

## Table of Contents

|  |     |
|--|-----|
| Agenda . . . . .   | 3   |
| Consent No. 2a - Minutes   |     |
| Coversheet revised . . . . .   | 7   |
| Workshop . . . . .   | 8   |
| Regular . . . . .  | 14  |
| Special . . . . .  | 20  |
| Consent No. 2b - Charter certification   |     |
| Coversheet revised . . . . .   | 24  |
| Draft Ordinance . . . . .  | 25  |
| Consent No. 2c - Council calendar  |     |
| Coversheet revised . . . . .   | 62  |
| 2013 Council Calendar . . . . .  | 63  |
| Consent No. 2d - Mobile Food Vendor Ordinance Amendment  |     |
| Coversheet revised . . . . .   | 64  |
| Redline Version of Ordinance . . . . .   | 65  |
| Ordinance . . . . .  | 66  |
| Consent No. 2e - Health Plan Stop Loss Renewal   |     |
| Coversheet revised . . . . .   | 68  |
| Consultant Recommendation Letter . . . . .   | 69  |
| Stop Loss Application . . . . .  | 71  |
| Consent No. 2f - 2013 Basic & Voluntary Life Insurance and AD&D  |     |
| Coversheet revised . . . . .   | 76  |
| New Customer Verification Guide . . . . .  | 77  |
| Consent No. 2g - Enterprise Resource Planning Upgrade/Replacement Consultant Services                                      |     |
| Coversheet revised . . . . .   | 95  |
| Consent No. 2h - Annual Pricing Agreement for Steel, Fiberglass and Concrete Electric Distribution Poles                   |     |
| Coversheet revised . . . . .   | 96  |
| Bid Tabulation . . . . .   | 97  |
| Consent No. 2i - Debt Reimbursement Resolution for Rock Prairie Road Rehabilitation (Bird Pond Road to W.D. Fitch Parkway) |     |
| Coversheet revised . . . . .   | 98  |
| Resolution . . . . .   | 99  |
| Consent No. 2j - Delegation to City Manager to Approve and Execute Various Documents                                       |     |
| Coversheet revised . . . . .   | 102 |
| Resolution . . . . .   | 103 |
| Consent No. 2k - Barron Road Widening Phase 2 Landscaping Project Number ST 10-26  |     |
| Coversheet revised . . . . .   | 104 |
| Bid Tabulation . . . . .   | 105 |

|   |     |
|---|-----|
| Consent No. 2L - Project Number PK-0906 Creek View<br>Neighborhood Park Project and a Resolution Declaring Intention<br>to Reimburse Certain Expenditures with Proceeds From Debt |     |
| Coversheet revised . . . . .  | 106 |
| Change Order No. 3 . . . . .  | 107 |
| Location Map . . . . .  | 108 |
| Debt Reimbursement Resolution . . . . .   | 109 |
| Regular No. 1 - Public Hearing on the Buena Vida Subdivision<br>Parking Removal   |     |
| Coversheet revised . . . . .  | 112 |
| Ordinance . . . . .   | 113 |
| Map . . . . .   | 115 |
| Regular No. 2 - Public Hearing for the College Station Tax<br>Increment Reinvestment Zone #18   |     |
| Coversheet revised . . . . .  | 116 |
| Ordinance . . . . .   | 117 |
| Regular No. 3 - Public Hearing on the College Station Tax<br>Increment Reinvestment Zone #19  |     |
| Coversheet revised . . . . .  | 192 |
| Ordinance . . . . .   | 193 |
| Regular No. 4 - Public Hearing on the College Station Municipal<br>Management District #1 (West)  |     |
| Coversheet updated . . . . .  | 269 |
| Description . . . . .   | 270 |
| Regular No. 5 - Public Hearing on the College Station Municipal<br>Management District #2 (East)  |     |
| Coversheet updated . . . . .  | 276 |
| Description . . . . .   | 277 |



**Mayor**  
Nancy Berry  
**Mayor Pro Tem**  
Karl Mooney  
**City Manager**  
David Neeley

**Council members**  
Blanche Brick  
Jess Fields  
John Nichols  
Julie M. Schultz  
James Benham

**Agenda**  
**College Station City Council**  
**Regular Meeting**  
**Thursday, December 13, 2012 at 7:00 PM**  
**City Hall Council Chamber, 1101 Texas Avenue**  
**College Station, Texas**

1. Pledge of Allegiance, Invocation, Consider absence request.

Hear Visitors: A citizen may address the City Council on any item which does not appear on the posted Agenda. Registration forms are available in the lobby and at the desk of the City Secretary. This form should be completed and delivered to the City Secretary by 5:30 pm. Please limit remarks to three minutes. A timer alarm will sound after 2 1/2 minutes to signal thirty seconds remaining to conclude your remarks. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager. Comments should not personally attack other speakers, Council or staff.

**Consent Agenda**

At the discretion of the Mayor, individuals may be allowed to speak on a Consent Agenda Item. Individuals who wish to address the City Council on a consent agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

2. Presentation, possible action and discussion of consent agenda items which consists of ministerial or "housekeeping" items required by law. Items may be removed from the consent agenda by majority vote of the Council.

a. Presentation, possible action, and discussion of minutes for:

- November 19, 2012 Workshop
- November 19, 2012 Regular Council Meeting
- December 4, 2012 Special Meeting

b. Presentation, possible action, and discussion regarding an ordinance approving the renumbering and rearrangement of the City Charter, as necessary, and authorizing the Mayor to certify and submit to the Secretary of State of the State of Texas an authenticated copy of the amended Home Rule Charter for the city of College Station, certifying that the Home Rule Charter was approved by the registered voters of the City of College Station at a special election held on November 6, 2012 and was accepted on their behalf by the City Council of the City of College Station by Ordinance no. 2012-3460 on November 19, 2012.

- c. Presentation, possible action, and discussion regarding adoption of the 2013 Annual Council Calendar.
- d. Presentation, possible action and discussion regarding an ordinance amending Chapter 4 "Business Regulations" Section 20 "Mobile Food Vendors", B "Permit and Application", 4 "Permit Form", (N), of the Code of Ordinance of the City of College Station.
- e. Presentation, possible action, and discussion on renewing the Stop Loss reinsurance for the City's self-funded health plan with Blue Cross and Blue Shield of Texas (BCBS) for the period of January 1, 2013 through December 31, 2013. The estimated annual premiums are \$569,232.
- f. Presentation, possible action and discussion regarding a new policy for employee life, accidental death & dismemberment (AD&D), voluntary life and AD&D, and dependent life insurance with Mutual of Omaha. Projected annual City cost is \$93,000.00.
- g. Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and BerryDunn in the amount of \$95,195.00 for the purposes of conducting an analysis of the current software and recommend alternatives and authorizing the City Manager to execute the contract on behalf of the City Council. *(This item is also on workshop agenda item #6).*
- h. Presentation, possible action, and discussion on a bid award for the purchase of steel, fiberglass, and concrete electric distribution poles to TransAmerican Power Products, Inc. \$96,725.00; HD Supply Utilities \$160,936.40; StressCrete, Inc \$208,231.00; and RS Technologies, Inc \$17,724.66 for a total of \$483,617.06.
- i. Presentation, possible action, and discussion regarding approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt for the Rock Prairie Road Rehabilitation (Bird Pond Road to W.D. Fitch Parkway) project.
- j. Presentation, possible action and discussion regarding a resolution delegating authority to the City Manager to approve and execute various documents of a routine nature on behalf of the City to conduct the daily affairs of the City.
- k. Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and Texas Landscape Creations in the amount of \$101,945.98 for the Barron Road Phase 2 Landscaping project and authorizing the City Manager to execute the contract on behalf of the City Council.
- l. Presentation, possible action, and discussion regarding a change order to professional services contract #09-233 with Mitchell & Morgan, LLP in the amount of \$41,500.00, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

### **Regular Agenda**

At the discretion of the Mayor, individuals may be allowed to speak on a Regular Agenda Item. Individuals who wish to address the City Council **on a regular agenda item not posted as a public hearing** shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

Individuals who wish to address the City Council on an item **posted as a public hearing** shall register with the City Secretary prior to the Mayor's announcement to open the public hearing. The Mayor will recognize individuals who wish to come forward to speak for or against the item. The speaker will state their name and address for the record and allowed three minutes. A timer alarm will sound at 2 1/2 minutes to signal thirty

seconds remaining to conclude remarks. After a public hearing is closed, there shall be no additional public comments. If Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

If an individual does not wish to address the City Council, but still wishes to be recorded in the official minutes as being in support or opposition to an agenda item, the individual may complete the registration form provided in the lobby by providing the name, address, and comments about a city related subject. These comments will be referred to the City Council and City Manager.

1. Public Hearing, presentation, possible action and discussion of an ordinance amending Chapter 10 "Traffic Code", to remove parking along specific streets in the Buena Vida Subdivision.
2. Public Hearing, presentation, possible action and discussion regarding an Ordinance designating the western portion of the College Station Medical District as Reinvestment Zone Number 18, City of College Station, Texas, Enumerating the qualifying criteria, adopting a preliminary development and financing plan, and establishing a Board of Directors for such Zone, and other matters relating thereto.
3. Public Hearing, presentation, possible action and discussion regarding an Ordinance designating the Eastern portion of the College Station Medical District as Reinvestment Zone Number 19, City of College Station, Texas, Enumerating the qualifying criteria, adopting a preliminary development and financing plan, and establishing a Board of Directors for such Zone, and other matters relating thereto.
4. Public Hearing, presentation, possible action and discussion regarding review and development of a Resolution of the City of College Station supporting Legislation to create the "Rock Prairie Medical District Municipal Management District Number One" and the associated draft Legislation.
5. Public Hearing, presentation, possible action and discussion regarding review and development of a Resolution of the City of College Station supporting Legislation to create the "Rock Prairie Medical District Municipal Management District Number Two" and the associated draft Legislation.
6. Adjourn.

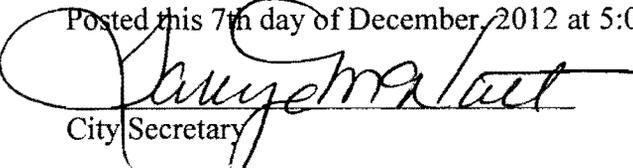
If litigation issues arise to the posted subject matter of this Council Meeting an executive session will be held.

APPROVED:

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

Notice is hereby given that a Regular Meeting of the City Council of the City of College Station, Texas will be held on the Thursday, December 13, 2012 at 7:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this 7<sup>th</sup> day of December, 2012 at 5:00 p.m.

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

City Council Regular Meeting  
Thursday, December 13, 2012

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 7, 2012 at 5:00 p.m. 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 posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012 By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public – Brazos County, Texas      My commission expires: \_\_\_\_\_

The 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 13, 2012**  
**City Council Consent Agenda Item No. 2a**  
**City Council Minutes**

**To:** David Neeley, City Manager

**From:** Sherry Mashburn, City Secretary

**Agenda Caption:** Presentation, possible action, and discussion of minutes for:

- November 19, 2012 Workshop
- November 19, 2012 Regular Council Meeting
- December 4, 2012 Special Meeting

**Attachments:**

- November 19, 2012 Workshop
- November 19, 2012 Regular Council Meeting
- December 4, 2012 Special Meeting

MINUTES OF THE CITY COUNCIL WORKSHOP  
CITY OF COLLEGE STATION  
NOVEMBER 19, 2012

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Jess Fields  
Karl Mooney, arrived after roll call  
Katy-Marie Lyles  
Julie Schultz, absent  
Dave Ruesink  
James Benham  
John Nichols

**City Staff:**

David Neeley, City Manager  
Frank Simpson, Deputy City Manager  
Kathy Merrill, Deputy City Manager  
Carla Robinson, City Attorney  
Sherry Mashburn, City Secretary  
Tanya McNutt, Deputy City Secretary

**1. Call to Order and Announce a Quorum is Present**

With a quorum present, the Workshop of the College Station City Council was called to order by Mayor Nancy Berry at 4:03 p.m. on Monday, November 19, 2012 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

**2. Presentation, possible action, and discussion of Ordinance 2012-3460, of the City Council of the City of College Station, Texas, canvassing returns and declaring results of the special election, held on November 6, 2012, for the purpose of submitting proposed amendments to the City Charter to the voters. Presentación, posible acción y discusión acerca de una ordenanza del consejo de la ciudad de College Station, Texas, para escrutar los resultados de los votos y declarando los resultados de las elecciones especiales celebradas el 6 de noviembre de 2012, para el propósito de presentarles a los votantes las enmiendas propuestas a los estatutos de la ciudad.**

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Lyles, the City Council voted five (5) for and none (0) opposed, with Councilmember Mooney not yet present, to approve Ordinance 2012-3460, canvassing returns and declaring results of the special election, held on November 6, 2012, for the purpose of submitting proposed amendments to the City Charter to the voters. The motion carried unanimously.

**3. Issuance of Certificates of Election to elected City Council Member Place 4 and City Council Member Place 6; and administer Oaths of Office.**

Judge Spillane administered the oath of office to John Nichols, newly elected Councilmember, Place 4, and James Benham, newly elected Councilmember, Place 6.

The Workshop recessed briefly for a reception honoring outgoing Councilmembers Lyles and Ruesink and to welcome newly elected Councilmembers Nichols and Benham.

**4. Executive Session**

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.074-Personnel, and §551.087-Economic Development Negotiations, the College Station City Council convened into Executive Session at 4:57 p.m. on Monday, November 19, 2012 in order to continue discussing matters pertaining to:

A. Consultation with Attorney to seek advice regarding pending or contemplated litigation; to wit:

- 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.
- Chavers et al v. Tyrone Morrow et al, No. 10-20792; Chavers v. Randall Hall et al, Case No. 10 CV-3922.
- College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023.
- Shirley Maguire and Holly Maguire vs. City of College Station, Cause No. 11-0025 16-CV-272, in the 272nd District Court of Brazos County, Texas.
- Patricia Kahlden, individ. and as rep. of the Estate of Lillie May Williams Bayless v. Laura Sue Streigler, City of College Station and James Steven Elkins, No. 11-003172-CV-272, in the 272nd District Court of Brazos County, TX
- Tom Jagielski v. City of College Station, Cause No. 12-002918-CU-361, In the 361<sup>st</sup> District Court of Brazos County, Texas
- State v. Carol Arnold, Cause Number 11-02697-CRF-85, In the 85<sup>th</sup> District Court, Brazos County, Texas

B. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- Council Self-evaluation

C. Deliberation on economic development negotiations regarding an offer of financial or other incentives for a business prospect; to wit:

- Economic development incentives to prospect in West College Station.

The Executive Session adjourned at 5:42 p.m.

**5. Take action, if any, on Executive Session.**

No action was required from Executive Session.

**6. Presentation, possible action, and discussion on the election of Mayor Pro Tempore.**

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) opposed, to elect Karl Mooney as Mayor Pro Tem. The motion carried unanimously.

**7. Presentation, possible action, and discussion on items listed on the consent agenda.**

Items 2c, 2d, 2e, 2p, and 2q were pulled.

**2c:** Councilmember Brick stated she hoped there was some way for admission to the College Station 75<sup>th</sup> Anniversary Exhibit to be free for citizens. Jeff Kersten, Executive Director of Fiscal Services, stated the current funding agreement covers things of this nature.

**2d:** Councilmember Brick will be abstaining from the discussion and vote.

**2e:** Councilmember Brick stated the Veterans Park is a treasure to the City, and the event honoring our veterans was very well attended.

**2p:** Chuck Gilman, Director of Capital Projects, clarified the dollar amount is an estimate and was developed by licensed brokers and appraisers.

**2q:** Chuck Gilman, Director of Capital Projects, reported the speed limit will be reduced from 70 mph to 60 mph in the construction zone on SH 6.

**8. Presentation, possible action and discussion regarding an update on the Brazos Valley Bowl.**

Dr. Ted Raspiller, President, Blinn College Brazos County Campuses, announced the Brazos Valley Bowl, featuring Kilgore College vs. Northwest Mississippi College, will take place at noon on December 1 at Kyle Field. Teams will arrive on Thursday and will attend an evening banquet at the Expo Center. Many activities are planned for Friday including team practice, community service, and a spouse tour of the Bush Library. There will be a VIP tailgate brunch at Freedom Park on Saturday. Sponsors include Blinn College, City of College Station, Bryan/College Station Convention & Visitors Bureau, and the George Bush Presidential Library and Museum. Local businesses are also providing their support. Tickets are free to students with a student ID. Tickets are \$5 at the gate and are also available online.

**9. Presentation and discussion regarding the update of the 2012 Christmas at the Creek event.**

Amy Atkins, Assistant Director of Parks and Recreation, reported that Central Park will be lighted November 22 through January 1 and is designed as a drive through. Lighting at Wolf Pen Creek will be November 30 through January 1.

Kelley Kelbly, Recreation Supervisor, stated that activities at Wolf Pen Creek are scheduled for November 30, December 1, 7, and 8 from 6:00 p.m. to 9:00 p.m. each night. Friday, November 30, will feature the Sounds of Christmas with local dance groups and choirs. New this year will be an original Christmas at the Creek Musical, written by local composer, Mark Taylor. It will be performed every hour, on the hour on Saturday, December 1. The theme for Friday, December 7, is a Gospel Christmas with community dance groups and local gospel choirs. Saturday, December 8, is Movie and Pet Night, featuring *How the Grinch Stole Christmas-Animated* and *Polar Express*. Santa will be available for pet photos as well.

Continuing with the holiday celebration, the Mayor's Reception is scheduled for Friday, November 30, 6:00 p.m. to 9:00 p.m. Attendees may come and go at their leisure. The Bryan/College Station Christmas Parade is set for Sunday, December 2, and local officials will join in on a Holiday Howdy Hayride.

**10. Presentation, possible action and discussion regarding an update on the issues facing the 2013 Legislative Session and the City's Legislative Plan.**

Dan Shelley and Jennifer Rodriguez, consultants, announced the 83<sup>rd</sup> Texas Legislature will convene Tuesday, January 8, 2013. Local representatives are State Senator, Dr. Charles Schwertner, Georgetown; State Representative, John Raney, Bryan; and State Representative, Kyle Kacal, Bryan. March 8 is the deadline for filing bills and joint resolutions other than local bills, emergency appropriations, and bills that have been declared an emergency by the governor.

