



Mayor
Ben White
Mayor Pro Tem

City Manager
Glenn Brown

Councilmembers
John Crompton
James Massey
Dennis Maloney
Katy-Marie Lyles
Lawrence Stewart
David Ruesink

Agenda
College Station City Council
Workshop Meeting
Thursday, June 25, 2009 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 of six month update as it relates to the state of the College Station Police Department, the "blue print" for the future and activities which have occurred since December of 2008.
3. Presentation, possible action, and discussion of Floodplain Management best management practice initiatives.
4. Presentation, possible action, and discussion on an update of the City of College Station FY 09 Budget and FY 10 Budget Planning.
5. Presentation, possible action, and discussion regarding an update on the City's efforts for the Energy Efficiency and Conservation Block Grant.
6. Presentation, possible action, and discussion regarding the proposed FY 2010 Community Development Action Plan and Budget.
7. Presentation, possible action, and discussion regarding a report by Council member Ruesink on trip to Town and Gown Conference in Murray, Kentucky, June 1-4, 2009. Topics which may be discussed are as follows:
 - 1) Communication models between students, visitors, citizens, law enforcement, and community. "Offender training".
 - 2) Civic Engagement models for student involvement in community. Good Neighbor programs, Student as Citizens, recycling efforts in multifamily housing.
 - 3) Research as Economic Engine, team between all local entities to create economic stimulus efforts.
8. Presentation, possible action, and discussion regarding a report by Mayor White on trip to US Conference of Mayors in Providence, Rhode Island, June 12-16, 2009. Topics which may be discussed are as follows:
 - 1) Green Today, Jobs Tomorrow, A focus on training green collar workforce.
 - 1) Transportation and Communication Committee meeting. American Recovery and Reinvestment Act related to transportation infrastructure projects.

On Behalf of the Citizens of College Station, Home of Texas A&M University, We will continue to Promote and Advance the Community's Quality of Life

City Council Workshop Meeting

Thursday, June 25, 2009

- 2) Informational outlets available to Mayors on 2010 Census
- 3) Information outlets on prescription drug abuse awareness campaigns
- 4) Summer Youth work programs in City organizations
- 5) Community policing

9. Council Calendar

June 24	Council Retreat, Meeting Training Facility – Assembly Room @ CSU, 8:30 am
June 25	Council Workshop and Regular Meeting 3:00 and 7:00 pm
July 3	City offices closed Holiday
July 6	Special Budget Meeting, 4:00 pm
July 7	Special Budget Meeting, 4:00 pm
July 8	Special Budget Meeting, 4:00 pm
July 9	Council Workshop and Regular Meeting, 3:00 and 7:00 pm

10. Presentation, possible action, and discussion on future agenda items: A Council Member may inquire about 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.
11. 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 Wild 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, BWSWMA, Signature Event Task Force, (Notice of Agendas posted on City Hall bulletin board).
12. 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 for Brushy & Wellborn Services Areas
 - c. Water CCN permit requests for Brushy & Wellborn Services Areas
 - d. Bed & Banks Water Rights Discharge Permits for College Station and Bryan
 - e. Legal aspects of Water Well, permits and possible purchase of or lease of water well sites
 - f. Cliff A. Skiles, DVM & C.A. Skiles Family Partnership, Ltd. Water permit applications with the Brazos Valley Groundwater Conservation District
 - g. TMPA v. PUC (College Station filed Intervention)

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- h. 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
- i. Update on legal proceedings for Grimes County Landfill site and contracts for development of Grimes County site
- j. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White
- k. Chavers et al v. Tyrone Morrows, Michael Ikner, City of Bryan, City of College Station, et al
- l. Rogers Sheridan v. Barbara Schob & Greg Abbott
- m. Clancey v. College Station, Glenn Brown, and Kathy Merrill

13. Action on executive session, or any workshop agenda item not completed or discussed in today's workshop meeting may be discussed in tonight's Regular Meeting if necessary.

