municipal Court Building and renovate the first floor to increase the lobby capacity.

**Budget & Financial Summary:** Funds in the amount of \$1,750,000 are currently budgeted in the General Government Capital Improvement Projects Fund for the Municipal Facility Improvements project (GG0701). An additional \$250,000 will be transferred from the Municipal Buildings Rehab and Remodel project (GG0801). Funds in the amount of \$26,155.61 have been expended to date, leaving a balance of \$1,973,844.39.

The balance in accounts GG0701 and GG0801 will fund the CMAR contract for the construction contractor, and the professional services contract for the architect selected for this project.

**Attachments:**

1. Contract – a copy is available in the City Secretary's Office
2. Location Map

Oak Forest Mhp

Utility Customer Service

Public Works

**Municipal Court**

Police

Krenek-Tap Rd

Texas Ave S

William King Cole Dr

**May 22, 2008**  
**Workshop Agenda Item No. 6**  
**Municipal Court Building Renovations Project**

**To:** Glenn Brown, City Manager

**From:** Chuck Gilman, Director of Capital Projects

**Agenda Caption:** Presentation, discussion, and possible action on a Construction Manager-at-Risk Contract with JaCody, Inc. in the amount of \$1,744,200, for the construction of the Municipal Court Building Renovations project.

**Recommendation(s):** Staff recommends approval of the Construction Manager-at-Risk Contract between the City of College Station and JaCody, Inc.

**Summary:** As the Construction Manager-at-Risk, JaCody, Inc. will provide assistance to the City of College Station and the Architect with the design of the improvements, selection of building systems, cost estimating, value engineering, and scheduling during the pre-construction phase enabling the City of College Station to construct the Municipal Court Building Renovations Project. JaCody, Inc. will then construct the Municipal Court Building Renovations Project for a Guaranteed Maximum Price (GMP) that is less than or equal to \$1,744,200. The Municipal Court Building Renovations project will finish out the second floor of the Municipal Court Building and renovate the first floor to increase the lobby capacity.

**Budget & Financial Summary:** Funds in the amount of \$1,750,000 are currently budgeted in the General Government Capital Improvement Projects Fund for the Municipal Facility Improvements project (GG0701). An additional \$250,000 will be transferred from the Municipal Buildings Rehab and Remodel project (GG0801). Funds in the amount of \$26,155.61 have been expended to date. A contract in the amount of \$195,500 for design services is being presented to Council as a separate item. This will leave a balance of \$1,778,344.39.

The balance in accounts GG0701 and GG0801 will fund the CMAR contract for the construction contractor and the professional services contract for the architect selected for this project.

**Attachments:**

1. Contract – a copy is available in the City Secretary's Office
2. Location Map



Oak Forest Mhp

Utility Customer Service

Krenek-Tap Rd

**Municipal Court**

Public Works

Texas Ave S

William King Cole Dr

Police

**May 22, 2008**  
**Workshop Agenda Item 7**  
**Water Reclamation Project – Professional Services Contract**

**To:** Glenn Brown, City Manager

**From:** Chuck Gilman, Director of Capital Projects

**Agenda Caption:** Presentation, possible action, and discussion regarding a resolution awarding a professional services contract for the design of the Water Reclamation Project to Lockwood, Andrews & Newnam, Inc. in an amount not to exceed \$80,860.00.

**Recommendation(s):** Staff recommends Council approval of the resolution and award of the professional services contract to Lockwood, Andrews & Newnam, Inc.

**Summary:** This contract is for the engineering study for a water reclamation project to provide reclaimed water from the Carters Creek Wastewater Treatment Plant for irrigation water for the Veterans Park and Athletic Complex.

**Budget & Financial Summary:** This project is funded by Utility Revenue Bond Funds in the amount of \$2,715,730. Funds for the engineering portion of this project are budgeted and available.

**Attachments:**

1. Resolution

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, SELECTING A PROFESSIONAL CONTRACTOR, APPROVING A PROFESSIONAL SERVICES CONTRACT AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE WATER RECLAMATION PROJECT.**

WHEREAS, the City of College Station, Texas, solicited proposals for engineering services for the Water Reclamation Project; and

WHEREAS, the selection of Lockwood, Andrews & Newnam, Inc. is being recommended as the most highly qualified provider of the engineering services for the Water Reclamation Project; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby finds that Lockwood, Andrews & Newnam, Inc. is the most highly qualified provider of the engineering services for the Water Reclamation Project on the basis of demonstrated competence and qualifications.

PART 2: That the City Council hereby approves the contract with Lockwood, Andrews & Newnam, Inc. for an amount not to exceed \$80,860.00 for the engineering services related to the Water Reclamation Project.

PART 3: That the funding for this Contract shall be as budgeted from the Utility Bond Fund in the amount of \$80,860.00.

PART 4: That this resolution shall take effect immediately from and after its passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2008.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
MAYOR

APPROVED:



\_\_\_\_\_  
City Attorney