Staff has identified legislative issues to watch for and will monitor those issues. Water will be a major issue for cities throughout Texas. The consultants will review and monitor bills filed and will provide to City staff. Staff will alert Council whenever issues directly affecting the City occur so that Council may take initiative.

Council recessed the workshop at 7:04 p.m.

Council reconvened the workshop at 8:32 p.m.

**11. Council Calendar**

- **Nov. 20 Chamber -Ag Breakfast at the Brazos County Expo Center, 7:00 a.m.**
- **Nov. 20 MPO Reception, Brazos County Administration Building (Atrium), 3:00 p.m.**
- **Nov. 22-23 City Offices Closed -HOLIDAY**
- **Nov. 26 Council Orientation in Council Chambers at 9:00 a.m.**

- Nov. 27-Dec. 1 National League of Cities at 8:00 a.m.
- Nov. 30 Christmas at the Creek at Wolf Pen Creek Park -1015 Colgate Drive, 6:00
- Dec. 2 BCS Christmas Parade, Meeting Location -City Hall at 12:00 p.m.
- Dec. 4 Special Council Workshop on MMD and TIRZ, 1 :00 p.m.
- Dec. 6 P&Z Workshop/Meeting in Council Chambers, 6:00 p.m. (Jess Fields, Tentative and Karl Mooney as back up, Liaison)
  
- Dec. 10 Annual Holiday RVP Open House at RVP, 5:30 p.m.
- Dec. 13 City Council Employee Recognition/Executive Session/Workshop/Regular Meeting at 4:00, 5:00, 6:00 & 7:00 p.m.
- Dec. 15 Fire Station 6 Opening Ceremony, the corner of University Dr. & Tarrow Rd, 11 :00 a.m.

Council reviewed the Council calendar.

**12. 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.**

Councilmember Nichols asked to discuss future items for the Strategic Planning workshop. He also asked to add an item addressing the past budget cuts in Parks and Recreation and where we are going next.

Councilmember Fields asked to add to the Strategic Planning workshop an item discussing healthcare costs affected by the Healthcare Act. He also asked to look at the cost benefit of outsourcing the solid waste collection operation. There was no consensus on this item.

**13. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Arts Council of the Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, BVSWMA, BVWACS, Convention & Visitors Bureau, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Neighborhood Parking Taskforce, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, National League of Cities, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Sister City Association, TAMU Student Senate, Texas Municipal League, Youth Advisory Council, Zoning Board of Adjustments.**

Councilmember Benham reported on sessions he attended at the TML Annual Conference: Proactive Code Enforcement and Holding Successful Community Meetings.

Mayor Berry reported on the Intergovernmental Meeting, TML Annual Conference, and the RVP.

Councilmember Mooney reported on the Executive Board meeting of the CVB.

**14. Adjournment**

**MOTION:** There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 8:42 p.m. on Monday, November 19, 2012.

ATTEST:

\_\_\_\_\_  
Nancy Berry, Mayor

\_\_\_\_\_  
Sherry Mashburn, City Secretary

DRAFT

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
NOVEMBER 19, 2012

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry

**Council:**

Blanche Brick  
Jess Fields  
Karl Mooney  
John Nichols  
Julie Schultz, absent  
James Benham

**City Staff:**

David Neeley, City Manager  
Frank Simpson, Deputy City Manager  
Kathy Merrill, Deputy City Manager  
Carla Robinson, City Attorney  
Sherry Mashburn, City Secretary  
Tanya McNutt, Deputy City Secretary

**Call to Order and Announce a Quorum is Present**

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Nancy Berry at 7:05 p.m. on Monday, November 19, 2012 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

**1. Pledge of Allegiance, Invocation, consider absence request.**

**Presentation of The Brazos Boot trophy, officially marking A&M Consolidated 2012 football victory over Bryan High School.**

Hugh Walker, Assistant City Manager, Bryan, presented the Brazos Boot to Mayor Nancy Berry.

**Citizen Comments**

Ann Boehm, 1911 Langford, stated she would like the Council to explore the opportunity to re-seed an existing project already underway, the Bee Creek sewer project, with milkweed seeds and wildflower seeds for beautification. She noted that Monarch butterfly numbers are dropping drastically, and she wants to help increase those numbers. She would also like to see an accessible walking trail for citizens and students.

Mayor Berry introduced the new Executive Director of MPO, Brad McCaleb.

## **CONSENT AGENDA**

### **2a. Presentation, possible action, and discussion of minutes for:**

- **November 8, 2012 Workshop**
- **November 8, 2012 Regular Council Meeting**

**2b. Presentation, possible action and discussion on approving the budget of the Arts Council of the Brazos Valley, and; presentation, possible action and discussion on approving the agreement between the City of College Station and the Arts Council of the Brazos Valley for FY13 in the amount of \$266,648 for Affiliate funding and Annual Program and Marketing funding.**

**2c. Presentation, possible action, and discussion on approving the budget of the George Bush Presidential Library Foundation; and presentation, discussion and possible action on a funding agreement between the City of College Station and the George Bush Presidential Library Foundation for FY13 in the amount of \$69,852.**

**2d. Presentation, possible action, and discussion on approving the budget of the Brazos Valley Bowl; and presentation, discussion and possible action on a funding agreement between the City of College Station and the Brazos Valley Bowl Association for FY13 in the amount of \$25,000.**

**2e. Presentation, possible action, and discussion on approving the budget of the Memorial for all Veterans of the Brazos Valley; and presentation, discussion and possible action on a funding agreement between the City of College Station and the Memorial for all Veterans of the Brazos Valley for FY 13 in the amount of \$38,500.**

**2f. Presentation, possible action, and discussion regarding the approval of the FY Forfeiture Audit reporting form for the College Station Police Department. 12 Chapter 59 Asset Forfeiture Audit reporting form for the College Station Police Department.**

**2g. Presentation, possible action, and discussion on the purchase of five (5) Police motorcycles from Independence Harley Davidson (College Station, TX) for the amount of \$88,738.90 and the trade-in of six (6) existing 2010 Police Edition motorcycles for \$8,000 each. (Bid No. 13-005)**

**2h. Presentation, possible action and discussion regarding the approval of Resolution 11-19-12-2h to update the Interlocal Agreement for Emergency Medical Ambulance Service to**

respond to emergencies in Brazos County and to establish the annual fee for FY 2013 at \$161,648.

2i. Presentation, possible action, and discussion regarding Resolution 11-19-12-2i, an annual price agreement with Daco Fire Equipment, in the amount of \$60,375.00 for fire protective clothing.

2j. Presentation, possible action and discussion regarding approval of a contract renewal between the City of College Station and Brenco Marketing Corporation in the amount of \$1,650,000.00 for annual estimated purchases of gasoline and diesel fuel (Contract #10-054) and authorizing the City Manager to execute the contract renewal on behalf of the City Council.

2k. Presentation, possible action and discussion regarding an Interlocal Agreement between the City of College Station and Robertson County for the sale of city surplus equipment in the amount of \$120,000.00.

2l. Presentation, possible action and discussion on a bid award for the purchase of single phase pad-mounted distribution transformers maintained in inventory to KBS for a total of \$70,524.00.

2m. Presentation, possible action, and discussion regarding the approval of the construction contract (Contract 13-007) with Knife River in the amount of \$645,977.00, for the construction and installation of the State Highway 30/Copperfield Traffic Signal, and authorizing the City Manager to execute the contract on behalf of the City Council.

2n. Presentation, possible action and discussion regarding the approval of four Master Agreements for Real Estate Appraisal Services: S.T. Lovett & Associates (Contract No. 13-040); Integra Realty Resources Houston (Contract No. 13-041); Atrium Real Estate Services (Contract No. 13-042); Integra Realty Resources - Austin (Contract No. 13-043), and authorizing the City Manager or his designee to approve Service Orders for each project within the terms of each Master Agreement.

2o. Presentation, possible action, and discussion regarding annual renewal of bid #11-69 to Knife River for the purchase of Type D Hot Mix Asphalt for the maintenance of streets in an amount not to exceed \$1,260,000 (\$62.00 per ton).

2p. Presentation, possible action, and discussion regarding approval of an Resolution 11-19-12-2p, an Amendment to a Resolution that will authorize City staff to negotiate for the purchase of easements needed for the Royder/Live Oak Sewer Extension Project.

2q. Presentation, possible action, and discussion on Ordinance 2012-3461, amending Chapter 10, Section 3, of the College Station Code of Ordinances by changing the posted speed limit temporarily on the section of State Highway 6 between the north City Limit line and FM 2818 to 60 mph for the duration of a Texas Department of Transportation project to reconstruct the SH 6 entrance and exit ramps along the highway.

Items 2b, 2c, 2d were pulled from the Consent Agenda.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) opposed, to approve the Consent Agenda, less items 2b, 2c, and 2d. The motion carried unanimously.

**(2b, 2c)MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to approve the budget of the Arts Council of the Brazos Valley and the agreement between the City of College Station and the Arts Council of the Brazos Valley for FY13 in the amount of \$266,648 for Affiliate funding and Annual Program and Marketing funding; and to approve the budget of the George Bush Presidential Library Foundation and the funding agreement between the City of College Station and the George Bush Presidential Library Foundation for FY13 in the amount of \$69,852. The motion carried.

**(2d)MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted four (4) for and one (1) opposed, with Councilmember Fields voting against and Councilmember Brick abstaining, to approve the budget of the Brazos Valley Bowl; and presentation, discussion and possible action on a funding agreement between the City of College Station and the Brazos Valley Bowl Association for FY13 in the amount of \$25,000. The motion carried.

## **REGULAR AGENDA**

### **1. Presentation, possible action, and discussion on the adoption of Ordinance 2012-3462, creating Reinvestment Zone #17 for commercial tax abatement in the College Station Medical District.**

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to adopt Ordinance 2012-3462, creating Reinvestment Zone #17 for commercial tax abatement in the College Station Medical District. The motion carried.

### **2. Presentation, possible action, and discussion regarding an economic development agreement between the City and Strategic Behavioral Health.**

### **3. Presentation, possible action, and discussion regarding a tax abatement agreement between the City and Strategic Behavioral Health.**

Items 2 and 3 were considered together.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to adopt an economic development agreement and a tax abatement agreement between the City and Strategic Behavioral Health. The motion carried.

**4. Public Hearing, presentation, possible action, and discussion on Ordinance 2012-3463, amending the College Station Comprehensive Plan – Future Land Use & Character Map from General Suburban to Suburban Commercial for the property located at 1402 Earl Rudder Freeway South; approximately 1.27 acres at the northwest corner of Earl Rudder Freeway South and University Oaks Boulevard.**

At approximately 7:55 p.m., Mayor Berry opened the Public Hearing.

Paul Martinez, 1222A April Bloom, asked the Council to consider the long term impact this decision will have on the neighborhood. The Comprehensive Plan addresses community character and neighborhood integrity and needs to be considered. He is concerned with the degradation of the property values and the neighborhood generally. The east side is the anchor of the neighborhood, and property values could be adversely affected, creating more rental.

Michael Kriger, 1403 Tara Court, stated his property is the largest property against the boundary. He and his family moved here twenty years ago chosen because of its rustic nature within city limits. The location is excellent, and a person can get anywhere quickly. This is a nice enclosed neighborhood with trees, and he can see the stars at night. If a building goes up, and lights along with it, it will impact the area.

Mark Cogwin, 1212 Neal Pickett, echoed the previous speakers. He noted that if an office building is placed there, he will see siding and windows and the highway, instead of the trees.

Sherry Ellison, 2705 Brookway Drive, stated the first southernmost four homes will lose the wooded buffer if any of that land is used for a driveway. It will also affect other homes, but particularly those four. The property can possibly be used for a retention pond, and there has to be a place to park and egress/ingress available for the frontage road. The Council passed in September the suburban commercial as a land use designation. Once this amendment is approved, the Council says that a wide range of things are okay. There need to be a lot of conditions that include keeping the trees behind those first four homes and a buffer of trees for the next homes up. Creative development is in order in order to not invade the homes. She asked the Council to consider this whenever a future re-zoning request comes forward.

There being no further comments, the Public Hearing was closed at 8:05 p.m.

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Benham, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2012-3463, amending the College Station Comprehensive Plan – Future Land Use & Character Map from General Suburban to Suburban Commercial for the property located at 1402 Earl Rudder Freeway South; approximately 1.27 acres at the northwest corner of Earl Rudder Freeway South and University Oaks Boulevard. The motion carried unanimously.

**5. Presentation, possible action, and discussion on appointments of City Council and Planning & Zoning Commission members to the BioCorridor Board.**

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Mayor Berry, the City Council voted six (6) for and none (0) opposed, to appoint Councilmember Nichols to the BioCorridor Board. The motion carried unanimously.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, to appoint P&Z Commissioners Miles and Gay to the BioCorridor Board. The motion carried unanimously.

**6. Adjournment.**

**MOTION:** There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:28 p.m. on Monday, November 19, 2012.

\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Mashburn, City Secretary

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
DECEMBER 4, 2012

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry

**Council:**

Blanche Brick  
Jess Fields  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham

**City Staff:**

David Neeley, City Manager  
Kathy Merrill, Deputy City Manager  
Frank Simpson, Deputy City Manager  
Carla Robinson, City Attorney  
Sherry Mashburn, City Secretary

**1. Call to Order and Announce a Quorum is Present**

With a quorum present, the Special Meeting of the College Station City Council was called to order by Mayor Nancy Berry at 1:15 p.m. on Tuesday, December 4, 2012 in the College Station Utility Services Training Center, 1603 Graham Road, College Station, Texas 77842.

**2. Presentation and discussion of an Overview of College Station Medical District Master Plan and Plan Implementation.**

**3. Presentation, possible action, and discussion regarding an Overview of the Need for Alternative Financing and Management Approaches in the College Station Medical District.**

**4. Presentation and discussion of an Overview of Tax Increment Reinvestment Zones.**

**5. Presentation, possible action and discussion regarding Proposed College Station Medical District Tax Increment Reinvestment Zones.**

**6. Presentation and discussion of an Overview of Municipal Management Districts.**

**7. Presentation, possible action, and discussion regarding Proposed College Station Medical District Municipal Management Districts.**

Items 2-7 were discussed together.

Bob Cowell, Executive Director of Development Services, led the discussion on the College Station Medical District TIRZ and MMD. A few years ago the City partnered with The Med in the creation of a Medical District. Considerations involved in the vision for the Medical District are: the population, nation-wide, is aging with a need for greater health care, seeking alternative housing options, and a greater emphasis on healthy living. This aging population with their greater health care needs will result in greater employment opportunities. The Medical District will be a unique place to work, visit, live, recreate, and get health care. It will be oriented around health and wellness with physically integrated parts for a better whole. It will be managed as a District. To realize the vision, significant private investment, with shared communication to the vision, will be needed. A significant infrastructure investment by the City is also required. The regulatory structure will be created with tailored development regulations and standards. The District will require a very structured management. Time is also of the essence. The faster we can turn the TIRZ on, the faster we can reap the benefits of new revenue. Additionally, timing for public notices will need to be considered when going forward with the Management District. The third piece related to timing is the pressure from property owners looking for development opportunity.

Financing is needed for infrastructure. A minimum of \$60 million is estimated to be needed for infrastructure. Nearly half of this cost is necessary for any development. The projects are of a magnitude the will require City involvement through debt, property taxes, rate increases, etc.

Structured management is necessary to realize the vision, such as unique identity items (enhanced landscaping, signage, etc). Other considerations are marketing, promotion, and event management. Failures will limit the success of the District. Without structure, costs will likely be borne by the taxpayers. It will require the direct involvement of the beneficiaries.

A brief overview of Tax Increment Reinvestment Zones was presented. TIRZ are authorized under Chapter 311 of the Texas Tax Code for areas of the City that are undeveloped due to some inadequate or defective condition. An increment of new value is “captured” to pay for those remedies to inadequate or defective conditions. Tax revenues already in existence continue to go to the taxing entity. Once the TIRZ has met its term life, the total value then goes to all the taxing districts in the project area.

Schematics for proposed thoroughfares, greenway trails, and water and wastewater lines were provided. A brief overview of the associated costs and funding needs was presented. Jeff Kersten, Executive Director of Fiscal Services, presented the preliminary finance plan. After the Council creates the TIRZ, the TIRZ Board will develop a final project list and Finance Plan to be submitted to the Council for approval.

Staff is proposing two separate TIRZ. Proposals and preliminary finance plans for TIRZ A and TIRZ B will be presented to Council at the December 13 Regular Meeting and will be a Public Hearing as well. Afterwards, the Council will consider an ordinance creating TIRZ and TIRZ B, adopting the preliminary project and finance plans and adopting the TIRZ Boards.

Bob Cowell, Executive Director of Development Services, began the presentation on Municipal Management Districts. MMD's are authorized under Chapter 375 of the Texas Local Government Code and enabling legislation. This is a tool for areas of the City where it is desirable for property owners to work together to identify and address common problems or opportunities. MMD's are used to supplement City services, not supplant them, and may also be used to develop certain improvements. They are governed by a Board of Directors initially appointed through the enabling legislation and then by Council appointment. They are financed through property assessments, ad valorem taxes, and issuance of debt. Council maintains oversight of the District through enabling legislation, appointments, consent to bond issuance, consent to add area to the District, and the ability to dissolve the District. They may also combine the District with other funding mechanisms.

Staff is proposing two management districts because there are two very different needs. For MMD West, staff recommends an increased board composition of 12-15 members. They would have no ad valorem authority, but would have the ability to consider additions to the District with Council approval and a "pay-in" mechanism. The primary purpose of MMD West is to fund enhanced services, promotion and marketing.

The focus for MMD East is on infrastructure costs. Board composition is limited to five to seven members. They would have ad valorem authority in addition to assessment by a required vote by the property owners. They would have the ability to consider additions to the District with Council approval and a "pay-in" mechanism. It was reiterated that the primary focus is the construction of improvements, as well as enhanced services, promotion and marketing. Revenue would be generated to fund the standard items, but also to finance debt. This District has more authority because its needs are greater.

Council directed staff to go forward with TIRZ A, TIRZ B, MMD West, and MMD East.

## **8. Executive Session**

In accordance with the Texas Government Code §551.087-Economic Incentive Negotiations, the College Station City Council convened into Executive Session at 5:04 p.m. on Tuesday, December 4, 2012 in order to continue discussing matters pertaining to:

A. Deliberation on economic development negotiations regarding an offer of financial or other incentives for a business prospect; to wit:

- Economic development incentives to prospect in West College Station.