14. 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 25th day of June, 2009 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 19th day of June, 2009 at 2:00 pm



City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov . The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on June 19, 2009 at 2:00 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2009.

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: _____

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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.

June 25, 2009
Workshop Agenda Item No. 2
State of the Department Presentation – College Station Police Department

To: Glenn Brown, City Manager

From: Michael Ikner, Chief of Police

Agenda Caption: Presentation, possible action, and discussion of six month update as it relates to the state of the College Station Police Department, the “blue print” for the future and activities which have occurred since December of 2008.

Recommendation(s):

N/A

Summary:

This will be a 6 month update presentation to the Council as it relates to the state of the College Station Police Department, the “blue print” for the future and activities which have occurred since December of 2008.

Budget & Financial Summary:

N/A

Attachments:

N/A

June 25, 2009
Workshop Agenda Item No. 3
Floodplain Management Best Management Practices

To: Glenn Brown, City Manager

From: Mark Smith, Director of Public Works

Agenda Caption: Presentation, possible action, and discussion a Floodplain Management best management practice (BMP) initiatives.

Recommendation(s): N/A

Summary: Since last November staff has made a series of presentations to Council regarding floodplain management. An ordinance is on the Regular Agenda that enacts a “no adverse impact” (NAI) amendment to our floodplain ordinance. In addition to NAI there are other practices that we can consider that will further mitigate flood hazards, improve water quality and reduce flood insurance premiums.

This workshop presentation will cover the following initiatives:

- Floodplain and Drainage Requirements in ETJ
- Clarification of “Non-Speculative Fill” Policy
- Additional Freeboard
- Requirement/Incentive for leaving parallel open space between creek and road
- Regional Detention Ponds

Budget & Financial Summary: N/A

Attachments:

June 25, 2009
Workshop Agenda Item No. 4
Update on FY 09 Budget and FY 10 Budget Planning

To: Glenn Brown, City Manager

From: Jeff Kersten, Chief Financial Officer

Agenda Caption: Presentation, possible action, and discussion on an update of the City of College Station FY 09 Budget and FY 10 Budget Planning.

Recommendation(s): Staff recommends the City Council receive the report and provide any desired direction.

Summary: Staff will be presenting an update on the status of the FY 09 Budget and an update on the planning for the FY 10 Budget.

During this time, the Council's travel budget may also be discussed as requested at the last Council meeting.

Budget & Financial Summary: Information will be presented at the workshop meeting.

Attachments:

June 25, 2009
Workshop Agenda Item No. 5
Energy Efficiency and Conservation Block Grant Update

To: Glenn Brown, City Manager

From: Hayden Migl, Assistant to the City Manager

Agenda Caption: Presentation, possible action, and discussion regarding an update on the City's efforts for the Energy Efficiency and Conservation Block Grant.

Recommendation: Provide feedback and direction to City Manager regarding the proposed projects to be included in the City's application for the Energy Efficiency and Conservation Block Grant.

Summary: Council was given a presentation at their June 11 meeting regarding an update of Green College Station efforts and an outline of projects to be submitted for the Energy Efficiency and Conservation Block Grant. Staff received direction to limit the number of projects to 2-3 and those that would result in the greatest benefit. Council also provided project ideas including a sustainability coordinator position, parks retrofits and additional hybrid vehicles for the City's fleet.

Budget & Financial Summary: The City has been notified that it will receive \$791,000 through the Department of Energy Block Grant funding and it must be spent within three years.

Attachments: N/A

June 25, 2009
Workshop Agenda Item No. 6
Draft Fiscal Year 2010 Community Development Action Plan and Budget

To: Glenn Brown, City Manager

From: David Gwin, Director of Economic and Community Development

Agenda Caption: Presentation, possible action, and discussion regarding the proposed FY 2010 Community Development Action Plan and Budget.

Recommendation(s): Review the proposed Fiscal Year 2010 Action Plan and Budget and provide any feedback and/or direction as desired.

