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**Mayor**

Nancy Berry

**Mayor Pro Tem**

John Crompton

**City Manager**

Glenn Brown

**Council members**

Jess Fields

Dennis Maloney

Katy-Marie Lyles

Dave Ruesink

Jana McMillan

**Agenda**

**College Station City Council**

**Workshop Meeting**

**Thursday, December 09, 2010 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 an update on sustainability efforts and implementation of projects funded through the Energy Efficiency and Conservation Block Grant.
3. Presentation, possible action, and discussion regarding an update on the impact of the August 2010 parking rate changes for the City's various Northgate District Parking Assets.
4. Presentation, possible action, and discussion on approving total health plan expenditures for the period of January 1, 2011 through December 31, 2011. The projected amount for both the renewals and total projected expenditures is \$7,574,073.48.
5. Presentation, possible action, and discussion regarding future updates to the City of College Station Unified Development Ordinance – Sections 3 and 8 (Subdivision Regulations).
6. Presentation, possible action, and discussion regarding possible agenda topics for the Council's mid-year retreat scheduled for January 21, 2011.
7. Council Calendar
  - December 10 Holiday Celebration/Christmas In the Park Sponsor Recognition Ceremony at Stephen C. Beachey Central Park, 5:30 p.m.
  - December 15 BVSWMA Inc. Board Meeting at Public Works - Room 203 Municipal Court Bldg - 300 Krenek Tap, 11:00 a.m.
  - December 16 Planning & Zoning Meeting in Council Chambers, 6:00 p.m.
  - December 20 IGC Meeting at BVCOG, 12:00 p.m.
  - December 21 Council Transportation Committee Meeting in Council Chambers, 4:30 p.m.
  - December 24 City Offices Closed – HOLIDAY
  - December 27 City Offices Closed – HOLIDAY
  - January 3 City Offices Closed – HOLIDAY

## City Council Workshop Meeting

Thursday, December 9, 2010

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, Bicycle, Pedestrian, and Greenways Advisory Board, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, BVSWMA, BVWACS. Cemetery Committee, Code Review Committee, Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Mayor's Council on Physical Fitness, Mayor's Development Forum, Metropolitan Planning Organization, National League of Cities, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Signature Event Task Force, Sister City Association, TAMU Student Senate, Texas Municipal League, Transportation Committee, Wolf Pen Creek Oversight Committee, 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 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:

Litigation

- a. City of Bryan's application with TCEQ for water & sewer permits in Westside/Highway 60 area, near Brushy Water Supply Corporation to decertify City of College Station and certify City of Bryan
- b. 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
- c. Water CCN / 2002 Annexation / Wellborn Water Supply Corporation
- d. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White
- e. Chavers et al v. Tyrone Morrow, Michael Ikner, City of Bryan, City of College Station, et al
- f. Clancey v. College Station, Glenn Brown, and Kathy Merrill

Legal Advice

- a. Discussion of Legal Issues Regarding: Wellborn Incorporation Request
- b. Legal issues of purchase and lease back to Arts Council
- c. Discussion of Legal Issues Regarding: Creation of a Special Biocorridor District

Personnel {Gov't Code Section 551.074}; possible action

City Council Workshop Meeting

Thursday, December 9, 2010

The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public.

The following public officer(s) may be discussed:

- a. City Manager
- b. Council Self Evaluation

11. Adjourn.

APPROVED:

\_\_\_\_\_  
City Manager

Notice is hereby given that a Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 9th day of December, 2010 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 6th day of December, 2010 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](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 December 6, 2010 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 \_\_\_\_\_, 2010.

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.

**December 9, 2010  
Workshop Agenda Item No. 2  
Update of Sustainability Efforts  
and Energy Efficiency and Conservation Block Grant**

**To:** Glenn Brown, City Manager

**From:** Hayden Migl, Assistant to the City Manager

**Agenda Caption:** Presentation, possible action, and discussion regarding an update on sustainability efforts and implementation of projects funded through the Energy Efficiency and Conservation Block Grant.