The Executive Session adjourned at 6:10 p.m. on Tuesday, December 4, 2012.

**9. Action on Executive Session.**

No action was required from Executive Session.

**10. Adjournment**

**MOTION:** There being no further business, Mayor Berry adjourned the Special Meeting of the College Station City Council at 6:10 p.m. on Tuesday, December 4, 2012. The motion carried unanimously.

\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Mashburn, City Secretary

DRAFT

**December 13, 2012**  
**Consent Agenda Item No. 2b**  
**Charter Amendment Certification**

**To:** David Neeley, City Manager

**From:** Sherry Mashburn, City Secretary

**Agenda Caption:** Presentation, possible action, and discussion regarding an ordinance approving the renumbering and rearrangement of the City Charter, as necessary, and authorizing the Mayor to certify and submit to the Secretary of State of the State of Texas an authenticated copy of the amended Home Rule Charter for the city of College Station, certifying that the Home Rule Charter was approved by the registered voters of the City of College Station at a special election held on November 6, 2012 and was accepted on their behalf by the City Council of the City of College Station by Ordinance no. 2012-3460 on November 19, 2012.

**Relationship to Strategic Goals:** Not applicable

**Recommendation(s):** Staff recommends adoption of the ordinance and authorization for the Mayor to certify the Charter to the Secretary of State.

**Summary:** The City Charter provides for the Council, by ordinance, to renumber and rearrange all articles, sections, and paragraphs of the Charter, or any amendments to the Charter. Once the ordinance is passed, a certified copy must be forwarded to the Secretary of State for filing.

**Budget & Financial Summary:** None

**Reviewed and Approved by Legal:** November 29, 2012

**Attachments:**

- Draft ordinance

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING THE RENUMBERING OF THE AMENDED CITY CHARTER AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a Charter election for the purpose of amending the College Station City Charter was held on the 6<sup>th</sup> day of November, 2012, and

WHEREAS, the College Station City Charter was amended as a result of said election; and

WHEREAS, the amendments to the City Charter resulted in a rearrangement to the Charter's articles, sections and paragraphs, and

WHEREAS, the City Charter of the City of College Station provides that the City Council shall have the power, by ordinance, to renumber and rearrange all articles, sections and paragraphs of the City Charter or any amendments thereto; now, therefore,

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

PART 1: That the City Charter is renumbered as provided in Exhibit A attached hereto.

PART 2: That the renumbered City Charter is hereby approved.

PART 3: That this ordinance shall take effect immediately from and after its date of final passage.

PASSED, ADOPTED, AND APPROVED this 13<sup>th</sup> day of December, 2012.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
Mayor

APPROVED:

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

EXHIBIT A

# ARTICLE I

## INCORPORATION: FORM OF GOVERNMENT: TERRITORY

### **Incorporation**

Section 1. The inhabitants of the City of College Station, within the corporate limits as now established or as hereafter established in the manner provided by this charter, shall continue to be a municipal body politic and corporate in perpetuity, under the name of the “City of College Station”.

### **Form of Government**

Section 2. The municipal government provided by this charter shall be known as the “council-manager government”. Pursuant to its provisions and subject only to the limitations imposed by the state constitution and by this charter, all powers of the City shall be vested in an elective council, hereinafter referred to as the “City Council”, which shall enact local legislation, adopt budgets, determine policies, and employ the city manager, who shall execute the laws and administer the government of the City. All powers of the City shall be exercised in the manner prescribed by this charter, or, if the manner be not prescribed, then in such manner as may be prescribed by ordinance.

### **Boundaries**

Section 3. The bounds and limits of the City of College Station are hereby established and described as shown by the articles of incorporation, the several annexation ordinances and the official zoning map of said city.

### **Creation of Precinct Boundaries**

Section 4. The City Council shall divide the City of College Station into precincts for voting purposes only, and when practicable they shall conform to the county voting precincts.

# ARTICLE II

## CORPORATE AND GENERAL POWERS

### **Powers of the City**

Section 5. The City shall have all the powers granted to Home Rule Cities by the Constitution and laws of this State, as fully and completely as though they were specifically enumerated in this Charter, together with all the implied powers necessary to carry into execution such granted powers, and the powers are hereby adopted that are conferred upon cities by Article XI, Section 5, of the Constitution of the State of Texas (Home Rule Amendment). Among other powers, the City shall have the power to contract and be contracted with; to acquire property in fee simple within or without its corporate limits for any municipal purpose, or any lesser interest or estates, by purchase, gift, devise, lease, or condemnation, and may sell, lease, mortgage, hold, manage and control such property as its interests may require, except as prohibited by the Constitution or restricted by this Charter. The City may use a corporate seal; may cooperate with the government of the State of Texas or any agency thereof, or any political subdivision of the State of Texas, or with the United States or any agency thereof, to accomplish any lawful purpose for

the advancement of the interest, welfare, health, morals, comfort, safety and convenience of the City and its inhabitants; and may pass such ordinances and enact such regulations as may be expedient for the maintenance of good government order and peace of the City and the welfare, health, morals, comfort and safety of its inhabitants consistent with the provisions of this Charter.

The enumeration of particular powers by this Charter shall not be deemed to be exclusive; and in addition to the powers enumerated or implied herein, the City shall have all powers not prohibited by the Constitution or laws of this State.

#### **Extension of City Limits Upon Petition**

Section 6. The City Council may extend the City's boundaries by annexation petition in accordance with the provisions of the statutes of the State of Texas.

#### **Extension of City Limits by the City Council**

Section 7. The City Council shall have the power to fix, by ordinance, the boundary limits of the City of College Station, and to provide for the extension of such boundary limits and the annexation of additional territory lying adjacent to the City, with or without the consent of the inhabitants of such area to be annexed, in accordance with applicable state annexation laws. The City Council shall have the power to detach, by ordinance, any territory, with or without the consent of the inhabitants of such area to be detached, in accordance with applicable state annexation laws. When any territory shall be so annexed, the same shall be a part of the City and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City. When territory has been detached, the same shall no longer be a part of the City.

#### **Eminent Domain**

Section 8. The City shall have the full right, power and authority to exercise the power of eminent domain when necessary or desirable to carry out any of the power conferred upon it by this charter or by the constitution or laws of the State of Texas. The City may also exercise the power of eminent domain in any other manner now or hereafter authorized or permitted by the constitution and laws of this state, or in the manner and form that may be provided by ordinance of the governing body of the City. The power of eminent domain hereby conferred shall include the right of the City to take the fee in the lands so condemned and such power and authority shall include the right to condemn public property for such purposes. The City shall have and possess this power of condemnation of property within or without the corporate limits for any municipal or public purpose, even though not specifically enumerated herein or in this charter.

#### **Establishment and Control of Streets**

Section 9. The City shall have the power to lay out, establish, open, alter, widen, lower, extend, grade, abandon, discontinue, abolish, close, care for, pave, supervise, maintain and improve streets, alleys, sidewalks, parks, squares, public places and bridges and regulate the use thereof, and require the removal from streets, sidewalks, alleys and other public property or places of all obstructions and encroachments of every nature or character upon any of said streets, alleys, sidewalks, and public property.

The City shall have exclusive domain, control and jurisdiction in and upon, and over and under the public streets, avenues, alleys, and highways of the City. The City's exclusive domain, control, and jurisdiction in, upon, over and under the public streets, avenues, alleys and highways of the City shall also include, but not be limited to, the right to regulate, locate, relocate, remove, or prohibit the location of all utility pipes, lines or wires, or other property.

### **Street Improvements**

Section 10. The City may provide for the improvements of public streets, avenues, alleys and highways by paving, repaving, raising, draining, or other improvements, and may assess the cost of such development and improvements partly or entirely by assessments levied as a lien against the property abutting thereon and against the owners thereof. If improvements be ordered constructed in any part of any area used or occupied by the tracks or facilities of any railway or public utility, then the City shall have the power to assess the whole cost of improvements in such area and the added costs of improvements in such area and the added costs of improvements in areas adjacent thereto made necessary by such use or occupancy against such railway or utility, and shall have the power, by ordinance, to provide for the enforcement of such assessments. As an alternative and cumulative method of developing, improving and paving any and all public streets, sidewalks, waterways, alleys, highways and other public ways, the City shall have the power and authority to proceed in accordance with V.T.C.A., Transportation Code, as amended.

### **Garbage Disposal**

Section 11. The City Council shall have the right by ordinance to adopt and prescribe rules and regulations for the handling disposition of all garbage, trash and rubbish within the City of College Station, and shall further have the right to fix charges and compensation to be charged by the City for the removal of garbage, trash and rubbish, and to provide rules and regulations for the collection thereof.

### **Municipal Court**

Section 12. There shall be a court for the trial of misdemeanor offenses known as the Municipal Court of the City of College Station, with such powers, procedures and duties as are given and prescribed by the laws of the State of Texas for a Municipal Court.

### **Sanitary Sewer System**

Section 13. The City shall have the power to provide for a sanitary sewer system and to require property owners to connect their premises with such systems; to provide for fixing penalties for failure to make sanitary sewer connections; and to provide for fixing a lien against any property owner's premises who fails or refuses to make sanitary sewer connections and to charge the cost against said owner and make it a personal liability. The City shall further have the right to fix charges and compensation to be charged by the City for sewerage service, and to provide rules and regulations for the collection thereof.

### **Public Utilities; Powers of the City**

Section 14. In addition to its power to buy, own, construct, maintain and operate utilities and to manufacture and distribute electricity, gas or anything else that may be needed or used by the

public, the City shall have such further powers as may now or hereafter be granted under the constitution and laws of the State of Texas.

**Signs and Bill Boards**

Section 15. The City shall have the power to license, regulate, control or prohibit the erection of signs or billboards.

**Nuisances; Control and Policing**

Section 16. The City shall have the power to define all nuisances and prohibit the same within the City and outside the City limits for a distance of five thousand (5000) feet; to have power to police all parks or grounds, speedways or boulevards owned by the City and lying outside the City; to prohibit the pollution of any stream, drain or tributaries thereof, which may constitute the source of water supply of the City and to provide for the policing of the same as well as to provide for the protection of any water sheds and the policing of same; to inspect dairies, slaughter pens and slaughter houses inside or outside the City limits, from which milk or meat is furnished to the inhabitants of the City.

**ARTICLE III  
THE CITY COUNCIL**

**Number, Selection, Term**

Section 17. The City Council shall be composed of the Mayor and six (6) Council Members and be known as the "City Council of the City of College Station."

- (a) The Mayor and other members of the City Council shall be elected from the City at large.
- (b) The Mayor shall be the presiding officer of the City Council and shall be recognized as the head of the City government for all ceremonial purposes and by the Governor for purposes of military law, but shall have no regular administrative duties. The Mayor shall be entitled to vote on all matters under consideration by the City Council.
- (c) Each Council Member, unless sooner removed under the provisions of this Charter, shall serve for a term of three (3) years, beginning with the first meeting of the Council following their election, and ending with the first meeting of the Council three (3) years later, or until their successor has been elected and duly qualified. The Mayor, unless sooner removed under the provisions of this Charter, shall serve for a term of three (3) years, beginning with the first meeting of the Council following their election and ending with the first meeting of the Council three (3) years later, or until their successor has been elected and duly qualified.
- (d) No person shall be deemed elected to an office unless that person receives a majority of all the votes cast for such office. The Council shall, upon declaring the official results of the election, order a run-off election for each office to which no one was elected. In the run-off election, the two candidates who received, in the preceding election, the highest number of votes for each office to which no one was elected, shall be voted on again by the qualified voters, and the candidate who receives the majority of the votes cast for such office in the run-off election shall be elected to such office.

- (e) Beginning in 1999, there shall be no limit to the total number of terms served by the Mayor or Council Members; however, no person shall be eligible to be elected to serve in the capacity of the Council Members for consecutive regular terms totaling more than six (6) years; nor shall any person be eligible to be elected to serve in the capacity of Mayor for consecutive regular terms totaling more than six (6) years.

### **Qualifications**

Section 18. The Mayor and Council Members shall be citizens of the United States and qualified voters of the State of Texas; shall have resided for at least one (1) year next preceding the election, at which they are candidates, within the corporate limits of the City of College Station; and shall not be disqualified by reason of any provision of any other section of this Charter. A member of the City Council ceasing to possess any of the qualifications specified in this section, or any other section of this Charter, or convicted of a felony while in office, or who is absent from three (3) consecutive regular Council meetings without consent of the Council, shall immediately forfeit the office of Mayor or Councilmember.

### **Compensation of Members**

Section 19. Members of the City Council shall serve without pay or compensation; provided, however, they shall be entitled to all necessary expenses incurred in the performance of their official duties.

### **Presiding Officer; Mayor**

Section 20. The Mayor shall preside at meetings of the City Council and shall be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no regular administrative duties. The Mayor shall be entitled to vote upon all matters considered by the City Council, but shall have no veto power. The City Council shall elect a Mayor Pro Tem from its membership who shall act as Mayor during the absence or disability of the Mayor.

### **Vacancies**

Section 21. A vacancy in the City Council shall be filled by a special election which shall be called in accordance with state law. If any such vacancy shall occur within ninety (90) days preceding a general election, then no special election shall be called; provided, however, that the unexpired term shall be filled at the next general election. No such election shall be held sooner than thirty (30) days from the date it is called. In the event the Mayor is unable to order the election for any reason, the remaining members of the City Council are authorized and directed to order the election and perform all other required actions incident to the election. In the event of vacancies in the offices of Mayor and all members of the City Council for any reason, the following persons, in the order prescribed, are authorized and directed to order the election and perform all other required actions incident to the election:

1. City Manager
2. City Secretary
3. City Attorney
4. Presiding Judge of the Municipal Court

## **Powers**

Section 22. All powers and authority, including the determination of all matters of policy which are expressly or by implication conferred upon or possessed by the City, shall be vested in and exercised by the Council; provided, however, that the Council shall have no authority to exercise those powers which are expressly conferred upon other City officers by this Charter.

Without limitation of the foregoing, and among the other powers that may be exercised by the City Council, the following are hereby enumerated for greater certainty:

- (1) To appoint and remove the City Manager.
- (2) To establish administrative departments and establish the organization and functions of divisions.
- (3) To adopt the budget of the City.
- (4) To authorize the issuance of bonds by a bond ordinance.
- (5) To inquire into the conduct of any office, department or agency of the City and make investigations as to municipal affairs.
- (6) To provide for a planning commission, a zoning commission and a zoning board of adjustment, and appoint the members of all such commissions and boards. The planning and zoning commissions may be combined. Such boards and commissions shall have all powers and duties now or hereafter conferred and created by this Charter, by City ordinance or by law.
- (7) To adopt plats.
- (8) To adopt and modify the official map of the City.
- (9) To adopt, modify and carry out plans proposed by the planning commission for the replanning, improvement and redevelopment of neighborhoods and for the replanning, reconstruction or redevelopment of any area or district which may have been destroyed.
- (10) To adopt, modify and carry out plans proposed by the planning commission for the replanning, improvement and redevelopment of neighborhoods and for the replanning, reconstruction or redevelopment of any area or district which may have been destroyed in whole or in part by disaster.
- (11) To regulate, license and fix the charges or fares made by any person owning, operating or controlling any vehicle of any character used for the carrying of passengers for hire or the transportation of freight for hire on the public streets and alleys of the City.
- (12) To provide for the establishment and designation of fire limits; to prescribe the kind and character of buildings, structures or improvements to be erected therein; to provide for

the erection of fireproof buildings within certain limits; and to provide for the condemnation of dangerous structures, buildings, dilapidated buildings or buildings calculated to increase the fire hazard and the manner of their removal or destruction.

- (13) To prevent the construction and use of housing accommodations below standards fixed by the City Council as proper for the purpose of promoting the health, safety, morals or general welfare of the City.

#### **Appointment and Removal of City Manager**

Section 23. The City Council shall appoint an officer of the City who shall have the title of City Manager and serve at the pleasure of the Council. The City Manager shall have the powers and perform the duties set forth in this charter. No Councilmember shall be appointed to serve as City Manager during the term for which the Councilmember shall have been elected, nor within one year after the expiration of the Councilmember's term.

The salary of the City Manager shall be fixed by the City Council. If the City Manager is removed at any time after six (6) months following appointment, the City Manager may demand written charges and a public hearing thereon before the City Council prior to the date on which final removal shall take effect, but pending such hearing the City Council may suspend the City Manager from office. The action of the City Council in suspending or removing the City Manager shall be final, it being the intention of this Charter to vest all authority and fix all responsibility for such suspension or removal in the City Council.

#### **Council Not to Interfere In Appointments or Removals**

Section 24. Neither the City Council nor any of its members shall direct the appointment or removal of any person from office by the City Manager or by any of the City Manager's subordinates; provided, however, that the appointment or dismissal of department heads shall be subject to the approval of the City Council. Except for the purpose of inquiry in accordance with Section 36 of this charter, the City Council and its members shall deal with the administrative service solely through the City Manager, and neither the City Council nor any member thereof shall give orders to any subordinates of the City Manager, either publicly or privately.

#### **Rights of the City Manager and Other Officers in Council**

Section 25. The City Manager, and such other officers of the City as the City Council may invite, shall be entitled to take part in all discussions of the City Council relating to their respective offices, departments or agencies.

#### **Administrative Departments**

Section 26. There are hereby created the following administrative departments: Finance, Police, Fire and Public Works. The City Council may, upon the advice of the City Manager, consolidate into one department not more than two of the departments hereby established; and by ordinance may create, change and abolish offices, departments or agencies other than the offices, departments and agencies established by this Charter.

#### **City Secretary**

Section 27. The City Council shall appoint an officer of the City who shall be the City Secretary, who may be removed from office by the Council. The City Secretary or Assistant City Secretary shall give notice of Council meetings, shall keep a journal of its proceedings, shall record in full in a book or books kept and indexed for that purpose all ordinances and resolutions, which are then authenticated by the signature of either the City Secretary or the Assistant City Secretary. The City Secretary shall perform such other duties provided in the Charter and assigned by the City Council.

The City Secretary shall have the power to appoint an assistant or assistants, if deemed necessary by the City Secretary, subject to the approval of and at such compensation as may be fixed by the City Council. Such assistant or assistants may be removed from office by the City Secretary.