Summary: Each year, the City is required to submit to the U.S. Dept. of Housing and Urban Development (HUD), an Action Plan including descriptions of projects and activities to be funded with the community development grants received. HUD requires that the Plan, Budget and amendments be delivered by August 16, 2009; therefore, the Action Plan and Budget are presented prior to the Council's consideration of the overall City budget.

Staff will present the proposed FY 2010 Community Development Action Plan and Budget. Amounts available next year include \$1,129,425 in Community Development Block Grant (CDBG) funds, \$717,005 in HOME Investment Partnership Grant (HOME) funds. Included in this Plan and Budget are the goals, objectives and funding recommendations for various projects and programs.

CDBG and HOME funds may only be used to: (1) benefit low and moderate-income persons; (2) aid in the elimination of slum and blighting influences, and/or; (3) meet a particular urgent need. Further, CDBG funds may be used to meet local needs through a wide range of community development activities, while HOME funds may only be used for affordable housing activities.

The proposed Plan and Budget were developed with input received from a series of public hearings, program committee meetings, and citizen surveys. The goals and objectives in the 2005-2009 Consolidated Plan were followed in preparing this year's Action Plan. These goals and objectives were developed to meet the specific needs of lower-income citizens, and to provide support for families working towards self-sufficiency and are now being presented to the Council for discussion and feedback. Staff will return to the City Council at the July 23rd meeting to make available a final draft of the Action Plan, Budget and to request approval of the same.

Historically, the City has utilized these funds for a variety of programs and activities, including: affordable housing programs (homebuyer assistance, security deposit assistance, rehabilitation, new construction and minor repairs); funding of direct services to low-income families; demolition; and park, street, infrastructure and public facility improvements in low-income areas of the city.

Budget & Financial Summary: See attached financial summaries for each element of the proposed FY 2010 budget for both CDBG and HOME funds. Staff will be prepared to answer any questions regarding the proposed plan and/or budget.

Attachments:

- Attachment 1: Proposed FY 2010 Community Development Budget Summary
- Attachment 2: Plan Development Process Summary
- Attachment 3: FY 2010 CDBG Public Service Funding Summary and Recommendations
- Attachment 4: FY 2010 Community Development Goals
- Attachment 5: 2009 Median Income Limits
- Attachment 6: Map of Eligible Community Development Areas
- Attachment 7: Community Development Project Descriptions
- Attachment 8: Hard Copy of Proposed Action Plan (delivered with Council packets)

Attachment 1 – Proposed Fiscal Year 2010 Community Development Budget Summary

PROJECT	CDBG & HOME CARRY-OVER	CDBG & HOME NEW ALLOCATIONS	CDBG & HOME TOTAL PROPOSED
Owner-Occupied Rehabilitation	\$196,353	\$0	\$196,353
Demolition	\$2,919	\$7,081	\$10,000
Acquisition	\$0	\$661,071	\$661,071
Interim Assistance	\$5,000	\$0	\$5,000
Homebuyer Assistance	\$85,352	\$19,648	\$105,000
CHDO	\$452,598	\$107,551	\$560,149
New Construction	\$114,699	\$518,106	\$632,805
Code Enforcement	\$0	\$122,447	\$122,447
Tenant Based Rental Assistance	\$33,915	\$0	\$33,915
CHDO Operating Expenses	\$118,246	\$0	\$118,246
Public Service Agency (Recommendations will be made June 10, 2009)	\$0	\$169,413	\$169,413
Administrative	\$18,353	\$241,113	\$259,466
Total			\$2,873,865

Attachment 2: Action Plan and Budget Development Process Summary, Fiscal Year 2010

<u>Event</u>	<u>Date</u>
Pre-Application Workshop for Agencies	February 13 th
1st Public Hearing on Plan & Budget	March 10 th
Agency Applications Due	March 27 th
JRFRC Public Service Application Review Meetings	April 9 th April 16 th April 23 rd April 30 th May 7 th May 14 th May 21 st June 10 th June 11 th
Begin 30-Day Public Comment Period	June 22 th
<u>Council Presentation of Plan and Budget</u>	June 25 th a
Second Public Hearing on Plan and Budget	July 7 th
Adoption of Plan and Budget by Council	July 23 rd
Deadline for Submission to HUD Regional Office	August 16 th