**Relationship to Strategic Goals:** V. Green Sustainable City

**Recommendation:** N/A

**Summary:** Last year the City was awarded \$791,100 through the Energy Efficiency and Conservation Block Grant. Staff would like to update the Council on the implementation of those projects. One of the areas approved by Council included the funding of a position for a Sustainability Program, so we will also have Erin Chastain-Harris, the City's Sustainability Coordinator, provide an update on her activities and progress made on some of the initiatives identified by Council under the strategic goal of Green Sustainable City.

**Budget & Financial Summary:** A total of \$791,100 was awarded to the City through the Energy Efficiency and Conservation Block Grant. To date, \$423,790 has been spent or encumbered on the projects approved under this grant.

**Attachments:** N/A

**December 9, 2010  
Workshop Agenda Item No. 3  
Northgate Parking Rates**

**To:** Glenn Brown, City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion regarding an update on the impact of the August 2010 parking rate changes for the City's various Northgate District Parking Assets.

**Recommendation(s):** Staff recommends that the City Council receive the presentation and provide any desired input or direction in this regard.

**Summary:** Staff will provide a presentation to the Council identifying the results of the rate changes approved by the City Council at the August 12, 2010 Council Meeting and will seek direction from the Council on any potential future action.

On August 12, Council directed staff to lower the day-time rate and "off-peak" evening rate from \$1.00/hour to \$0.50/hour while increasing the "peak" evening rate to \$2.00/hour for the Patricia Street Promenade Surface Lot. Staff was also directed to implement a "first hour free" parking rate during day-time hours for the College Main Parking Garage.

For the purposes of both the College Main Garage and Surface Lot, day-time hours are classified as being between 3:00 a.m. and 8:00 p.m. and peak time is considered to be 8:00 p.m. – 3:00 a.m. Thursday through Sunday. Special event rates, Parking Garage evening rates, and street meter rates were unchanged.

**Budget & Financial Summary:** Council will receive a full briefing on the fiscal impacts of the rate changes at the meeting.

**Attachments:**

Attachment 1: Northgate Parking Assets Performance Summary

# Attachment 1: Northgate Parking Assets Performance Summary

Rate Changes Approved 8/11/2010 and Became Effective 8/27/2010

	Previous	Current
College Main Parking Garage	\$1.00/hr. 3:00 a.m. – 7:00 p.m. \$2.00/hr. 7:00 p.m. – 3:00 a.m.	First Hour Free 3:00 a.m. – 8:00 p.m. \$1.00/hr. 3:00 a.m. – 8:00 p.m. \$2.00/hr. 8:00 p.m. – 3:00 a.m.
Patricia Street Surface Lot	\$1.00/hr. 24/7	\$0.50/hr. 3:00 a.m. – 8:00 p.m. \$2.00/hr. 8:00 p.m. – 3:00 a.m. Th.-Sa.
Parking Garage Contracts	<ul style="list-style-type: none"> <li>- Eliminated "Annual Day" and "Annual 24/7" Contract options</li> <li>- Re-aligned Semester Contracts to run consecutively through summer months</li> <li>- Initiated advertising campaign</li> </ul>	

## IMPACT OF RATE CHANGE

September – November Gross Revenue	2009	2010	Change
College Main Parking Garage	\$225,803	\$160,538	-28.90%
Patricia Street Surface Lot	\$ 64,801	\$ 87,539	35.09%
Street Meters	\$ 27,100	\$ 26,955	-0.54%
Parking Garage Contracts	\$ 90,580	\$ 96,871	6.95%
Parking Citations	\$ 36,817	\$ 34,386	-6.60%
<b>TEST PERIOD TOTAL</b>	<b>\$445,102</b>	<b>\$406,289</b>	<b>-8.72%</b>

## PARKING FUND - OVERALL

Fiscal Year Gross Revenue	2009	2010	Change
College Main Parking Garage	\$481,141	\$469,583	-2.40%
Patricia Street Surface Lot	\$178,131	\$316,542	77.70%
Street Meters	\$ 64,257	\$ 83,605	30.11%
Parking Garage Contracts	\$203,754	\$188,849	-7.32%
Parking Citations	\$132,298	\$157,657	19.17%
<b>FUND TOTAL</b>	<b>\$1,059,581</b>	<b>\$1,216,235</b>	<b>14.78%</b>

**December 9, 2010  
Workshop Agenda Item No. 4  
2011 Health Plan Expenditures  
January 1, 2011 – December 31, 2011**

**To:** Glenn Brown, City Manager

**From:** Alison Pond, Human Resources Director

**Agenda Caption:** Presentation, possible action, and discussion on approving total health plan expenditures for the period of January 1, 2011 through December 31, 2011. The projected amount for both the renewals and total projected expenditures is \$7,574,073.48.