### **Municipal Court Judge**

Section 28. The City Council shall appoint an officer of the City who shall be the Municipal Court Judge, who may be removed from office by the Council. The City Council may appoint alternate Assistant Municipal Court Judges, who may be removed from office by the Council, who shall serve in the absence of or in addition to the Municipal Court Judge. All costs and fines imposed by the Municipal Court, or by any court in cases appealed from judgments of the Municipal Court, shall be paid into the City Treasury for the use and benefit of the City.

### **City Attorney**

Section 29. The City Council shall appoint an officer of the City who shall be the City Attorney, who may be removed from office by the Council. The City Attorney shall be a competent and duly licensed attorney, who shall reside in the City of College Station.

The City Attorney shall represent the City in all litigation. The City Attorney shall be the legal advisor of and attorney and counsel for the City and all officers and departments thereof.

The City Attorney shall have power to appoint an assistant or assistants, if the City Attorney deems necessary, subject to the approval of and at such compensation as may be fixed by the City Council; and such assistant or assistants may be removed from office by the City Attorney.

### **City Internal Auditor**

Section 30. The City Council may appoint an officer of the City to be the City Internal Auditor, who may be removed from office by the Council. The City Internal Auditor shall carry out the audit functions and shall perform such other duties assigned by the City Council. The City Council may also enter into a contract for the duties of City Internal Auditor, to be carried out by an outside firm, if it so chooses.

The City Internal Auditor shall have the power to appoint an assistant or assistants, if they deem necessary, subject to the approval of and at such compensation as may be fixed by the City Council; and such assistant or assistants may be removed from office by the City Internal Auditor.

### **Induction Into Office; Meetings**

Section 31. The induction into office date shall be set by ordinance by the City Council, or as otherwise provided by law, following each regular municipal election held under this Charter, or any special election for the purpose of filling vacancies in the City Council. The City Council shall meet at the usual place for holding meetings and the newly elected members shall qualify and assume the duties of office. Thereafter, the City Council shall meet regularly at such times as may be prescribed in the rules, but not less frequently than once each month. Special meetings shall be called upon request of the Mayor or a majority of the members of the City Council. All meetings shall be subject to the provisions of the Texas Open Meetings Act, V.T.C.A., GOVERNMENT Code, Ch. 551, Open Meetings, as amended.

#### **City Council to be Judge of Qualification of its Members**

Section 32. The City Council shall be the judge of the election and qualifications of its members and for such purpose shall have power to subpoena witnesses and require the production of records, but its decision in any such case shall be subject to review by the courts.

#### **Rules of Procedure; Journal**

Section 33. The City Council shall determine its own rules and order of business. It shall keep an indexed journal of its proceedings and the journal shall be open to public inspection.

#### **Ordinances**

Section 34. In addition to such acts of the City Council required by statute or by this Charter to be by ordinance, every act of the City Council establishing a fine or other penalty, or providing for the creation of public debt as that term is used in the Texas Constitution, shall be by ordinance. All other official acts may by resolution, ordinance, or order duly entered in the minutes. The enacting clause of all ordinances shall be "BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION."

#### **Procedure for Passage of Ordinances**

Section 35. Every ordinance shall be introduced in written or printed form and, upon passage, shall take effect at the time indicated therein; provided, however, that any ordinance imposing a penalty, fine or forfeiture for a violation of its provisions shall become effective not less than ten (10) days from the date of its passage. The City Secretary shall give notice of the passage of every ordinance imposing a penalty, fine or forfeiture for a violation of the provisions thereof, by causing the caption or title, including the penalty, of any such ordinance imposing a penalty, fine or forfeiture for a violation of the provisions thereof, to be published in the official newspaper of the City of College Station at least twice within ten (10) days after the passage of such ordinance. The City Secretary shall note on every ordinance, the caption of which is hereby required to be published, and on the record thereof, the fact that same has been published as required by the charter, and the date of such publication, which shall be prima facie evidence of the legal publication and promulgation of such ordinance; provided, however, that the provisions of this section shall not apply to the correction, amendment, revision and codification of the ordinances of the City for publication in book or pamphlet form. Except as may be otherwise provided by this charter, it shall not be necessary to the validity of any ordinance that it shall be read more than one time or considered at more than one session of the City Council. Every ordinance shall be authenticated by the signature of the Mayor and City Secretary and shall be systematically recorded and indexed in an ordinance book in a manner approved by the City Council, but it

shall only be necessary to record the caption or title of ordinances in the minutes or journal of council meetings. The City Council shall have power to cause the ordinances of the City to be corrected, amended, revised, codified and printed in code form as often as it deems advisable, and such printed code, when adopted, shall be in full force and effect without the necessity of publishing the same or any part thereof in a newspaper. Such printed code shall be admitted in evidence in all courts and places without further proof.

#### **Investigation by City Council**

Section 36. The City Council shall have power to inquire into the conduct of any office, department, agency or officer of the city and to make investigations as to municipal affairs, and for that purpose may subpoena witnesses, administer oaths and compel the production of books, papers and other evidence. Failure to obey such subpoena or to produce books, papers or other evidence as ordered under the provisions of this section shall constitute a misdemeanor and shall be punishable by fine not to exceed (\$100.00) dollars.

#### **Independent Annual Audit**

Section 37. Not less than thirty (30) days prior to the end of each fiscal year, the City Council shall designate a qualified public accountant or accountants who, as of the end of the fiscal year, shall make an independent audit of accounts and other evidences of financial transactions of the City government and shall submit the report to the City Council. Such accountants shall have no personal interest, direct or indirect, in the fiscal affairs of the City government. They shall not maintain any account or record of the City business, but, within specifications approved by the City Council, shall post-audit the books and documents kept by the City and any separate or subordinate accounts kept by any other office, department or agency of the City government.

#### **Housing Authority**

Section 38. The City Council may create a housing authority of such number and terms of members and may delegate to that authority such powers relating to the planning, construction, reconstruction, alteration, repair, maintenance or operation of housing projects and housing accommodations consistent with state law.

#### **Disabled Employees; Pensions and Insurance**

Section 39. The City Council shall have authority to provide for rules and regulations for maintaining employees when injured and disabled while performing their duties, and it may provide for such plan of insurance as it deems proper. The City Council shall also have authority to establish and to do all other proper things necessary for the effective administration of a pension and retirement system for any or all groups of officers and employees on such basis as it may determine consistent with or authorized by state laws. Such system may be in cooperation with or participation in any district or statewide pension or retirement system which has been or which may be hereafter authorized or established by the legislature of the State of Texas.

## **ARTICLE IV THE CITY MANAGER**

#### **Qualifications**

Section 40. The City Manager shall be chosen by the City Council solely on the basis of the prospective City Manager's executive and administrative qualifications with special reference to

the applicant's actual experience, knowledge, and accepted practice in respect to the duties of the office as hereinafter set forth. At the time of appointment the City Manager need not be a resident of the City or State, but during tenure as the City Manager, the new City Manager must establish residence within the City.

**Powers and Duties**

Section 41. The City Manager shall be the chief executive officer and the head of the administrative branch of the city government and shall be responsible to the City Council for the proper administration of all affairs of the City. To that end the City Manager shall have power and shall be required to:

- (1) Appoint and, when necessary for the good of the service, remove all officers and employees of the City except as otherwise provided by this Charter and except as the City Manager may authorize the head of a department to appoint and remove subordinates in such department.
- (2) Prepare the budget annually and submit it to the City Council and be responsible for its administration after adoption.
- (3) Prepare and submit to the City Council at the end of the fiscal year a complete report on the finances and administrative activities of the City for the preceding year.
- (4) Keep the City Council advised of the financial condition and future needs of the City and make such recommendations as may seem to him desirable and proper.
- (5) Perform such other duties as may be prescribed by this charter or required by the City Council.

**Absence of City Manager**

Section 42. To perform the City Manager's duties during a temporary leave of absence or disability, the Mayor may designate by letter filed with the City Secretary a qualified administrative officer of the City to serve for the City Manager. Concerning out of town business, illness, or vacation the City Manager may be delegated authority to designate an individual to serve in the absence of the City Manager.

**Director of Departments**

Section 43. At the head of each administrative department there shall be a director who shall be an officer of the City and shall have supervision and control of the department subject to the City Manager.

Two or more departments may be headed by the same individual; the City Manager may head one or more departments, and directors of departments may also serve as chiefs of divisions.

**Departmental Divisions**

Section 44. The work of each administrative department may be distributed among the divisions thereof subject to approval of the City Manager.

## **ARTICLE V THE BUDGET**

### **Fiscal Year**

Section 45. The fiscal year of the City of College Station shall be determined by ordinance of the Council. Such fiscal year shall also constitute the budget and accounting year.

### **Preparation and Submission of Budget**

Section 46. The City Manager, between thirty (30) and ninety (90) days prior to the beginning of each fiscal year, shall submit to the City Council a proposed budget which shall provide a complete financial plan for the fiscal year.

### **Proposed Expenditures Compared With Other Years**

Section 47. The City Manager shall, in the preparation of the budget, place in parallel columns opposite the various items of expenditures the actual amount of such items of expenditures for the last completed fiscal year, the estimated for the current fiscal year, and the proposed amount for the ensuing fiscal year.

### **Budget a Public Record**

Section 48. The budget and all supporting schedules shall be filed with the City Secretary when submitted to the City Council and shall be a public record for inspection by anyone. The City Manager shall cause copies to be made for distribution to all interested persons.

### **Notice of Public Hearing on Budget**

Section 49. At the meeting at which the budget is submitted, the City Council shall fix the time and place of a public hearing on the budget and shall cause to be published a notice of the hearing setting forth the time and place thereof at least five (5) days before the date of the hearing.

### **Public Hearing on Budget**

Section 50. At the time and place set for a public hearing on the budget, or at any time and place to which such public hearing shall from time to time be adjourned, the City Council shall hold a public hearing on the budget submitted, and all interested persons shall be given an opportunity to be heard for or against any item or the amount of any item therein contained.

### **Proceedings on Budget After Public Hearing Amending or Supplementing Budget**

Section 51. After the conclusion of such public hearing, the City Council may insert new items or may increase or decrease the items of the budget, except items in proposed expenditures fixed by law. Before inserting any additional item or increasing any item of appropriation which will increase the total budget by three (3%) percent or more, it must cause to be published a notice setting forth the nature of the proposed increases and fixing a place and time, not less than five (5) days after publication, at which the City Council will hold a public hearing thereon.

### **Proceedings on Adoption of Budget**

Section 52. After such further hearing, the City Council may insert the additional item or items, and make the increase or increases, to the amount in each case indicated by the published notice, or to a lesser amount; but where it shall increase the total proposed expenditures, it shall also provide for an increase in the total anticipated revenue to at least equal such total proposed expenditures.

**Vote Required for Adoption**

Section 53. The budget shall be adopted by the favorable vote of a majority of the members of the entire City Council.

**Date of Final Adoption; Failure to Adopt**

Section 54. The budget shall be finally adopted not later than the twenty-seventh day of the last month of the fiscal year. Should the City Council take no final action on or prior to such day, the budget as submitted by the City Manager shall be deemed to have been finally adopted.

**Effective Date of Budget; Certification; Copies Made Available**

Section 55. Upon final adoption, the budget shall be filed with the City Secretary and such other officials as may be designated by state law. The final budget shall be printed, or otherwise reproduced, and a reasonable number of copies shall be made available for the use of all offices, departments and agencies, and for the use of interested persons and civic organizations.

**Budget Establishes Appropriations**

Section 56. From the effective date of the budget, the several amounts stated therein as proposed expenditures shall be and become appropriated to the several objects and purposes therein named.

**Budget Establishes Amount to be Raised by Property Tax**

Section 57. From the effective date of the budget, the amount stated therein as the amount to be raised by property tax shall constitute a determination of the amount of the levy for the purposes of the City in the corresponding tax year.

**Contingent Appropriation**

Section 58. Provision shall be made in the annual budget and in the appropriation ordinance for a contingent appropriation in an amount not more than three (3) percent of the total budget expenditure, to be used in case of unforeseen items of expenditures. Such contingent appropriation shall be under the control of, and distributed by, the City Manager, after approval by the City Council. Expenditures from this appropriation shall be made only in case of established emergencies and a detailed account of such expenditures shall be recorded and reported. The proceeds of the contingent appropriation shall be disbursed only by transfer to other departmental appropriation, the spending of which shall be charged to the departments or activities for which the appropriations are made.

### **Estimated Expenditures Shall Not Exceed Estimated Resources**

Section 59. The total estimated expenditures of the general fund and debt fund shall not exceed the total estimated resources of each fund.

The City Council may by ordinance amend the budget during a fiscal year if one of the following conditions exists:

1. If during the fiscal year the City Manager certifies that there are available for appropriation revenues in excess of those estimated in the budget, the City Council, by ordinance, may make supplemental appropriations for the year up to the amount of such excess. Before approval, the Council shall hold a public hearing on the proposed budget amendment. A notice of the time and place of a public hearing on the supplemental appropriation shall be published in the official newspaper of the City of College Station. The notice shall be placed in the newspaper at least five (5) business days before the date of the hearing.
2. To meet a public emergency affecting life, health and property of the public peace, the City Council may make emergency appropriations. Such appropriations may be made by emergency ordinance. To the extent that there are no available unappropriated revenues or a sufficient fund balance to meet such appropriations, the Council may by such emergency ordinance authorize the issuance of emergency notes, which may be renewed from time to time, but the emergency notes and renewals of any such notes made during a fiscal year shall be paid not later than the last day of the fiscal year next succeeding that in which the emergency appropriation was made.
3. If at any time during the fiscal year it appears probable to the City Manager that the revenues or fund balances available will be insufficient to meet the amounts appropriated, the City Manager shall report to the City Council without delay, indicating the estimated amount of the deficit, any remedial action taken and recommendations as to any other steps to be taken. The Council shall then take such further action as it deems necessary to prevent or reduce any deficit and for that purpose it may by ordinance reduce one or more appropriations.

### **Lapse of Appropriation**

Section 60. All appropriations shall lapse at the end of the fiscal year to the extent that they shall not have been expended or lawfully encumbered.

## **ARTICLE VI CITY BONDS AND TIME WARRANTS**

### **General Obligation Bonds**

Section 61. The City of College Station shall have the power to borrow money on the credit of the City and to issue general obligation bonds for permanent public improvements or for any other public purpose not prohibited by the Constitution and laws of the State of Texas, and to issue refunding bonds to refund outstanding bonds of the City previously issued. All such bonds shall be issued in conformity with the laws of the State of Texas.

### **Revenue Bonds**

Section 62. The City of College Station shall have the power to borrow money for the purpose of constructing, purchasing, improving, extending or repairing of public utilities, recreational facilities or any other self-liquidating municipal function not prohibited by the Constitution and laws of the State of Texas, and to issue revenue bonds to evidence the obligation created thereby, and to issue revenue refunding bonds to evidence the obligation created thereby; and to issue revenue refunding bonds to refund outstanding revenue bonds previously issued. Such bonds shall be a charge upon and payable solely from the properties, or interest therein, pledged, or the income there from, or both, and shall never be a debt of the City. All such bonds shall be issued in conformity with the laws of the State of Texas.

**Incontestability of Bonds**

Section 63. All bonds of the City, having been issued and sold and having been delivered to the purchasers thereof, shall thereafter be incontestable; and all bonds issued to refund outstanding bonds shall, after such issuance, be incontestable.

**Time Warrants**

Section 64. The City shall have the authority to issue time warrants, certificates of obligation or other forms of public debt allowed by state law and to issue refunding warrants, certificates, or bonds to refund outstanding warrants or certificates previously issued. All such time warrants, certificates of obligation, and bonds shall be issued in conformity with the laws of the State of Texas.

**Investments**

Section 65. Any surplus in any fund may be invested, upon approval of the City Council, in any lawful securities, accounts, certificates, or investments. Any such surplus may be used for the purchase and retirement of bonds, time warrants, or certificates not yet due.

**ARTICLE VII**  
**FINANCE ADMINISTRATION**

**Financial Department; Appointment**

Section 66. The City Manager may appoint a chief financial officer.

**Fees Shall be Paid to City**

Section 67. All fees received by any officer or employee of the City shall belong to the City and shall be handled pursuant to the City's rules, regulations and policies.

**Contracts for Improvements**

Section 68. The City shall make expenditures to promote the best interests of the citizens of College Station. The City shall encourage free and unrestricted competition on all bids and purchases, ensuring the taxpayers the best possible return on and use of their tax dollars. It shall be the policy of the City to fully comply with and make all purchases or expenditures pursuant to the City's policies, rules, regulations, procedures, and state and federal law.

**Disbursement of Funds**

Section 69. All checks and vouchers or warrants for the withdrawal of money from the City accounts shall be handled pursuant to the City's rules, regulations, policies, and state and federal laws.

**Borrowing in Anticipation of Property Taxes**

Section 70. In any fiscal year, in anticipation of the collection of the property tax for such year, whether levied or to be levied in such year, the City Council may by resolution authorize the borrowing of money by the issuance of negotiable notes of the City, each of which shall be designated "tax anticipation note for the year \_\_\_\_\_" (stating the budget year). Such notes shall mature and be payable not later than the end of the fiscal year in which the original notes have been issued.

**Borrowing in Anticipation of Other Revenues**

Section 71. In any fiscal year, in anticipation of the collection or receipt of other revenues of the budget year, the City Council may by resolution authorize the borrowing of money by the issuance of negotiable notes of the City, each of which shall be designated "special revenue note for the year \_\_\_\_\_" (stating the budget year). Such notes may be renewed from time to time, but all such notes, together with the renewals, shall mature and be payable not later than the end of the fiscal year in which the original notes shall have been issued.

**ARTICLE VIII  
TAX ADMINISTRATION**

**Power to Tax**

Section 72. The City Council shall have the power under the provisions of state law to levy, assess and collect an annual tax upon taxable property within the city to the maximum provided by the constitution and general laws of the State of Texas.

**Property Subject to Tax; Method of Assessment**

Section 73. All property, real, personal, or mixed, lying and being within the corporate limits of the City of College Station on the first day of January in each year, not expressly exempted by law, shall be subject to annual taxation according to the procedures set forth in the constitution or general laws of the State of Texas.

