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**Mayor**

Nancy Berry

**Mayor Pro Tem**

John Crompton

**City Manager**

David Neeley

**Council members**

Jess Fields

Dennis Maloney

Katy-Marie Lyles

Dave Ruesink

Jana McMillan

**Agenda**

**College Station City Council**

**Workshop Meeting**

**Thursday, March 10, 2011 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 introducing Mr. Bryan Griesbach, BVSWMA, Inc. Executive Director to the College Station City Council.
3. Presentation, possible action, and discussion regarding the economics of possible implementation of “system capacity” impact fees for Water and Wastewater.
4. Council Calendar
  - March 17 Planning & Zoning Commission Meeting in Council Chambers at 6:00 p.m.
  - March 21 IGC Meeting at BVCOG, 12:00 p.m.
  - March 22 Special Council Meeting/Annexation Public Hearing at Wellborn Community Center, 6:00p.m.
  - March 23 Leadership Brazos Local Government Day at Wolf Pen Creek - Green Room - 1015 Colgate Drive, 8:15 a.m.
  - March 24 City Council Workshop/Regular Meeting 3:00 p.m. and 7:00 p.m.
  - March 31 Youth Advisory Committee Town Hall Meeting at A&M Consolidated High School-Lecture Hall, 4:30 p.m.
5. 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.
6. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, 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

## City Council Workshop Meeting

Thursday, March 10, 2011

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).

7. 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. Clancey v. College Station, Glenn Brown, and Kathy Merrill
- c. Rachel Rahn v. Alma Martinez, The Arkitex Studio, Inc. et al, cause No. 09-000656-CV361
- d. Timothy Delasandro et al v. City of College Station et al; Cause No. 11-000240-CV-272
- e. City of College Station, Texas, v. Virtual Equity Group, Inc, et al relating to nonpayment of hotel occupancy taxes for College Station Inn
- f. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White
- g. Chavers et al v. Tyrone Morrow, Michael Ikner, City of Bryan, City of College Station, et al

Legal Advice

- a. Legal issues regarding possible revenue sharing and legislation in bio-corridor
- b. Legal Issues Related to Wellborn Annexation
- c. Legal issues related to the City's agreement with the Convention and Visitors Bureau

Real Estate {Gov't Code Section 551.072}; possible action 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. Shake's lease at Chimney Hill property

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

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. Council Self Evaluation

8. Adjourn.

City Council Workshop Meeting

Thursday, March 10, 2011

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 10th day of March, 2011 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 7th day of March, 2011 at 3:00 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 March 7, 2011 at 3:00 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 \_\_\_\_\_, 2011.

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.

**March 10, 2011**  
**Workshop Agenda Item No. 2**  
**BVSWMA, Inc. Executive Director Introduction**

**To:** David Neeley, City Manager

**From:** Chuck Gilman, P.E., Director of Public Works

**Agenda Caption:** Presentation, possible action, and discussion introducing Mr. Bryan Griesbach, BVSWMA, Inc. Executive Director to the College Station City Council.

**Relationship to Strategic Goals:** N/A

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

**Summary:** On February 18<sup>th</sup> 2011, the Brazos Valley Solid Waste Management Agency, Inc. Board of Directors appointed Mr. Bryan Griesbach as the Corporation's Executive Director.

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

**Attachments:**

1. BVSWMA, Inc. Resolution 2011-1

RESOLUTION NO. 2011-1

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BRAZOS VALLEY SOLID WASTE MANAGEMENT AGENCY, INC. APPOINTING BRYAN GRIESBACH AS EXECUTIVE DIRECTOR; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Directors of the Brazos Valley Solid Waste Management Agency, Inc. finds it to be in the best interest of the Corporation and its customers to appoint Bryan Griesbach to the position of Executive Director;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BRAZOS VALLEY SOLID WASTE MANAGEMENT AGENCY, INC., THAT:**

**SECTION 1.** Bryan Griesbach is hereby appointed to the position of Executive Director of the Corporation and shall have the privileges, duties, and responsibilities of said position as set forth in the Corporation's Articles of Incorporation, By-Laws, and other directives of the Board of Directors as from time to time adopted, said appointment to be effective on February 14, 2011, notwithstanding the date of adoption of this Resolution

**SECTION 2.** This resolution shall become effective immediately upon its passage.

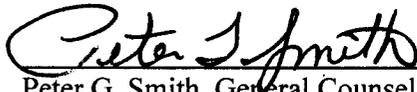
**APPROVED AND ADOPTED BY VOTE OF THE BOARD OF DIRECTORS OF THE BRAZOS VALLEY SOLID WASTE MANAGEMENT AGENCY, INC. AT A REGULAR MEETING HELD ON THE 18th DAY OF FEBRUARY, 2011.**

APPROVED:



\_\_\_\_\_  
Jason P. Bienski, President

APPROVED AS TO FORM:



\_\_\_\_\_  
Peter G. Smith, General Counsel

March 10, 2011

Workshop Agenda Item No. 3

Discussion on Impact Fees for Water/Wastewater

**To:** David Neeley, City Manager

**From:** Dave Coleman, Director of Water Services

**Agenda Caption:** Presentation, possible action, and discussion regarding the economics of possible implementation of "system capacity" impact fees for Water and Wastewater.

**Relationship to Strategic Goals:** Financially sustainable city providing response to core services and infrastructure.

**Recommendation:** None; presented for information only.

**Summary:** On November 22, 2010 City Council directed staff to proceed with the required analysis for potential impact fees to increase system capacity of the Water and Wastewater systems. Since that time, staff and our consultant, HDR Engineers, have completed the study of the underlying land use assumptions, capital improvements, future growth projections, and rate credits to calculate the maximum impact fees. This information is compiled in an Impact Fee Report that has been approved by the Capital Improvements Advisory Committee (CIAC). The CIAC also made a recommendation to City Council, that the Impact Fees be implemented at zero dollars, and that the existing five impact fee lines remain in effect as they are.

The CIAC made this recommendation based largely on the premise that our economy is not strong enough for impact fees, and that their implementation would harm the local market for new housing. On February 10, 2011 City Council expressed a desire to consult with an economics expert to discuss the economics of impact fees.

Dr. Jim Gaines of the Texas A&M Real Estate Center has graciously agreed to provide this consultation at today's workshop. He intends to provide a brief summary on the health of our local economy, and then host a "question and answer" session with City Council.

**Budget & Financial Summary:** Not applicable

**Attachment:**  
None