**Recommendation(s):** Staff recommends approval of 2011 health plan expenditures.

**Summary:** The Blue Cross and Blue Shield medical and dental plan 2011 renewals are the third and final renewal of the original contract. The City's health plan includes:

- § Blue Cross and Blue Shield - Medical/Dental/Prescription/Stop Loss Coverage;
- § Minnesota Life – Basic Life Insurance and Accidental death and dismemberment;
- § Deer Oaks - Employee Assistance Program;
- § Daily Access - Flexible Spending Account Administration; and
- § United Health Care - Vision Plan

An RFP was sent out for stop loss reinsurance and BCBS was the only carrier to provide a proposal. Our benefits consultants were able to recommend slight policy changes and negotiate better rates. However, BlueCross/BlueShield requested no increase to the dental administration fees and provided a decreased medical administrative fee for adding prescription drug coverage.

The City's Basic Life/AD&D, programs are currently under a rate guarantee period and therefore will renew at the existing rate structure.

The 2010 plan year projected costs are based on a monthly average of 878 employees on the plan. This represents a cost to the City of approximately \$719 per employee per month.

**Budget and Financial Summary:** Funds are available and budgeted in the employee benefits fund.

**Attachments:**

1. Consultant Recommendation Letter
2. 2010 Cost Projections



**McGRIFF, SEIBELS & WILLIAMS OF TEXAS, INC.**

5080 Spectrum Drive, Suite 900E, Addison, Texas 75001 (469) 232-2100 Fax (469) 232-2101

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November 22, 2010

Ms. Alison Pond  
Human Resource Director  
City of College Station  
1101 Texas Avenue  
College Station, TX 77824

Re: Health and Welfare Renewals

Dear Ms. Pond,

As your Broker of Record, we would like to provide you with an explanation of the general state of the marketplace for health and welfare programs and how they relate to the City of College Station. Overall from a national perspective, employers are expected to see another increase in their medical benefit expenditures. The projected national average cost of providing medical benefits per employee per year for 2011 is projected to increase 9%, and for the first time, the majority of the American workforce is expected to have a health insurance deductible of \$400 or more, as employers return to "indemnity style" cost-sharing programs by raising out-of-pocket limits, replacing co-pays with coinsurance and adding high deductible health plans. The City of College Station's benefits cost per employee per year is currently running at \$8,642 (Medical, Dental, & RX) which is still below the national average of \$9,276.

It is important to note that the City has a self-funded medical plan and it is made up of three major components. These include administrative fees, re-insurance premium (stop-loss), and actual claims. For the 2011 plan year McGriff was able to negotiate a 3% discount on administrative fees, covering Medical, Rx and Dental.

From a re-insurance or stop-loss perspective, the market is still experiencing a tightening and hardening of rates. Annual stop loss renewals have commonly renewed between 10% and 25%. 2011 renewals are ranging between 15% and 75%. Also, many reinsurance markets are choosing to decline and not quote due to poor risk factors and uncompetitive rates. The driving force behind increasing stop loss premium is the prolonged recession, healthcare reform, and leveraged trend, which is due to inflationary increases in medical technology, advanced procedures, and large claims. During the last 12 months BC/BS has paid \$702,847 in stop-loss reimbursements and has collected an estimated \$465,217 in premium, equaling a loss ratio of 151%. Therefore, due to the current high claims, BC/BS was the only reinsurance carrier that offered a quote for 2011, and the renewal reflected a 60% rate increase based on the current \$100,000 Specific Deductible. Therefore, after evaluating the available options we recommend moving to a \$125,000 Specific Deductible. Based on past claims experience the \$125,000 Specific Deductible appears to be the



best viable option, lowering the renewal premium from 60% to 30% and also providing the lowest total expense for Medical and RX claims.