**Taxes; When Due and Payable**

Section 74. All taxes due to the City of College Station shall be payable to the City of College Station or such other person or entity as may be designated by the City Council, and may be paid at any time after they fall due. Taxes shall be due and shall become delinquent as provided in the TEXAS TAX CODE, as amended, which code further provides for delinquent taxes, interest, and procedures for the collection of taxes.

**Seizure and Sale of Personal Property**

Section 75. The seizure and sale of personal property for taxes due shall be accomplished according to the provisions of the TEXAS TAX CODE, as amended.

**Tax Liens**

Section 76. The tax levied by the City shall be a first and prior lien upon the property upon which the tax is due, which lien may be enforced and foreclosed according to the provisions of the TEXAS TAX CODE, as amended.

## **ARTICLE IX NOMINATIONS AND ELECTIONS**

### **Municipal Elections**

Section 77. Regular municipal elections shall be held on a uniform election date set out in state law. Special elections shall be ordered in compliance with applicable state law.

### **Regulation of Elections**

Section 78. The City Council shall make all regulations which it considers needful or desirable, not inconsistent with this charter or the laws of the State of Texas, for the conduct of municipal elections, for the prevention of fraud in such elections and for the recount of ballots in case of doubt or fraud. Municipal elections shall be conducted by the appointed election authorities, who shall also have power to make such regulations not inconsistent with this charter, with any regulations made by the city council or the laws of the State of Texas.

### **How to Get Name on Ballot**

Section 79. Any qualified person who desires to become a candidate in a general election to a place on the City Council, shall file with the City Secretary an application for that person's name to appear on the ballot in accordance with the Texas Election Code. Such application shall clearly designate the place on the Council to which the candidate seeks election. The application must also contain the candidate's sworn statement of compliance with the qualifications for holding the office sought under the laws of Texas and the provisions of the Charter.

### **Council Ballots**

Section 80. The full names of all candidates for the city council as hereinbefore provided, except such as may have withdrawn, died or become ineligible, shall be printed on the official ballot without party designation. If two candidates with the same surnames, or with names so similar as to be likely to cause confusion, are nominated, the addresses of their places of residence shall be placed with their names on the ballot. The order of the names on the ballot shall be determined by lot.

### **Laws Governing City Elections**

Section 81. All City elections shall be governed by the constitution of the State of Texas, general laws of the state, this charter, and ordinances of the City, in the order named.

### **Canvassing Election**

Section 82. Returns of elections, general and special, shall be made by the election officers to the City Council on any date permitted by the Texas Election Code, at which time the City Council shall canvass the returns and declare the results of the election.

### **Oath of Office**

Section 83. Every officer of the City shall, before entering upon the duties of their office, take and subscribe to an oath or affirmation, similar to that required by the Texas Constitution for state officers, before entering upon the duties of the office.

The oath or affirmation shall be in a form provided by the City Secretary, shall be given before a person authorized to administer oaths, and shall be filed and kept in the office of the City Secretary.

## **ARTICLE X INITIATIVE, REFERENDUM AND RECALL**

### **Power of Initiative**

Section 84. The electors shall have power to propose any ordinance, except land use ordinances including but not limited to zoning or rezoning property; or ordinances appropriating money, authorizing the issuance of bonds, or authorizing the levy of taxes, and to adopt or reject the same at the polls, such power being known as the initiative. Any initiative ordinance may be submitted to the City Council by a petition signed by qualified electors of the City equal in number to at least twenty-five (25) percent of the number of voters voting at the last regular municipal election.

### **Power of Referendum**

Section 85. The electors shall have power to approve or reject at the polls any ordinance passed by the City Council, or submitted by the City Council to a vote of the electors, such power being known as the referendum, except in the case of land use ordinances including but not limited to zoning or rezoning property; or ordinances appropriating money, authorizing the issuance of bonds, or making the annual tax levy. Ordinances submitted to the City Council by initiative petition and passed by the City Council without charge shall be subject to the referendum in the same manner as other ordinances. Within thirty (30) calendar days after the enactment by the City Council of any ordinance which is subject to a referendum, a petition signed by qualified electors of the city equal in number to at least twenty-five (25) percent of the number of voters voting at the last preceding regular municipal election may be filed with the City Secretary requesting that any such ordinance be either repealed or submitted to a vote of the electors.

### **Form of Petitions; Committee of Petitioners**

Section 86. Initiative petition papers shall contain the full text of the proposed ordinance. The signatures to initiative or referendum petitions need not all be appended to one paper, but to each separate petition there shall be attached a statement of the circulator thereof as provided by this section. Any initiative petition paper shall include each petitioner's signature in ink or indelible pencil and shall indicate after each petitioner's signature the petitioner's place of residence by street and number, or other description sufficient to identify the place. There shall appear on each petition the names and addresses of five electors, who, as a committee of the petitioners, shall be regarded as responsible for the circulation and filing of the petition. Attached to each separate petition paper there shall be an affidavit of the circulator thereof that the circulator, and only the circulator, personally circulated the foregoing paper, that it bears a stated number of signatures, that all signatures appended thereto were made in the circulator's presence, and that the

circulator believes them to be the genuine signatures of the persons whose names they purport to be.

### **Filing; Examination and Certification of Petitions**

Section 87. All petition papers comprising an initiative or referendum petition shall be assembled and filed with the City Secretary as one instrument. Within ten (10) business days after the petition is filed, the City Secretary shall determine whether each paper of the petition has a proper statement of the circulator and whether the petition is signed by a sufficient number of qualified electors. The City Secretary shall declare any petition paper entirely invalid which does not have attached thereto an affidavit signed by the circulator thereof. If a petition paper is found to be signed by more persons than the number of signatures certified by the circulator, the last signatures in excess of the number certified shall be disregarded. If a petition paper is found to be signed by fewer persons than the number certified, the signatures shall be accepted unless void on other grounds. After the City Secretary has completed the examination of the petition, the City Secretary shall certify the result thereof to the city council at its next regular meeting. If the City Secretary certifies that the petition is insufficient, the City Secretary shall set forth in the certificate of insufficiency the particulars in which the petition is defective and shall at once notify the committee of the petitioners of the findings.

### **Amendment of Petitions**

Section 88. An initiative or referendum petition may be amended at any time within fifteen (15) business days after the notification of insufficiency has been sent by the City Secretary, by filing a supplementary petition upon additional papers signed and filed as provided in case of an original petition. The City Secretary shall, within five (5) business days after such an amendment is filed, make examination of the amended petition and, if the petition be still insufficient, the City Secretary shall file a certificate to that effect in the City Secretary's office and notify the committee of petitioners of the findings. No further action shall be had on such insufficient petition. The finding of the insufficiency of a petition shall not prejudice the filing of a new petition for the same purpose.

### **Effect of Certification of Referendum Petition**

Section 89. When a referendum petition, or amended referendum petition, has been certified as sufficient by the City Secretary, the ordinance specified in the petition shall not go into effect, or further action there under shall be suspended if it shall have gone into effect, until and unless approved by the electors, as hereinafter provided.

### **Consideration by City Council**

Section 90. Whenever the City Council receives a certified initiative or referendum petition from the City Secretary, it shall proceed at once to consider such petition. A proposed initiative ordinance shall be read and provision shall be made for a public hearing upon the proposed ordinance. The City Council shall take final action on the ordinance not later than sixty (60) calendar days after the date on which such ordinance was submitted by the City Secretary. A referred ordinance shall be reconsidered by the City Council and its final vote upon such reconsideration shall be upon the question. "Shall the ordinance specified in the referendum petition be repealed?"

**Submission to Electors**

Section 91. If the City Council shall fail to pass an ordinance proposed by the initiative petition, or shall pass it in a form different from that set forth in the petition therefor; or if the City Council fails to repeal a referred ordinance, the proposed or referred ordinance shall be submitted to the electors at an election to be held on the next uniform election date authorized by state law for municipal elections.

**Form of Ballot for Initiated and Referred Ordinances**

Section 92. Ordinances submitted to vote of the electors in accordance with the initiative and referendum provisions of this charter shall be submitted by ballot title, which shall be prepared in all cases by the City Attorney. The ballot title may be different from the legal title of any such initiated or referred ordinance and shall be a clear, concise statement, without argument or prejudice, descriptive of the substance of such ordinance; and if a paper ballot, shall have to the left of the ballot title the following propositions, one above the other in the order indicated: "FOR" and "AGAINST" and shall otherwise comply with state law. Any number of ordinances may be voted on at the same election and may be submitted on the same ballot, but any paper ballot used for voting thereon shall be for that purpose only. If voting machines are used, the ballot title of any ordinance shall have to the left of the same two propositions, one above the other or one preceding the other in the order indicated, and the elector shall be given an opportunity to vote for either of the two propositions and thereby to vote for or against the ordinance.

**Results of Election**

Section 93. If a majority of the electors voting on a proposed initiative ordinance shall vote in favor thereof, it shall thereupon be an ordinance of the City. A referred ordinance which is not approved by a majority of the electors voting thereon shall thereupon be deemed repealed. If conflicting ordinances are approved by the electors at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

**Repealing Ordinances; Publication**

Section 94. Initiative and referendum ordinances adopted or approved by the electors shall be published, and may be amended or repealed by the City Council, as in the case of other ordinances.

**Recall; General**

Section 95. Any member of the City Council may be removed from office by recall on grounds of incompetency, official misconduct or malfeasance in office.

**Recall Procedure**

Section 96. Any elector of the City of College Station may make and file with the City Secretary an affidavit containing the name or names of the officer or officers whose removal is sought and setting out distinctly and specifically the ground or grounds upon which such removal is sought with such certainty as to give each officer sought to be removed notice of the matters and things with which the officer is charged. The City Secretary shall as soon as reasonable deliver to the elector making such affidavit copies of petition blanks demanding such removal. The City Secretary shall keep a sufficient number of such printed petition blanks on hand for distribution.

Such blanks when issued by the City Secretary shall bear the signature of that officer and be addressed to the city council, and shall be numbered, dated and indicate the name of the person to whom issued. The petition blanks when issued shall also indicate the number of such blanks issued and the name of the officer whose removal is sought. The City Secretary shall enter in a record to be kept in the City Secretary's office the name of the elector to whom the petition blanks were issued and the number issued to said person.

### **Recall Petitions**

Section 97. The recall petition to be effective must be returned and filed with the City Secretary within thirty (30) calendar days after the filing of the affidavit required in Section 96 of this Article. Each separate petition paper must set out distinctly and specifically the ground or grounds upon which removal is sought and the matters and things with which the officer is charged. The petition must be signed by qualified electors of the City equal in number to at least forty (40) percent of the total number of votes cast for the office in question at the last regular municipal election at which the office in question was filled and must conform to the provisions of Section 86 of this Article. No petition papers shall be accepted as part of the petition unless they bear the signature of the City Secretary as required in Section 96 of this Article.

### **Recall Election**

Section 98. The City Secretary shall within fifteen (15) business days from the date of its filing, examine the recall petition to determine that the petition; sets out distinctly and specifically the ground or grounds upon which removal is sought and the matters and things with which the officer is charged, is signed by a sufficient number of electors, and is in compliance with the procedural requirements of this article of the charter, and if finding the petition sufficient the City Secretary shall submit it to the city council at the next regularly scheduled meeting with the City Secretary's certificate to that effect and notify the officer sought to be recalled of such action. If the officer whose removal is sought does not resign within seven (7) calendar days after such notice the city council shall thereupon order and fix a date for holding a recall election to be held at the next uniform election date authorized by state law for municipal elections.

### **Ballots in Recall Election**

Section 99. Ballots used at recall elections shall conform to the following requirements.

- (1) With respect to each person whose removal is sought the question shall be submitted "Shall (name of person) be removed from the office of councilman by recall?"
- (2) Immediately to the left of such question there shall be printed the two following responses, one above the other, in the order indicated:

"FOR"

"AGAINST"

### **Results of Recall Election**

Section 100. If a majority of the votes cast at a recall election shall be against the recall of the officer named on the ballot, that officer shall continue in office for the remainder of that officer's unexpired term, subject to recall as before. If a majority of the votes cast at such an election be

for the recall of the officer named on the ballot, that officer shall, regardless of any technical defects in the recall petition, be deemed removed from office and the vacancy shall be filled as in other vacancies.

**Limitations on Recalls**

Section 101. No recall petition shall be filed against a Council Member within six (6) months after the City Manager takes office, nor in respect to an officer subjected to a recall election and not removed thereby, until at least six (6) months after such election.

**District Judge May Order Election**

Section 102. Should the City Council fail or refuse to order any of the elections as provided for in this article when all the requirements for such elections have been complied with by the petitioning electors, then it shall be the duty of the District Judge, upon proper application being made therefor, to order such elections and to enforce the carrying into effect of the provisions of this article of the charter.

**ARTICLE XI  
FRANCHISES AND PUBLIC UTILITIES**

**Control Over and Powers With Reference to City Property**

Section 103. The ownership, right of control and use of streets, highways, alleys, parks, public places and all other real property of the City of College Station is hereby declared to be inalienable to the city, except by ordinances passed by vote of the majority of the governing body of the City, as hereinafter provided; and no franchise or easement involving the right to use same, either along, across, over or under the same, shall ever be valid, unless expressly granted and exercised in compliance with the terms hereof, and of the ordinances granting the same. No act or omission of the City, its governing body, officers or agents shall be construed to confer or extend by estoppel or indirection, any right, franchise or easement not expressly granted by ordinance.

The City of College Station shall have the power, subject to the terms and provisions hereof, by ordinance to confer upon any person or corporation, the franchise or right to use the property of the city, as defined in the preceding paragraph, for the purpose of furnishing to the public any general public service whereby a general service is to be furnished to the public for compensation or hire, to be paid to the franchise holder, whereby a right to use the streets, highways or other property of the City is necessary or proper; and generally to fix and regulate the rates, tolls and charges of all public utilities of every kind operating within the corporate limits of the City of College Station consistent with state law.

**Limitations**

Section 104. No exclusive franchise or privilege shall ever be granted; nor a franchise, nor a privilege to commence at any time after six (6) months subsequent to the taking effect of the ordinance granting the same; and no franchise shall be directly or indirectly extended beyond the term originally fixed by the ordinance granting the same, except as provided by the terms of this charter.

**Procedure**

Section 105. The City of College Station shall have the power by ordinance to grant any franchise or right mentioned in the preceding sections hereof, which ordinance, however, shall not be passed finally until it shall have been read at two (2) separate regular meetings of the City Council. No ordinance granting a franchise shall pass any reading except by a vote of the majority of the City Council, and such ordinance shall not take effect until sixty (60) days after its adoption on its second and final reading; provided, however, that if at any time before such ordinance shall finally take effect a petition shall be presented to the City Council signed by not less than ten (10) percent of the registered voters of the City, then the City Council shall submit the question of the granting of such franchise to a vote of the qualified voters of the City at the next uniform election date prescribed by state law that allows sufficient time to comply with other requirements of law, provided that notice thereof shall be published in at least twenty (20) successive issues of the official newspaper of the City of College Station prior to the holding of such election. The ballot shall briefly describe the franchise to be voted on and the terms thereof and contain the words, "For", and "Against" to the left of the language and shall otherwise comply with state law. The vote shall be canvassed by the city council, and should it result that a majority of those voting thereon cast their votes "For" the granting of a franchise, then by order entered in its minutes, the city council shall so declare and such franchise shall at once take effect. But should a majority of the votes be cast "Against" granting a franchise, then the City Council by order entered in its minutes shall so declare and such franchise shall not take effect. In case a franchise is refused by the City Council, then the matter may be submitted to the qualified voters on petition, and an election held under the procedures as hereinbefore provided. A failure of the City Council to finally pass on an application within six (6) months after the filing of such application shall be construed as a refusal. The City Council in passing an ordinance granting a franchise may provide therein that it shall not take effect until the same shall have been submitted to and approved by a majority of the qualified voters voting therein at a general election. All expenses of publication as it relates to this section shall be borne by the petitioner, who shall make a deposit in advance to cover the estimated cost of publication, the amount of the deposit to be determined by the City Manager.

**Term and Conditions**

Section 106. No determinate or fixed-term franchise shall ever be granted for a longer term than twenty-five (25) years; nor shall any right, privilege or franchise now in existence be extended beyond the period now fixed for its termination, directly or indirectly, or through any means whatsoever, and any ordinance in violation or evasion of this prohibition shall be absolutely void; provided, however, that any corporation, person or association of persons now holding any franchise under any charter, charters or ordinances of the City of College Station may, with the consent of the city council surrender such franchise or franchises, subject to the provisions of the City Charter then in force. No holder of a franchise heretofore or hereafter granted shall have a right (unless such right is granted in the franchise) to transfer or assign its properties and franchise to any other person, firm or corporation without the consent of the city council by ordinance, and such consent when given shall not operate as the granting of a franchise or as a new franchise.

The City Council shall have the power to compel all persons, firms or corporations operating any public utilities in the city, whether operating under existing franchises, or franchises that may be

hereafter granted, to extend their service, lines, pipes, etc., if the person to be benefited by such extension will pay the cost thereof, or if it can be shown that the revenue resulting from such extension will, within a reasonable time after same is made, pay a reasonable return on the investment, after making the customary allowance for depreciation.

All public utility franchises in the City of College Station shall be held whether expressed in the ordinance or not, subject to the right of the city, each of the following being a condition:

- (1) To repeal the same by ordinance at any time for failure to begin construction or operation within the time prescribed or otherwise to comply with the terms of the franchise, such power to be exercised only after due notice and hearing.
- (2) To require an adequate extension of plant and service, and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency.
- (3) To establish reasonable standards of service and quality of products and prevent unjust discrimination in service or rates.
- (4) To prescribe the form of accounts kept by such utility; provided, that if the utility shall keep its accounts in accordance with the uniform system of accounts for said utility prescribed by the National Association of Railroad and Public Utility Commissioners, the Federal Power Commission, the Federal Communications Commission, the Railroad Commission of Texas, their successor or successors, this shall be deemed sufficient compliance with this paragraph.
- (5) At any time to examine and audit the accounts and other records of any such utility and to require annual and other reports, including reports on local operations by each such public utility.
- (6) To impose such reasonable regulations and restrictions as may be deemed desirable or conducive to the safety, welfare and accommodation of the public.
- (7) To fix and regulate the price and rates for the service to be performed under the franchise as may be permitted by state law.
- (8) To require such compensation and rental as may be permitted by the laws of the State of Texas.