Attachment 3: FY 2010 Public Service Funding Summary and Recommendations

Agency	Program	Requested	Recommended Funding	Funded Items	Client #'s / Cost per Client	Funding City
Voices for Children	Court Appointed Special Advocates	\$24,997	\$24,997	Staff Salary, Training/Travel, Volunteer Training Equipment	155 \$161.27	Bryan
Scotty's House	Brazos Count Counseling Program	\$17,224	\$17,224	Staff Salary	45 \$382.76	CS
Twin City Mission	The Bridge Case Management	\$38,105	\$30,896	Staff Salary & Client Assistance	558 \$68.29	CS
Brazos Valley Food Bank	Backpack Program	\$33,758	\$25,000	Food Supplies	575 \$58.71	Bryan
Brazos Maternal & Child Health Clinic	The Prenatal Clinic	\$50,000	\$22,000	Vitamins & Medicine	1,125 \$44.44	CS
Mental Health Mental Retardation Authority of BV	Mary Lake Drop-in Center	\$37,047	\$19,985	Personnel, Auto, Maintenance, Utilities, Food	40 \$926.18	CS & Bryan
Family Promise of Bryan/ College Station	Family Support Services Program	\$15,000	\$10,000	Staff Salary	60 \$250	Bryan
Project Unity	Safe Harbour Supervised Visitation Program	\$35,000	\$20,000	Personnel & Security	650 \$53.85	Bryan
Big Brothers Big Sisters	BV Program	\$24,744.17	\$12,000	Staff Salary	215 \$115.06	CS
Sexual Assault Resource Center	Counseling Program	\$33,861	\$18,500	Counseling Provider	140 \$176.74	CS
Health For All	Mental Health Counseling	\$34,440	\$17,220	Counseling Provider	175 \$196.80	CS
Brazos Valley Rehabilitation Center	Charitable Services	\$50,000	\$14,000	Charitable Services	70 \$714.29	CS
Mosaic – Southeast Texas	Day Habilitation	\$3,000	\$0			
Total		\$397,177	\$231,822			

City Department Programs						
Kids Klub	Subsidized Tuition	\$21,000	\$21,000		185 \$113.51	
Lincoln Center	Summer Program	\$13,800	\$13,800		700 \$19.71	

Attachment 4: 2005 – 2009 Community Development Goals

Housing Goals

- ▶ Ensure Adequate Affordable Rental Housing Opportunities for Lower Income Individuals and Families
- ▶ Ensure Adequate Affordable Housing Opportunities for Lower Income Special Needs Populations
- ▶ Ensure Adequate Housing Assistance for Lower Income Home Owners
- ▶ Ensure Adequate Affordable Housing Opportunities for Lower Income Home Buyers
- ▶ Ensure Affordable, Safe and Secure Housing Opportunities for Lower Income Occupants

Homeless Goals

- ▶ Help Low-Income Families Avoid Becoming Homeless
- ▶ Reach Out to Homeless Persons and Assess Their Individual Needs
- ▶ Address the Emergency Shelter and Transitional Housing Needs of Homeless Persons
- ▶ Help Homeless Persons Make the Transition to Permanent Housing and Independent Living

Non-Housing Goals

- ▶ Encourage the Delivery of Human Services to Assist Families in Reaching Their Fullest Potentials
- ▶ Support Public Facilities and Infrastructure to Provide Safe, Secure and Healthy Environments for Families
- ▶ Expand Economic Opportunities for Development of Strong and Diverse Economic Environment to Break Cycle of Poverty
- ▶ Revitalize Declining Neighborhoods in Support of Well Planned Neighborhoods for Development of Families