The third component of self-funding is the actual claim liability. This is the City's largest expense and greatest exposure. During the most recent 12-month period, the City's actual paid medical claims were \$5,452,515; however, as previously mentioned, reinsurance paid out \$702,847 bringing the City's total claim liability down to \$4,749,668 or \$5,466 per employee per year.

In summary, with increasing the Specific Deductible from \$100,000 to \$125,000 the fixed costs (administrative fees and re-insurance premiums combined) increased 12.28%. Due to the circumstances, high claims experience, and large ongoing claims we believe that overall the 2011 renewal is well within normative range.

We believe that the recommended health and welfare renewals are the most beneficial and cost effective options for the City of College Station. McGriff appreciates the opportunity to continue working with the City of College Station on the health and welfare programs. If you should have any questions please do not hesitate to call.

Regards,



Dodd Dorsey  
Vice President

# Executive Summary

## Projected Program Costs for Claims and Administrative Fees 01-01-2011 to 12-31-2011

**Average Monthly Employees on Health Plan**

**878**

<u>Administration</u>	<u>PEPM</u>	<u>Annual Expense</u>	
Medical (including wellness)	\$37.49	\$ 394,995	
Dental	\$3.72	\$ 39,194	
Pharmacy	\$0.00	\$ -	
Vision	Voluntary	Voluntary	
EAP	\$1.31	\$ 13,802	
Specific Stop Loss	\$44.21	\$ 465,797	
Aggregate Stop Loss	\$4.78	\$ 50,362	
Basic Life Insurance	rate = .009% payroll volume	\$ 101,210	
Basic AD&D	rate = .003% payroll volume	\$ 30,363	
Flexible Spending Acct*	\$ 5.50	\$ 24,960	*based on
<b>Total Fixed Costs</b>	<b>\$114.73</b>	<b>\$1,120,682.36</b>	360 Ees

<u>Claims</u>		<u>PEPM</u>	<u>Annual Expense</u>	
Medical	# EEs			
Option 1	88	\$416.09	\$438,392.42	
Option 2	746	\$425.88	\$3,814,010.93	
Option 3**	44	\$493.92	\$260,197.06	**includes
H.S.A. contribution	44		\$41,250.00	med & Rx
Dental		\$43.69	\$460,317.84	
Pharmacy (Opt 1 & 2)		\$143.79	\$1,439,222.87	
<b>Total Claims</b>			<b>\$6,453,391.12</b>	
<b>Total Projected Cost</b>			<b>\$7,574,073.48</b>	

**December 9, 2010**  
**Workshop Agenda Item No. 5**  
**UDO Amendment (Subdivision Regulations) Discussion**

**To:** Glenn Brown, City Manager

**From:** Bob Cowell, AICP, CNU-A, Director of Planning & Development Services

**Agenda Caption:** Presentation, possible action, and discussion regarding future updates to the City of College Station Unified Development Ordinance – Sections 3 and 8 (Subdivision Regulations)

**Relationship to Strategic Goals:** Financially Sustainable City Providing Response to Core Services and Infrastructure, Neighborhood Integrity, and Diverse Growing Economy, Improving Multi-modal Transportation, and Green Sustainable City

**Recommendation(s):** The information presented is for information purposes, staff is not seeking any specific action from Council at this meeting. Future meetings and public hearings will be conducted where specific action is sought.

**Summary:** For a number of years, the City staff has worked with the City Council, the Planning & Zoning Commission, and various stakeholder groups to update and revise the regulations regarding the subdivision and development of land. The most recent approach has been to divide the update into a series of phases. The first phase was completed nearly two years ago and involved moving the subdivision regulations into the UDO and updating the regulations due to changes in state law. Further revisions are needed to update the regulations to contemporary practices, to implement the adopted comprehensive plan, and to further the legal sufficiency of the regulations. These revisions will be accomplished in Phase II. Future phases will continue to modernize the regulations and respond to stakeholder concerns and community needs.

The purpose of this presentation will be to provide Council with further detail on Phase II of this update and to explain the process that will be used to present the revisions for consideration and action by the Council. No action is required at this time.

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

**Attachments:** N/A

**December 9, 2010  
Workshop Agenda Item No. 6  
Council Mid-Year Retreat Topics**

**To:** Glenn Brown, City Manager

**From:** City Manager's Office

**Agenda Caption:** Presentation, possible action, and discussion regarding possible agenda topics for the Council's mid-year retreat scheduled for January 21, 2011.