Every public utility franchise hereafter granted shall be subject to the terms and conditions of this charter, whether such terms and conditions are specifically mentioned in the franchise or not.

#### **Utility Rates and Charges**

Section 107. Consistent with state law, the City Council shall have the power by ordinance to fix and regulate the price, rates, tolls and charges of all public utilities of every kind operating within the corporate limits of the City of College Station that are subject to this Article.

### **Applicable to Streets and Highways**

Section 108. The right to the use of the public streets, highways, alleys and thoroughfares of this city which necessitates the digging up, or displacement thereof, for the installation of equipment, appliances or appurtenances, either on, above or below the surface of same to make the intended use thereof practicable, shall be deemed and considered "a franchise", the granting of which shall be governed and controlled in the manner herein provided.

The use of such public streets, highways, alleys and thoroughfares of this city which does not require the digging up or similar interference with said streets, alleys or highways for the installation of equipment, appliances or appurtenances to make the intended use possible, shall be treated and considered as "a privilege", subject to the control and disposition of the city council; and such privilege over and upon the public streets, alleys, highways and thoroughfares of the city shall not be granted to any person or corporation except when public necessity and convenience may require such use, and then only by ordinance passed by the city council.

All franchises for the use and occupancy of public streets, highways, alleys and thoroughfares of this city shall, in event public necessity and convenience so require, be subject to cancellation by the city council; and the City reserves the right to require all public utilities holding franchises from the City of College Station to conform to street grades, and alter or lower their underground structures to meet changing conditions.

### **Public Service Corporation to File Annual Reports**

Section 109. It shall be the duty of the City Council to pass an ordinance requiring each public service corporation operating within the corporate limits of the city to file a sworn annual report of the receipts from the operation of such business for the current year showing how such receipts were expended, how much thereof for betterments or improvements, the rate of tolls or charges for services rendered to the public; and any other facts or information that the City Council may deem pertinent for its use in intelligently passing upon any questions that may arise between the City and the said public service corporations; all reports to be filed with the City Secretary and preserved for the use of the City Council.

### **Option to Purchase**

Section 110. Any public utility franchise may be terminated by ordinance after ten (10) years after the beginning of operation, whenever the City Council shall determine to acquire by condemnation or otherwise the property of such utility necessarily used in or conveniently useful for the operation of the city within the city limits.

### **Consent of Property Owners**

Section 111. The consent of abutting and adjacent property owners shall not be required for the construction, extension, maintenance or operation of any public utility, but nothing in this charter or in any franchise granted there under shall ever be construed to deprive any such property owner of any right of action for damage or injury to his property as now or hereafter provided by law.

### **Extensions**

Section 112. All extensions of public utilities within the City limits shall become a part of the aggregate property of the public utility, and shall be operated as such, and shall be subject to all the obligations and reserved rights contained in this Charter and in any original grant hereafter made. The right to use and maintain any extension shall terminate with the original grant and shall be terminable as provided in this charter. In case of an extension of a public utility operated under a franchise hereafter granted such right shall be terminable at the same time and under the same conditions as the original grant.

**Other Conditions**

Section 113. All franchises heretofore granted are recognized as contracts between the City of College Station and the grantee, and the contractual rights as contained in any such franchises shall not be impaired by the provisions of this charter, except that the power of the City of College Station to exercise the right of eminent domain in the acquisition of any utility property is in all things reserved; and except the general power of the City heretofore existing and herein provided for to regulate the rates and services of a grantee, which shall include the right to require proper and adequate extension of plant and service and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency. Every public utility franchise hereinafter granted shall be held subject to all the terms and conditions contained in the various sections of this article, whether or not such terms are specifically mentioned in the franchise. Nothing in this charter shall operate to limit in any way, as specifically stated, the discretion of the City Council or the voters of the City in imposing terms or conditions as may be reasonable in connection with any franchise grant.

**Franchise Records**

Section 114. The City shall maintain a public record of public utility franchises.

**ARTICLE XII  
GENERAL PROVISIONS**

**Publicity of Records**

Section 115. Records and accounts of every office, department, or agency of the City shall be open for inspection and copying as provided by V.T.C.A., GOVERNMENT CODE, CH. 552, Public Information, as amended.

**Personal Interest**

Section 116. Members of the City Council and officers and employees of the City shall comply with state law pertaining to conflicts of interest of local government officials, including TEXAS LOCAL GOVERNMENT CODE, Chapter 171.

**No Officer or Employee to Accept Gifts**

Section 117. No officer or employee of the City of College Station shall ever accept, directly or indirectly, any gift, favor, privilege or employment from any public utility corporation enjoying the grant of any franchise, privilege or easement from the city during the term of office of such officer, or during the employment of such employee, except as may be authorized by law or ordinance; provided, however, that policemen and firemen in uniform or wearing their official badges may accept such free services where the same is permitted by ordinance. Any officer or

employee of the City who shall violate the provisions of this section shall be guilty of a misdemeanor and may be punished by any fine that may be prescribed by ordinance for this offense, and shall forthwith be removed from office.

**Relatives of Officers Shall Not be Appointed or Employed**

Section 118. No person related within the second degree of affinity, or within the third degree of consanguinity, to members of the City Council or the City Manager shall be appointed or employed to any office, position or service in the City.

**Calendar Day and Business Day**

Section 119. "Business day" as used in this Charter means Monday through Friday, except for federal or State of Texas holidays. "Calendar day" as used in this Charter means a 24-hour period (midnight to midnight) as denoted on the calendar. Any reference in the Charter to "day" without specifying calendar day or business day shall mean calendar day unless otherwise expressly provided in this charter.

**Notice of Injury or Damage**

Section 120. The City shall never be liable for any personal injury, whether resulting in death or not, unless the person(s) injured, or someone in behalf of the injured or deceased person(s), or in the event the injury results in death, the person or persons who may have a cause of action under the law by reason of such death or injury, shall file a notice in writing with the City Secretary within ninety (90) days after the same has occurred, stating specifically in such notice when, where and how the exact injury occurred, the full extent of the injury, the amount of damages claimed or asserted, and a list of persons, if known, who witnessed the injury. The City shall never be liable for any claim for damage or injury to personal property unless the person whose personal property has been injured or damaged, or someone in behalf of the person whose personal property has been injured or damaged, shall file a claim in writing with the City Secretary within ninety (90) days after said damage or injury occurred, stating specifically when, where and how the damage or injury was sustained. The person giving notice under this Section shall subscribe that person's name to the notice under oath that the statements and facts contained in said notice are true and correct.

**Power to Settle Claims**

Section 121. The City Council shall have the power to compromise and settle any and all claims and lawsuits of every kind and character in favor of or against the City, including suits by the City to recover delinquent taxes.

**Service of Process Against the City**

Section 122. Legal process against the City shall be served upon the Mayor or Mayor Pro Tem.

**City Not Required to Give Security or Execute Bond**

Section 123. It shall not be necessary in any action, suit or proceeding in which the City of College Station is a party, for any bond, undertaking or security to be demanded or executed by or on behalf of the city in any of the state courts; but in all such actions, suits, appeals or proceedings, the same shall be conducted in the same manner as if such bond, undertaking or

security had been given as required by law, and the City shall be just as liable as if security of bond had been duly executed.

**Liens Against City Property**

Section 124. No lien of any kind shall ever exist against any property, real or personal, owned by the City except that same be authorized by law, and created pursuant to an ordinance providing for such lien.

**Provisions Relating to Assignment, Execution and Garnishment**

Section 125. Property, real and/or personal, belonging to the City shall not be liable to be sold or appropriated under any writ of execution or cost bill. Funds belonging to the City, in the hands of any person, firm or corporation, shall not be liable to garnishment, attachment or sequestration; nor shall the city be liable to garnishment on account of any debt it may owe or funds or property it may have on hand or owing to any person. Neither the City nor any of its officers or agents shall be required to answer any such writ or garnishment on any account whatever. The city shall not be obligated to recognize any assignment of wages or funds by its employees, agents or contractors.

**Power to Remit Penalties**

Section 126. The City Council shall have the right to remit in whole or in part any fine or penalty belonging to the City which may be imposed under any ordinance or resolution passed in pursuance of this Charter.

**Church and School Property Not Exempt From Special Assessments**

Section 127. No property of any kind, church, school or otherwise, in the City of College Station shall be exempt from any of the special taxes and assessments authorized by this Charter for local improvements unless the exemption is required by state law.

**Sale or Lease of Property Other Than Public Utilities or Acquired by Tax Sale**

Section 128. Any real property owned by the City may be sold by the City Council when in its judgment such sale will be in the best interest of the City, subject to the provisions of V.T.C.A., LOCAL GOVERNMENT CODE, Chapter 272, Sale or Lease of Property by Municipalities, Counties, and Certain Other Local Governments, as amended, and such other laws as are applicable for Home Rule Cities pertaining to the necessity for public bids. The sale of land may be subject to referendum or initiative for a thirty-day period after the sale and shall not be effective until the expiration of said thirty-day period. If during such thirty-day period a referendum or initiative petition is presented to the City Secretary, which in all respects conforms to the referendum or initiative provisions of Article X of this Charter and the same is found sufficient, then the City Secretary shall certify the sufficiency of the same to the City Council and an election shall be called submitting the question of the sale of the property to the voters. This right of referendum or initiative shall not apply to public utilities or to property sold by the City at tax sales.

**Effect of This Charter on Existing Law**

Section 129. All ordinances, resolutions, rules and regulations now in force under the city government of the City of College Station and not in conflict with the provisions of this Charter shall remain in force under this charter until altered, amended or repealed by the City Council

after this Charter takes effect; and all rights of the City of College Station under existing franchises and contracts are preserved in full force and effect to the City. When adopted, this Charter shall become the law of the City of College Station.

**Continuance of Contracts and Succession of Rights**

Section 130. All contracts entered into by the City of College Station prior to the taking effect of this charter shall continue in full force and effect. Public improvements for which legislative steps have been taken under laws or ordinances existing at the time this charter takes effect may be carried to completion in accordance with the provisions of such existing laws or ordinances.

All suits, taxes, penalties, forfeitures and all other rights, claims and demands which have accrued under the laws heretofore in force governing the City of College Station, shall belong to and be vested in and shall be prosecuted by and for the use and benefit of the corporation hereby created, and shall not in anywise be diminished, affected or prejudiced by the adoption and taking effect of this Charter.

**Gender Neutrality**

Section 131. The wording of this charter should be regarded as and is intended to be gender neutral.

**Construction and Separability Clause**

Section 132. This Charter shall be liberally construed to carry out its intents and purposes. If any section or part of any section of this Charter shall be held invalid by a court of competent jurisdiction, such holding shall not affect the remainder of this Charter nor the context in which such section or part of section so held invalid may appear, except to the extent that an entire section or part of section may be inseparably connected in meaning and effect with the section or part of section to which such holding shall directly apply.

**Amending the Charter**

Section 133. This Charter may be amended in accordance with the provisions of the statutes of the State of Texas.

**Submission of the Charter to Electors**

Section 134. The Charter commission in preparing this charter finds and decides that it is impracticable to segregate each subject so as to permit a vote of “yes” or “no” on the same, for the reason that the Charter is so constructed that in order to enable it to work and function it is necessary that it should be adopted in its entirety. For these reasons the Charter commission directs that the Charter be voted upon as a whole and that it shall be submitted to the qualified voters of the City of College Station at an election to be held for that purpose on January 8, 1952. If a majority of the qualified voters voting in such election shall vote in favor of the adoption of this Charter it shall become the charter of the City of College Station, and after the returns have been canvassed the same shall be declared adopted.

An official copy of the Charter shall be filed with the records of the City and the Mayor shall as soon as practicable certify to the Secretary of State an authenticated copy under the seal of the city, showing the approval by the qualified voters of such charter.

In not less than thirty (30) days prior to such election the City Council shall cause the City Secretary to mail a copy of this Charter to each qualified voter of the City of College Station as appears from the Tax Collector's roll for the year ending January 31 preceding said election.

**Rearrangement and Renumbering**

Section 135. The City Council shall have the power, by ordinance, to renumber and rearrange all articles, sections, and paragraphs of this Charter or any amendments thereto; and upon the passage of any such ordinance, a copy thereof, certified by the City Secretary, shall be forwarded to the Secretary of State for filing.

We, the undersigned members of the Charter Commission of the City of College Station, do hereby certify that this publication constitutes a true copy of the proposed charter of the City of College Station, Texas.

(Signed) Chairman  
Ernest Langford, Chairman

(Signed) Secretary  
J.A. Orr, Secretary

|                 |                 |                 |             |
|-----------------|-----------------|-----------------|-------------|
| J.H. Sorrels    | A.P. Boyett     | H.E. Burgess    | J.W. Barger |
| S.A. Lipscomb   | D.B. Cofer      | Ray Oden        | S.R. Wright |
| J.C. Culpepper  | G.W. Black      | Truman H. Jones | R.B. Halpin |
| L.S. Richardson | Charles LaMotte | W.D. Fitch      | A.A. Price  |

**SUBSEQUENT REVISIONS OF ORIGINAL CHARTER ADOPTED JANUARY 8, 1952**

Those serving on the Commission which made recommendations approved by the public at a special election held on April 2, 1963 included:

|               |                       |              |                  |
|---------------|-----------------------|--------------|------------------|
| J.A. Orr      | Bardin Nelson         | C.W. Landiss | Marion Pugh      |
| D.A. Anderson | John W. Hill          | J.H. Sorrels | Charles LaMotte  |
| A.L. Rosprim  | Col. Frank H. Mathews | A.P. Boyett  | William A. Smith |

Members of the Commission which made recommendations for Charter changes approved by the public in a special election held on January 13, 1968 were:

|                        |                    |                  |                   |
|------------------------|--------------------|------------------|-------------------|
| John S. Denison<br>Jr. | Edwin S. Holdredge | Phillip B. Goode | Phillip H. Steen, |
| Bardin Nelson          | John W. Hill       | Codie D. Wells   | Carl W. Landiss   |
| Ewing E. Brown         | Wilbert Beck       |                  |                   |

Members of the Commission which made recommendations for Charter changes approved by the public in a special election held on April 4, 1972 were:

|                 |                 |                 |               |
|-----------------|-----------------|-----------------|---------------|
| O.M. Holt       | Dorsey McCrory  | John S. Denison | Joe R. Sawyer |
| James H. Dozier | Robert F. White | John B. Longley |               |

---

Members of the Commission which made recommendations for Charter changes approved by the public in a special election held on April 3, 1976 were:

|                 |                 |              |             |
|-----------------|-----------------|--------------|-------------|
| Dr. W.E. Benton | Steven Eberhard | Earl Bennett | J.B. (Dick) |
| Hervey          |                 |              |             |
| M.L. Cashion    | Mae Holleman    | Jerry Cooper | Neely Lewis |
| James Dozier    | W.W. Scott, Jr. |              |             |

---

Members of the City Council which sat as the Charter Revision Commission to make recommendations for Charter changes approved by the public in a special election held on April 1, 1978 were:

|                        |                 |                |              |
|------------------------|-----------------|----------------|--------------|
| Mayor Lorence Bravenec | Anne Hazen      | James Dozier   | Larry Ringer |
| James Gardner          | Lane Stephenson | Gary M. Halter |              |

---

Members of the City Council which sat as the Charter Revision Commission to make recommendations for the Charter changes approved by the public in a special election held on August 13, 1983 were:

|                   |                |               |                   |
|-------------------|----------------|---------------|-------------------|
| Mayor Gary Halter | Robert Runnels | Vicky Reinke  | Patricia Boughton |
| Alvin Prause      | Lynn McIlhaney | Gary Anderson |                   |

---

Members which sat as the Charter Review Committee to make recommendations for the Charter changes approved by the public in a municipal election held on May 2, 1992 were:

|                  |                |              |             |
|------------------|----------------|--------------|-------------|
| Chris Kling      | Robert Bednarz | Terri Tongco | J.B. (Dick) |
| Hervey           |                |              |             |
| Lorence Bravenec | Ann Jones      | Gene Benton  |             |

---

College Station City Council members who made recommendations for the Charter change approved by the public in a municipal election held on May 2, 1998 were:

Lynn McIlhaney, Dick Birdwell, Larry Mariott, Steve Esmond, Swiki Anderson, David Hickson, Hubbard Kennady

---

College Station City Council members who made recommendations for the Charter change approved by the public in a municipal election held on November 4, 2003 were:

Ron Silvia, Anne Hazen, James Massey, John Happ, Robert Wareing, Scott Mears, Dennis Maloney

---

College Station City Council members who made recommendations for the Charter change to add new Section 30, Article III, The City Council: Creation of City Internal Auditor approved by the public in a municipal election held on May 13, 2006 were:

Ron Silvia, John Happ, Chris Scotti, Ben White, Susan Lancaster, Nancy Berry, Ron Gay

---

College Station City Council members who made recommendations for the Charter change to Article XII General Provisions Section 115 Personal Interest approved by the public in a municipal election held on November 4, 2008.