Attachment 6: Median Income Limits, 2009

2009 MEDIAN INCOME LIMITS

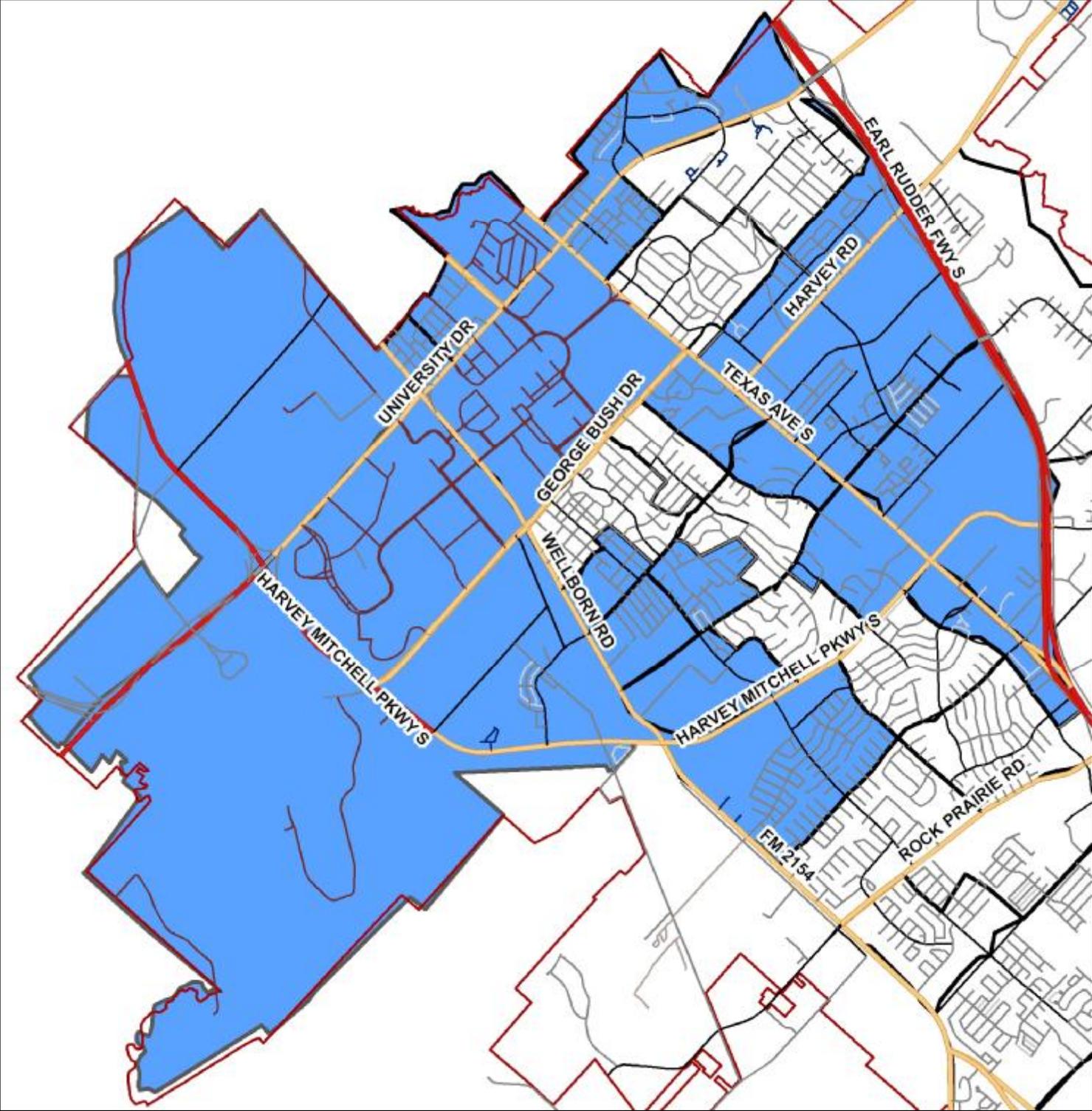
City of College Station
Economic and Community Development