**Recommendation(s):** Staff is looking for Council direction to what they would like to discuss at the mid-year retreat.

**Summary:** At the last meeting, the City Council discussed holding a one-day mid-year retreat on January 21, 2011. A room has been reserved at the College Station Utilities Training Facility for this date.

Below is a list of possible agenda topics:

- Review of current Strategic Plan (attached)
- Biocorridor Concept Plan
- Park Enterprise Fund Update
- Holleman Mixed-Use Development Project
- Charter Review
- City Staff and Public Meeting Space Needs
- Park Master Plan

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

**Attachments:**

1. Strategic Goals and Actions Prioritized at the City Council Summer Retreat

## Goals and Actions Prioritized at the City Council Strategic Planning Retreat June 17-18, 2010

- I. Financially Sustainable City Providing Response to Core Services and Infrastructure
  1. Spending taxpayer money efficiently (City Manager's Office)
  2. Those who benefit from services should pay (City Manager's Office)
  3. Transparent taxation (City Manager's Office)
  4. Services must pay for themselves (City Manager's Office)
  5. Develop revenue streams independent of the General Fund (Fiscal Services)
  6. Return on investment policy revision (Fiscal Services)
  7. Ensure taxable entities locate on city land (Fiscal Services)
  8. Evaluate public safety needs (Fire/Police)
  9. Protect sales tax revenue (Fiscal Services)
  10. Hotel/Motel tax utilization for eligible projects (Fiscal Services)
  
- II. Neighborhood Integrity
  1. Preserving and restoring older neighborhoods (Planning & Development Services)
  2. Resolution to parking in residential areas (Planning & Development Services/Public Works)
  3. Definition of public nuisance in residential areas for code enforcement (Police)
  4. R-1 zoning classification for investment properties (Planning & Development Services)
  5. Neighborhood services (Planning & Development Services)
  6. Rental inspections (Planning & Development Services)
  7. Town/Gown relationship (City Manager's Office)
  
- III. Diverse Growing Economy
  1. Promote knowledge-based businesses (Economic & Community Development)
  2. Define roles of RVP and Economic Development staff (Economic & Community Development)
  3. Expand and retain existing businesses (Economic & Community Development)
  4. Promote business-friendly attitude (Economic & Community Development/Planning & Development Services)
  5. Senior-friendly (Public Communications)
  6. CS Economic Development Corporation (Economic & Community Development)
  7. Reduce the cost of doing business provided it doesn't increase costs for taxpayers (Planning & Development Services)
  8. Next-generation business park (Economic & Community Development)

9. Recognizing prudence of government intervention in the marketplace (Planning & Development Services)
10. Increase tourism, working with University (Economic & Community Development)
11. Utilize RVP and existing partnerships (Economic & Community Development)
12. Housing affordability (Planning & Development Services)

#### IV. Improving Multi Modal Transportation (not in priority order)

1. Rough proportionality for multi-modal paths in requirements for development (Planning & Development Services)
2. Cooperating with A&M and the District to develop true mass transit system (Public Works/Planning & Development Services)
3. Hike/bike plan education (Planning & Development Services)
4. Sidewalk fund (Planning & Development Services)
5. Actively encourage high speed rail/T-Bone alignment (Public Works/Planning & Development Services/City Manager's Office)
6. Funding stream for new road construction (Public Works)

#### V. Green Sustainable City (not in priority order)

1. Continue education to citizens and within city (Public Communications)
2. Partner with businesses for promotion of environmental programs (City Manager's Office)
3. Continue seeking revenue streams to fund initiatives (City Manager's Office)
4. Recycling program evaluation (Public Works/City Manager's Office)
5. Traffic signal coordination in the budget (Public Works)
6. Green Building Advisory Committee (Planning & Development Services/Capital Projects)
7. Re-establish Green Advisory Committee (City Manager's Office)
8. Marketing and rebranding of Wind Watts (City Manager's Office/Public Communications/Electric)
9. Rock Prairie Landfill transition to park/funding opportunities (Public Works)
10. Focus on natural areas/greenways vs. recreational parks (Parks & Recreation)
11. Incentives for renewable energy (Electric/City Manager's Office)