Ben White, Lynn McIlhaney, James Massey, Dennis Maloney, David Ruesink, John Crompton, Larry Stewart

---

Members of the Commission which made recommendations for Charter changes approved by the public in a special election held on November 6, 2012 were:

Brian Bochner, Terry Childers, Chuck Ellison, Patrick Gendron, Paul Greer, Gary Halter, Tony Jones, Lynn McIlhaney, Buck Prewitt

# INDEX OF CONTENTS

| Section   | Subject  | Page |
|---|--|------|
| <b>INCORPORATION: FORM OF GOVERNMENT: TERRITORY</b> |  |      |
| 1   | Incorporation .....  | 1    |
| 2   | Form of Government .....                                       | 1    |
| 3   | Boundaries .....   | 1    |
| 4   | Creation of Precinct Boundaries .....                          | 1    |
| <b>CORPORATE AND GENERAL POWERS</b>                 |  |      |
| 5   | Power of the City .....  | 1    |
| 6   | Extension of City Limits Upon Petition .....                   | 2    |
| 7   | Extension of City Limits by the City Council .....             | 2    |
| 8   | Eminent Domain .....   | 2    |
| 9   | Establishment and Control of Streets .....                     | 2    |
| 10  | Street Improvements .....                                      | 3    |
| 11  | Garbage Disposal .....   | 3    |
| 12  | Municipal Court .....  | 3    |
| 13  | Sanitary Sewer System .....                                    | 3    |
| 14  | Public Utilities; Powers of the City .....                     | 3    |
| 15  | Signs and Bill Boards .....                                    | 4    |
| 16  | Nuisances; Control and Policing .....                          | 4    |
| <b>THE CITY COUNCIL</b>                             |  |      |
| 17  | Number, Selection, Term .....                                  | 4    |
| 18  | Qualifications .....   | 5    |
| 19  | Compensation of Members .....                                  | 5    |
| 20  | Presiding Officer; Mayor .....                                 | 5    |
| 21  | Vacancies .....  | 5    |
| 22  | Powers .....   | 6    |
| 23  | Appointment and Removal of City Manager .....                  | 7    |
| 24  | Council Not to Interfere in Appointments or Removals .....     | 7    |
| 25  | Rights of the City Manager and Other Officers in Council ..... | 7    |
| 26  | Administrative Departments .....                               | 7    |
| 27  | City Secretary .....   | 8    |
| 28  | Municipal Court Judge .....                                    | 8    |
| 29  | City Attorney .....  | 8    |
| 30  | City Internal Auditor .....                                    | 8    |
| 31  | Induction Into Office; Meetings .....                          | 9    |
| 32  | City Council to be Judge of Qualification of its Members ..... | 9    |
| 33  | Rules of Procedure; Journal .....                              | 9    |
| 34  | Ordinances .....   | 9    |
| 35  | Procedure for Passage of Ordinances .....                      | 9    |
| 36  | Investigation by City Council .....                            | 10   |
| 37  | Independent Annual Audit .....                                 | 10   |
| 38  | Housing Authority .....  | 10   |
| 39  | Disabled Employees; Pensions and Insurance .....               | 10   |
| <b>THE CITY MANAGER</b>                             |  |      |
| 40  | Qualifications .....   | 10   |
| 41  | Power and Duties .....   | 11   |
| 42  | Absence of City Manager .....                                  | 11   |
| 43  | Directors of Departments .....                                 | 11   |

|  |   |    |
|--|---|----|
| 44                                       | Departmental Divisions .....  | 11 |
| <b>THE BUDGET</b>                        |   |    |
| 45                                       | Fiscal Year .....   | 12 |
| 46                                       | Preparation and Submission of Budget.....   | 12 |
| 47                                       | Proposed Expenditures Compared With Other Years .....                             | 12 |
| 48                                       | Budget a Public Record .....  | 12 |
| 49                                       | Notice of Public Hearing on Budget.....   | 12 |
| 50                                       | Public Hearing on Budget.....   | 12 |
| 51                                       | Proceedings on Budget After Public Hearing Amending or Supplementing Budget ..... | 12 |
| 52                                       | Proceedings on Adoption of Budget.....  | 13 |
| 53                                       | Vote Required for Adoption .....  | 13 |
| 54                                       | Date of Final Adoption; Failure to Adopt .....                                    | 13 |
| 55                                       | Effective Date of Budget; Certification; Copies Made Available .....              | 13 |
| 56                                       | Budget Establishes Appropriations.....  | 13 |
| 57                                       | Budget Establishes Amount to be Raised by Property Tax .....                      | 13 |
| 58                                       | Contingent Appropriation.....   | 13 |
| 59                                       | Estimated Expenditures Shall not Exceed Estimated Resources.....                  | 14 |
| 60                                       | Lapse of Appropriation.....   | 14 |
| <b>CITY BONDS AND TIME WARRANTS</b>      |   |    |
| 61                                       | General Obligation Bonds .....  | 14 |
| 62                                       | Revenue Bonds .....   | 15 |
| 63                                       | Incontestability of Bonds.....  | 15 |
| 64                                       | Time Warrants .....   | 15 |
| 65                                       | Investments .....   | 15 |
| <b>FINANCE ADMINISTRATION</b>            |   |    |
| 66                                       | Financial Department; Appointment .....   | 15 |
| 67                                       | Fees Shall be Paid to City.....   | 15 |
| 68                                       | Contracts for Improvements .....  | 15 |
| 69                                       | Disbursement of Funds .....   | 16 |
| 70                                       | Borrowing in Anticipation of Property Taxes .....                                 | 16 |
| 71                                       | Borrowing in Anticipation of Other Revenues.....                                  | 16 |
| <b>TAX ADMINISTRATION</b>                |   |    |
| 72                                       | Power to Tax.....   | 16 |
| 73                                       | Property Subject to Tax; Method of Assessment.....                                | 16 |
| 74                                       | Taxes; When Due and Payable .....   | 16 |
| 75                                       | Seizure and Sale of Personal Property.....  | 16 |
| 76                                       | Tax Liens .....   | 17 |
| <b>NOMINATIONS AND ELECTIONS</b>         |   |    |
| 77                                       | Municipal Elections .....   | 17 |
| 78                                       | Regulation of Elections.....  | 17 |
| 79                                       | How to Get Name on Ballot .....   | 17 |
| 80                                       | Council Ballots .....   | 17 |
| 81                                       | Laws Governing City Elections.....  | 17 |
| 82                                       | Canvassing Election.....  | 17 |
| 82                                       | Canvassing Election .....   | 18 |
| <b>INITIATIVE, REFERENDUM AND RECALL</b> |   |    |
| 84                                       | Power of Initiative .....   | 18 |
| 85                                       | Power of Referendum .....   | 18 |
| 86                                       | Form of Petitions; Committee of Petitioners .....                                 | 18 |
| 87                                       | Filing; Examination and Certification of Petitions.....                           | 19 |

|  |   |    |
|--|---|----|
| 88                                     | Amendment of Petitions .....  | 19 |
| 89                                     | Effect of Certification of Referendum Petition.....                                 | 19 |
| 90                                     | Consideration by City Council .....   | 19 |
| 91                                     | Submission to Electors .....  | 20 |
| 92                                     | Form of Ballot for Initiated and Referred Ordinances.....                           | 20 |
| 93                                     | Results of Election.....  | 20 |
| 94                                     | Repealing Ordinance; Publication .....  | 20 |
| 95                                     | Recall; General .....   | 20 |
| 96                                     | Recall Procedure.....   | 20 |
| 97                                     | Recall Petitions .....  | 21 |
| 98                                     | Recall Election.....  | 21 |
| 99                                     | Ballots in Recall Election .....  | 21 |
| 100                                    | Results of Recall Election.....   | 21 |
| 101                                    | Limitations on Recalls .....  | 22 |
| 102                                    | District Judge May Order Election .....   | 22 |
| <b>FRANCHISES AND PUBLIC UTILITIES</b> |   |    |
| 103                                    | Control Over and Powers With Reference to City Property.....                        | 22 |
| 104                                    | Limitations.....  | 22 |
| 105                                    | Procedure.....  | 23 |
| 106                                    | Term and Conditions .....   | 23 |
| 107                                    | Utility Rates and Charges .....   | 24 |
| 108                                    | Applicable to Streets and Highways.....   | 25 |
| 109                                    | Public Service Corporations to File Annual Reports.....                             | 25 |
| 110                                    | Option to Purchase.....   | 25 |
| 111                                    | Consent of Property Owners.....   | 25 |
| 112                                    | Extensions .....  | 25 |
| 113                                    | Other Conditions.....   | 26 |
| 114                                    | Franchise Records.....  | 26 |
| <b>GENERAL PROVISIONS</b>              |   |    |
| 115                                    | Publicity of Records .....  | 26 |
| 116                                    | Personal Interests.....   | 26 |
| 117                                    | No Officer or Employee to Accept Gifts.....   | 26 |
| 118                                    | Relatives of Officers Shall Not be Appointed or Employed .....                      | 27 |
| 119                                    | Calendar Day and Business Day.....  | 27 |
| 120                                    | Notice of Injury or Damage.....   | 27 |
| 121                                    | Power to Settle Claims.....   | 27 |
| 122                                    | Service of Process Against the City.....  | 27 |
| 123                                    | City Not Required to Give Security or Execute Bond .....                            | 27 |
| 124                                    | Liens Against City Property .....   | 28 |
| 125                                    | Provisions Relating to Assignment, Execution and Garnishment .....                  | 28 |
| 126                                    | Power to Remit Penalties.....   | 28 |
| 127                                    | Church and School Property Not Exempt From Special Assessments.....                 | 28 |
| 128                                    | Sale or Lease of Property Other Than Public Utilities or Acquired by Tax Sale ..... | 28 |
| 129                                    | Effect of this Charter on Existing Law .....  | 29 |
| 130                                    | Continuance of Contracts and Succession of Rights .....                             | 29 |
| 131                                    | Gender Neutrality .....   | 29 |
| 132                                    | Construction and Separability Clause.....   | 29 |
| 133                                    | Amending the Charter.....   | 29 |
| 134                                    | Submission of the Charter to Electors .....   | 29 |
| 135                                    | Rearrangement and Renumbering .....   | 30 |

**December 13, 2012**  
**Consent Agenda Item No. 2c**  
**2013 Council Meeting Calendar**

**To:** David Neeley, City Manager

**From:** Sherry Mashburn, City Secretary

**Agenda Caption:** Presentation, possible action, and discussion regarding adoption of the 2013 Annual Council Calendar.

**Relationship to Strategic Goals:** Not applicable

**Recommendation(s):** Staff recommends adoption of the Annual Calendar.

**Summary:** The schedule lists the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays for 2013 Council Meeting dates. Alternate dates will be provided for the Council if scheduling conflicts should arise.

This schedule is provided to the public on the City's website.

**Budget & Financial Summary:** None

**Reviewed and Approved by Legal:** Not applicable

**Attachments:**

- 2013 Council Meeting and Holiday Calendar

# 2013 COUNCIL CALENDAR

**1** New Year's Day (City Offices Closed)  
**10** Regular Meeting  
**21** M.L. King Jr. Day (City offices closed)  
**24** Regular Meeting  
**24-25** Texas City Mgt Assoc. I

| JANUARY |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| S       | M  | T  | W  | Th | F  | S  |
|         |    | 1  | 2  | 3  | 4  | 5  |
| 6       | 7  | 8  | 9  | 10 | 11 | 12 |
| 13      | 14 | 15 | 16 | 17 | 18 | 19 |
| 20      | 21 | 22 | 23 | 24 | 25 | 26 |
| 27      | 28 | 29 | 30 | 31 |    |    |

| JULY |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| S    | M  | T  | W  | Th | F  | S  |
|      | 1  | 2  | 3  | 4  | 5  | 6  |
| 7    | 8  | 9  | 10 | 11 | 12 | 13 |
| 14   | 15 | 16 | 17 | 18 | 19 | 20 |
| 21   | 22 | 23 | 24 | 25 | 26 | 27 |
| 28   | 29 | 30 | 31 |    |    |    |

**4** Independence Day (City offices closed)  
**11** Regular Meeting  
**25** Regular Meeting

**1-3** TML Elected Officials  
**5-6** Legislative Trip  
**14** Regular Meeting  
**28** Regular Meeting

| FEBRUARY |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | Th | F  | S  |
|          |    |    |    |    | 1  | 2  |
| 3        | 4  | 5  | 6  | 7  | 8  | 9  |
| 10       | 11 | 12 | 13 | 14 | 15 | 16 |
| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | 28 |    |    |

| AUGUST |    |    |    |    |    |    |
|--------|----|----|----|----|----|----|
| S      | M  | T  | W  | Th | F  | S  |
|        |    |    |    | 1  | 2  | 3  |
| 4      | 5  | 6  | 7  | 8  | 9  | 10 |
| 11     | 12 | 13 | 14 | 15 | 16 | 17 |
| 18     | 19 | 20 | 21 | 22 | 23 | 24 |
| 25     | 26 | 27 | 28 | 29 | 30 | 31 |

**8** Regular Meeting  
**22** Regular Meeting

**14** Regular Meeting  
**21-23** Texas City Mgt Assoc. II  
**28** Regular Meeting  
**29** Good Friday (City Offices Closed)

| MARCH |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| S     | M  | T  | W  | Th | F  | S  |
|       |    |    |    |    | 1  | 2  |
| 3     | 4  | 5  | 6  | 7  | 8  | 9  |
| 10    | 11 | 12 | 13 | 14 | 15 | 16 |
| 17    | 18 | 19 | 20 | 21 | 22 | 23 |
| 24    | 25 | 26 | 27 | 28 | 29 | 30 |
| 31    |    |    |    |    |    |    |

| SEPTEMBER |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | Th | F  | S  |
| 1         | 2  | 3  | 4  | 5  | 6  | 7  |
| 8         | 9  | 10 | 11 | 12 | 13 | 14 |
| 15        | 16 | 17 | 18 | 19 | 20 | 21 |
| 22        | 23 | 24 | 25 | 26 | 27 | 28 |
| 29        | 30 |    |    |    |    |    |

**2** Labor Day (City Offices Closed)  
**12** Regular Meeting  
**26** Regular Meeting  
**22-25** ICMA Annual Conference

**11** Regular Meeting  
**25** Regular Meeting

| APRIL |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| S     | M  | T  | W  | Th | F  | S  |
|       | 1  | 2  | 3  | 4  | 5  | 6  |
| 7     | 8  | 9  | 10 | 11 | 12 | 13 |
| 14    | 15 | 16 | 17 | 18 | 19 | 20 |
| 21    | 22 | 23 | 24 | 25 | 26 | 27 |
| 28    | 29 | 30 |    |    |    |    |

| OCTOBER |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| S       | M  | T  | W  | Th | F  | S  |
|         | 1  | 2  | 3  | 4  | 5  |    |
| 6       | 7  | 8  | 9  | 10 | 11 | 12 |
| 13      | 14 | 15 | 16 | 17 | 18 | 19 |
| 20      | 21 | 22 | 23 | 24 | 25 | 26 |
| 27      | 28 | 29 | 30 | 31 |    |    |

**7** Regular Meeting  
**8-11** TML Annual Conference & Exhibition  
**24** Regular Meeting

**6-9** Chamber Washington  
**13** Regular Meeting  
**23** Regular Meeting  
**27** Memorial Day (City offices closed)

| MAY |    |    |    |    |    |    |
|-----|----|----|----|----|----|----|
| S   | M  | T  | W  | Th | F  | S  |
|     |    |    | 1  | 2  | 3  | 4  |
| 5   | 6  | 7  | 8  | 9  | 10 | 11 |
| 12  | 13 | 14 | 15 | 16 | 17 | 18 |
| 19  | 20 | 21 | 22 | 23 | 24 | 25 |
| 26  | 27 | 28 | 29 | 30 | 31 |    |

| NOVEMBER |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | Th | F  | S  |
|          |    |    |    |    | 1  | 2  |
| 3        | 4  | 5  | 6  | 7  | 8  | 9  |
| 10       | 11 | 12 | 13 | 14 | 15 | 16 |
| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | 28 | 29 | 30 |

**14** Regular Meeting  
**25** Regular Meeting  
**28-29** Thanksgiving (City Offices closed)

**13** Regular Meeting  
**20-23** TX City Mgt Assoc Annual  
**27** Regular Meeting

| JUNE |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| S    | M  | T  | W  | Th | F  | S  |
|      |    |    |    |    |    | 1  |
| 2    | 3  | 4  | 5  | 6  | 7  | 8  |
| 9    | 10 | 11 | 12 | 13 | 14 | 15 |
| 16   | 17 | 18 | 19 | 20 | 21 | 22 |
| 23   | 24 | 25 | 26 | 27 | 28 | 29 |
| 30   |    |    |    |    |    |    |

| DECEMBER |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | Th | F  | S  |
| 1        | 2  | 3  | 4  | 5  | 6  | 7  |
| 8        | 9  | 10 | 11 | 12 | 13 | 14 |
| 15       | 16 | 17 | 18 | 19 | 20 | 21 |
| 22       | 23 | 24 | 25 | 26 | 27 | 28 |
| 29       | 30 | 31 |    |    |    |    |

**12** Regular Meeting  
**24-25** Christmas (City Offices Closed)  
5 & 19 Alternate Days for December Council meetings

**December 13, 2012**  
**Consent Agenda Item No. 2d**  
**Mobile Food Vendor Ordinance Amendment**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Presentation, possible action and discussion regarding an ordinance amending Chapter 4 "Business Regulations" Section 20 "Mobile Food Vendors", B "Permit and Application", 4 "Permit Form", (N), of the Code of Ordinance of the City of College Station.

**Relationship to Strategic Goals:** Diverse Growing Economy

**Recommendation:** Staff recommends approval.

**Summary:** Chapter 4 "Business Regulations" of the Code of Ordinances was expanded by Council action in February 2011 to include Section 20 "Mobile Food Vendors." At the time of adoption, Council directed Staff to revisit the ordinance after one year to evaluate possible revisions. Some revisions were proposed by staff and adopted by Council earlier this year on April 26, 2012. This ordinance proposes further refinements by removing the requirement that the bond in which the mobile food vendor applicant executes does not need to extend the two years beyond the duration of the permit and clarifies that the bond is payable to the City of College Station.

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

**Reviewed and Approved by Legal:** Yes

**Attachments:**

1. Red-line of Ordinance Revision
2. Proposed Ordinance

## REDLINE OF PROPOSED CHANGES IN SECTION 20 MOBILE FOOD VENDORS

### B. PERMIT AND APPLICATION

(4) **Permit Form** - A complete application shall require the following information from the applicant to be considered:

- (n) A bond in the sum of not less than One Thousand and No/100 (\$1,000.00) Dollars, executed by the Mobile Food Vendor with two or more good and sufficient sureties satisfactory to the Finance Director, which bond shall be payable to the ~~Mayor of the~~ City of College Station, ~~and his successors in office~~, for the use and benefit of any person or persons entitled thereto, and conditioned that the principal and sureties will pay all damages to persons caused by or arising from or growing out of any action of the Mobile Food Vendor while conducting business in the City of College Station, Texas. The bond shall remain in full force and effect for the entire duration of the permit provided herein ~~and for two full years after such permit expires~~. The bond shall not be required for the sale of goods in interstate commerce.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 4, "BUSINESS REGULATIONS" SECTION 20 "MOBILE FOOD VENDORS", B "PERMIT AND APPLICATION", 4 "PERMIT FORM", (N), OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

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

**PART 1:** That CHAPTER 4, "BUSINESS REGULATIONS" SECTION 20 "MOBILE FOOD VENDORS", B "PERMIT AND APPLICATION", 4 "PERMIT FORM", (N), of the Code of Ordinances of the City of College Station, Texas, as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

**PART 2:** That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

**PART 3:** That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not less than Twenty-Five Dollars (\$25.00) or more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

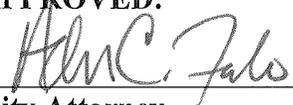
**PASSED, ADOPTED and APPROVED this 13<sup>th</sup> day of December, 2012.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**APPROVED:**  
  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That **CHAPTER 4, "BUSINESS REGULATIONS", SECTION 20 "MOBILE FOOD VENDORS", B "PERMIT AND APPLICATION", 4 "PERMIT FORM", (N)**, of the Code of Ordinances of the City of College Station, Texas to read as follows:

- (n) A bond in the sum of not less than One Thousand and No/100 (\$1,000.00) Dollars, executed by the Mobile Food Vendor with two or more good and sufficient sureties satisfactory to the Finance Director, which bond shall be payable to the City of College Station, for the use and benefit of any person or persons entitled thereto, and conditioned that the principal and sureties will pay all damages to persons caused by or arising from or growing out of any action of the Mobile Food Vendor while conducting business in the City of College Station, Texas. The bond shall remain in full force and effect for the entire duration of the permit provided herein. The bond shall not be required for the sale of goods in interstate commerce.