Household	30%	50%	80%	100%
1	\$11,800	\$19,650	\$31,450	\$39,300
2	\$13,500	\$22,450	\$35,900	\$44,900
3	\$15,150	\$25,250	\$40,400	\$50,500
4	\$16,850	\$28,050	\$44,900	\$56,100
5	\$18,200	\$30,300	\$48,500	\$60,600
6	\$19,550	\$32,550	\$52,100	\$65,100
7	\$20,900	\$34,800	\$55,700	\$69,600
8	\$22,250	\$37,050	\$59,250	\$74,100

The left column (Household) refers to the number of people in the household. The highlighted column (80%) refers the maximum income allowed per year by HUD guidelines.

Source: U.S. Department of Housing and Urban Development (HUD)

Attachment 6: Map of Eligible Community Development Areas



Attachment 7: Community Development Project Descriptions

Owner-Occupied Rehabilitation:

Funds will be used for the processing of all housing assistance applications, homeownership and credit counseling for all applicants, CDBG minor home repair grants at a maximum of \$3,000 per household, and HOME rehabilitation loans at a maximum of \$35,000 per household. Rehabilitation assistance will be provided through a loan with terms dependent on the household's circumstances.

Demolition:

CDBG funds will be utilized for the demolition of dilapidated structures to eliminate unsafe and blighting influences in low- to moderate-income areas of the city.

Acquisition:

CDBG funds will be utilized for the purchase of land for future development to benefit low-to-moderate income residents in the city.

Interim Assistance:

CDBG funds are available to address an urgent community development need.

Down-payment Assistance Program (DAP):

HOME funds will be utilized to assist low-to-moderate income homebuyer with down payment and closing cost assistance. DAP offers maximum assistance in the amount of \$10,000 for non-City owned property through a deferred, 0%-interest loan with a minimum 5-year affordability period. It also offers a maximum of \$14,999 for City developed properties or large, 5+-member households.

Community Housing Development Organization (BVCAA):

Federal regulations require that 15% of the HOME grant is set-aside for allocation to an eligible CHDO. BVCAA is currently the only eligible CHDO with the City of College Station. Funds are to be used for the development of affordable housing units.

New Construction:

HOME funds will be utilized by the City to develop affordable housing either by the City or through community stakeholders leveraging additional resources.

Code Enforcement:

CDBG funds are utilized to fund three (3) code enforcement officer positions to concentrate code compliance efforts in the targeted areas in the City.

Tenant Based Rental Assistance:

HOME funds are provided to Twin City Mission to administer a security deposit assistance program for residents moving in to units at Housing Tax Credit apartment complexes in the city.

Public Service Agency:

Federal regulations allow for 15% of CDBG to be allocated to local non-profits providing health and human service programs that benefit the low- to moderate-income residents of College Station. The Joint Relief Funding Review Committee reviews the applications received for funding and provides recommendations to Council consideration.

Administration:

CDBG and HOME funds are utilized to administer the community development program in compliance with all applicable federal regulations. Expenses include administrative support provided by local contractor Project Unity.

Attachment 8: Prior Year Accomplishments

Community development program accomplishments for Fiscal Year 2008 include:

- Processed fifty-two (52) applications for housing assistance;
- Provided homeowner / homebuyer counseling to fifty-three (53) individuals;
- Completed the demolition of one (1) dilapidated structure;
- Processed a total of 7,134 code enforcement actions in CDBG targeted areas;
- Completed five (5) public facility projects including the Lincoln Center Parking Cover, Lincoln Center Additional Parking, Gabbard Park Improvements, Oak Park Pavilion, and the Lincoln Center Entry Sidewalk.
- Provided funding to nine (9) public service programs that served 6,522 unduplicated clients;
- Completed the construction of one (1) new affordable single-family home;
- Provided down payment assistance to three (3) eligible families;
- Provided security deposit assistance to ninety-two (92) households.