**December 13, 2012**  
**Consent Agenda Item No. 2e**  
**Health Plan Stop Loss Renewal**  
**January 1, 2013 – December 31, 2013**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion on renewing the Stop Loss reinsurance for the City's self-funded health plan with Blue Cross and Blue Shield of Texas (BCBS) for the period of January 1, 2013 through December 31, 2013. The estimated annual premiums are \$569,232.

**Recommendation(s):** Staff recommends approval of 2013 Stop Loss renewal.

**Summary:** Stop loss coverage is an insurance policy that protects the City from specific large medical or prescription drug claims and/or from an aggregate amount of overall high claims.

This is the first renewal of the original contract from plan year 2012. The renewal includes a 7.57% increase from last year. The 2013 plan year projected costs are based on a monthly average of 804 employees, retirees and COBRA participants on the plan.

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

**Attachments:** Recommendation letter from McGriff, Seibels & Williams  
Stop Loss Renewal Application



# MEMORANDUM

McGRIFF, SEIBELS & WILLIAMS, INC.  
5080 SPECTRUM DRIVE, SUITE 900E ADDISON, TX 75001  
PHONE – (469) 232-2100 FAX – (469) 232-2105

**Date: August 22, 2012**

**To: City of College Station**

**From: Scott Gibbs/Sandy Brown, McGriff, Seibels & Williams**

**Re: Medical Stop-Loss Renewal**

## **Recommendation of Stop-Loss Coverage -- Blue Cross Blue Shield**

The purpose of this memorandum is to provide the Stop-Loss renewal recommendation for the City of College Station. Blue Cross Blue Shield is the current Stop-Loss carrier and the proceeding medical administrator. BlueCross BlueShield has been the City of College Station's stop loss vendor for the past 8+ years.

BlueCross BlueShield provided a proposed renewal with an 8.08% increase to the specific stop loss premium and 2.79% increase to the aggregate premium. This reflects an overall 7.57% increase to the overall premium. Please see the Spreadsheet below for a breakdown and illustration of premium.

|                   | <b>Current</b> | <b>Renewal</b> | <b>\$ Increase</b> | <b>% Increase</b> |
|-------------------|----------------|----------------|--------------------|-------------------|
| <b>Stop-Loss</b>  | <b>PEPM</b>    | <b>PEPM</b>    | <b>PEPM</b>        | <b>PEPM</b>       |
| Specific Premium  | \$49.48        | \$53.48        | \$4.00             | 8.08%             |
| Aggregate Premium | \$5.37         | \$5.52         | \$0.15             | 2.79%             |
| Total             | \$54.85        | \$59.00        | \$4.15             | 7.57%             |
| <b>Stop-Loss</b>  | <b>Monthly</b> | <b>Monthly</b> | <b>Monthly</b>     | <b>PEPM</b>       |
| Specific Premium  | \$39,584.00    | \$42,784.00    | \$3,200.00         | 8.08%             |
| Aggregate Premium | \$4,296.00     | \$4,416.00     | \$120.00           | 2.79%             |
| Total             | \$43,880.00    | \$47,200.00    | \$3,320.00         | 7.57%             |
| <b>Stop-Loss</b>  | <b>Annual</b>  | <b>Annual</b>  | <b>Annual</b>      | <b>PEPM</b>       |
| Specific Premium  | \$475,008.00   | \$513,408.00   | \$38,400.00        | 8.08%             |
| Aggregate Premium | \$51,552.00    | \$52,992.00    | \$1,440.00         | 2.79%             |
| Total             | \$526,560.00   | \$566,400.00   | \$39,840           | 7.57%             |

<Figures are based on 800 Employees>



The Aggregate Factors decreased from \$789.45 to \$768.95 per employee per month, equaling an annual aggregate attachment point of \$7,381,920. The Aggregate Factors are excess limits that are based on claims incurred up to the Specific Deductible of \$150,000. Therefore, if claims are in excess of the annual aggregate attachment point the City of College Station would be due a reimbursement equaling the excess amount of claims.

McGriff, Seibels & Williams recommends accepting the proposed BCBS renewal. After a market check was conducted with additional stop loss vendors, we found that BCBS has provided a competitive renewal. The stop loss vendors we requested to quote declined due to being uncompetitive compared to renewal.

We appreciate the opportunity to work with the City and its employees. Should the City desire further clarification and/or need any supporting documentation related to this marketing analysis, please feel free to contact me at 469-232-2174 or Scott Gibbs at 469-232-2188.

A handwritten signature in black ink, appearing to read 'Sandy Brown', written in a cursive style.

Sandy Brown  
Assistant Vice President



## APPLICATION FOR STOP LOSS COVERAGE

**Employer Group Name:** City of College Station  
**Employer Group Address:** P.O. Box 9960  
**City:** College Station **State of Situs:** TX **Zip Code:** 77842-7960  
**Account Number:** 80897  
**Employer Group Number(s):** 89527  
**Effective Date of Policy:** 1/1/13  
**Policy Period:** These specifications are for the Policy Period commencing on 1-1-13 and ending on 12-31-13

The specifications below shall become effective on the first day of the Policy Period specified above and shall continue in full force and effect until the earliest of the following dates: (1) The last day of the Policy Period; (2) The date the Policy terminates; or (3) The date this Application for Stop Loss Coverage (herein called the "Application") is superseded in whole or in part by a later executed Application.

**A. Aggregate Stop Loss Insurance:**  Yes  No  
If yes, complete items 1 through 9 below.

1.  New Coverage  Renewal of Existing Coverage

2. Stop Loss Coverage Period:

New Coverage (Select one from below):

Standard: Claims incurred and paid during the Policy Period.

"Run-in" included: Claims incurred on or after \_\_\_\_\_ and paid during the Policy Period.

"Run-in" includes claims paid by Policyholder's prior claim administrator: Yes  No

If yes, such claims must be reported by the Policyholder to the Company (Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company) within 12 months of the Policy Effective Date and paid by the Policyholder's prior claim administrator within 6 months after the Policy Effective Date.

Renewal of Existing Coverage:

Claims incurred on or after the original Effective Date of Policy and paid during the Policy Period.

3. Aggregate Stop Loss Insurance shall apply to:

Medical Claims

Outpatient Prescription Drug Claims

Dental Claims

Other (please specify): \_\_\_\_\_

A Division of Health Care Service Corporation, a Mutual Legal Reserve Company  
an Independent Licensee of the Blue Cross and Blue Shield Association

4. Average Claim Value: 615.16 per Employee

Attachment Factor: 125% of the Average Claim Value

5. Aggregate Claim Liability and Run-Off Claim Liability Factors

a. Employer's Claim Liability for each Policy Period shall be the sum of the Monthly amounts obtained by multiplying the number of Coverage Units for each Month by the following factors:

\$768.95 for each Employee Coverage Unit

\$768.95 for each Employee/Family Coverage Unit

*Please use the continuous text field directly below for any other structure (leaving the fields above blank).  
Note: you can use the "return" key to create additional rows, if needed:*

\$ \_\_\_\_\_

b. Employer's Run-Off Claim Liability shall be calculated by multiplying the sum average of all Coverage Units during each of the three calendar Months immediately preceding termination by the factors shown below. Settlement for the final accounting period will be described in the section of the Policy entitled SETTLEMENTS, Run-Off Period subsection of the Policy.

\$253.00 for each Employee Coverage Unit

\$253.00 for each Employee/Family Coverage Unit

*Please use the continuous text field directly below for any other structure (leaving the fields above blank).  
Note: you can use the "return" key to create additional rows, if needed:*

\$ \_\_\_\_\_

6. CAP Arrangement       Yes       No

7. Aggregate Stop Loss Claims

a. The amount of Paid Claims during the current Policy Period, less:

i. Individual (Specific) Stop Loss Claims

ii. Any claims in excess of the Individual (Specific) Stop Loss Claims per Covered Person per Lifetime Maximum

iii. Any claims in excess of the Individual (Specific) Stop Loss Claims maximum Point of Attachment

that exceeds the Aggregate Point of Attachment. The Aggregate Point of Attachment shall equal the sum of the Employer's Claim Liability amounts calculated Monthly as described in Item 5.a. above for the indicated Policy Period.

b. In the event of termination at the end of a Policy Period, the Final Settlement Aggregate Point of Attachment shall equal the sum of the Employer's Claim Liability amount for the Final Policy Period and the Employer's Run-Off Claim Liability calculated as described in item 5.b. above. However, for the indicated Policy Period the minimum Aggregate Point of Attachment shall be \$6,593,901.

c. Aggregate Stop Loss Claims shall not exceed a lifetime maximum of unlimited for the indicated Policy Period.

8. Premium (Select one):

Annual Premium (Due on the first day of the Policy Period): \$\_\_\_\_\_.

Monthly Premium shall be equal to the amounts obtained by multiplying the number of Coverage Units for a particular Month by

\$5.52 for each Employee Coverage Unit

\$5.52 for each Employee/Family Coverage Unit

Please use the continuous text field directly below for any other structure (leaving the fields above blank). Note: you can use the "return" key to create additional rows, if needed:

\_\_\_\_\_

9. The premium is based upon a current membership of \_\_\_\_\_ Individual Coverage Units and \_\_\_\_\_ Family Coverage Units.

**B. Individual (Specific) Stop Loss Insurance:**     Yes                       No

If yes, complete items 1 through 6 below.

1.     New Coverage                       Renewal of Existing Coverage

2. Stop Loss Coverage Period:

- New Coverage (Select one from below):

Standard:        Claims incurred and paid during the Policy Period.

"Run-in" included:    Claims incurred on or after \_\_\_\_\_ and paid during the Policy Period

"Run-in" includes claims paid by Policyholder's prior claim administrator: Yes         No

If yes, such claims must be reported by the Policyholder to the Company (Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company) within \_\_\_\_\_ months of the Policy Effective Date and paid by the Policyholder's prior claim administrator within \_\_\_\_\_ months after the Policy Effective Date.

- Renewal of Existing Coverage:

Claims incurred on or after the original Effective Date of Policy and paid during the Policy Period.

3. Individual (Specific) Stop Loss Insurance shall apply to:

- Medical Claims  
 Outpatient Prescription Drug Claims  
 Dental Claims  
 Vision Claims  
 Other (please specify): \_\_\_\_\_

4. Individual (Specific) Stop Loss Claims

- a. For \_\_\_\_\_ who is identified by the health identification (ID) number \_\_\_\_\_, the amount of Paid Claims during the current Policy Period in excess of the Individual Point of Attachment of \$\_\_\_\_\_. Such amount shall apply for the Policy Period.
- b. For each other Covered Person:  
The amount of Paid Claims during the current Policy Period in excess of the Individual Point of Attachment of \$150,000 per Covered Person but not to exceed a maximum Point of Attachment of \$ unlimited per Policy Period. Paid Claims in excess of the maximum point of attachment shall not be eligible to satisfy the Aggregate Point of Attachment. Such amount shall apply for the Policy Period.
- c. Covered Person per Lifetime Maximum:

The Individual (Specific) Stop Loss Claims shall not exceed unlimited per Covered Person per Lifetime. Paid Claims in excess of the Covered Person per Lifetime Maximum shall not be eligible to satisfy the Aggregate Point of Attachment.

Point of Attachment  Includes Claim Administrator's Provider Access Fee  
 Excludes Claim Administrator's Provider Access Fee

5. Premium (select one):

Annual Premium (Due on the first day of the Policy Period): \$\_\_\_\_\_.

Monthly Premium shall be equal to the amounts obtained by multiplying the number of Coverage Units for a particular Month by

\$53.48 for each Employee Coverage Unit

\$53.48 for each Employee/Family Coverage Unit

Please use the continuous text field directly below for any other structure (leaving the fields above blank). Note: you can use the "return" key to create additional rows, if needed:

\$\_\_\_\_\_

6. The premium is based upon a current membership of \_\_\_\_\_ Individual Coverage Units and \_\_\_\_\_ Family Coverage Units.

**Additional Provisions:**

\_\_\_\_\_

The undersigned person represents that he/she is authorized and responsible for purchasing stop loss coverage on behalf of the Employer Group. It is understood that the actual terms and conditions of coverage are those contained in this Application the Stop Loss Coverage Policy into which this Application shall be incorporated at the time of acceptance by Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company ("HCSC"). Upon acceptance, HCSC shall issue a Stop Loss Coverage Policy to the Employer Group. Upon acceptance of this Application and issuance of the Stop Loss Coverage Policy, the Employer Group shall be referred to as the "Policyholder."

\_\_\_\_\_  
Sales Representative

\_\_\_\_\_  
Signature of Authorized Purchaser

\_\_\_\_\_  
Name of Underwriter

\_\_\_\_\_  
Title of Authorized Purchaser

\_\_\_\_\_  
Date

|                   |  |
|-------------------|--|
| INTERNAL USE ONLY | Date Application approved by Underwriting: |
|-------------------|--|

**Blue Cross and Blue Shield of TX**

**CITY OF COLLEGE STATION**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Mayor  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
City Secretary  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
City Manager  
Date: \_\_\_\_\_

\_\_\_\_\_  
City Attorney  
Date: \_\_\_\_\_

\_\_\_\_\_  
Executive Director Business Services  
Date: \_\_\_\_\_

**December 13, 2012**  
**Consent Agenda Item No. 2f**  
**2013 Basic & Voluntary Life and AD&D**

**To:** David Neeley, City Manager

**From:** Alison Pond, HR Director

**Agenda Caption:** Presentation, possible action and discussion regarding a new policy for employee life, accidental death & dismemberment (AD&D), voluntary life and AD&D, and dependent life insurance with Mutual of Omaha. Projected annual City cost is \$93,000.00.

**Relationship to Strategic Goals:** (Select all that apply)

1. Financially Sustainable City

**Recommendation(s):** Staff recommends council approve the policy with Mutual of Omaha for all lines of life insurance coverage stated above.

**Summary:** The City currently provides life insurance and accidental death & dismemberment (AD&D) insurance for all benefit-eligible employees, each in the amount of two times annual salary. The City also provides a line of duty benefit for all sworn police and fire personnel equal to \$50,000. Employees may also purchase supplemental life insurance on themselves and/or their dependents at a group rate. The City of College Station issued an RFP in July 2012 for all lines of life insurance coverage. Nine responses were received and Mutual of Omaha is recommended; they offer a 23% decrease in rates from 2012.

**Budget & Financial Summary:** Funds are budgeted in the Benefits Fund.

**Reviewed and Approved by Legal:** Yes

**Attachments:** New Customer Verification Guide

---

# NEW CUSTOMER VERIFICATION GUIDE

---



*Presented To:*

**City of College Station**

# GETTING STARTED



Thank you for choosing Mutual of Omaha for your Group Insurance needs. The New Customer Verification Guide ("Guide") is key to administering your plan effectively and efficiently. To ensure a smooth implementation, complete and sign the applicable section within the Guide.

**STEP 1:** Review the Group Insurance proposal and complete the sections within the Guide.

| Guide                              | Description  | Completed                |
|------------------------------------|--|--------------------------|
| Group Insurance Proposal           | Applicant and Producer verify sold plan design and rates.  | <input type="checkbox"/> |
| Acceptance of Terms and Conditions | <b>Applicant signature</b> is required.  | <input type="checkbox"/> |
| Group Insurance Application        | <b>Applicant signature</b> is required.<br>• Must be signed prior to the proposed effective date                     | <input type="checkbox"/> |
| Binder Check (advance payment)     | Amount equal to the first month premium<br>• Non-contributory coverage only<br>• Not required for Voluntary coverage | <input type="checkbox"/> |
| Policy Administration              |  | <input type="checkbox"/> |
| Contact Information                | Premium/Billing, Claims, Administration, and Renewal   |                          |
| Billing Information                | Billing type, format and location  |                          |
| Eligibility Information            | Class description and employee waiting periods   |                          |
| Earnings Definition                | Earnings definition, premium contributions, and ERISA  |                          |
| Withholding and Tax Reporting      | Required only if Disability coverage is being applied for  |                          |

**STEP 2:** Return the completed and signed Guide to the Mutual of Omaha representative listed below at least 15 days prior to the requested effective date.

|  | Additional Items Required   | Included                 |
|--|---|--------------------------|
| Employee Census and Enrollment         | <ul style="list-style-type: none"> <li>• Census in Excel format (preferred method)</li> <li>• Employee enrollment forms, electronic or hard copy</li> <li>• Evidence of Insurability or Application forms</li> <li>• Applicant retains copy of enrollment material</li> </ul> | <input type="checkbox"/> |
| Replacing Prior Insurance Plan         | <input type="checkbox"/> Yes <input type="checkbox"/> No  |                          |
| Prior Carrier Billing statement        | Required if transferring coverage from another carrier  | <input type="checkbox"/> |
| Prior Carrier certificate booklet      | Required if transferring coverage from another carrier  | <input type="checkbox"/> |
| Sample premium calculation spreadsheet | Required only for Self-administered groups  | <input type="checkbox"/> |
| <b>Producer / Agent Use Only</b>       |   |                          |
| Producer Checklist                     | Producer identification and details   | <input type="checkbox"/> |
| Third Party Administrator Checklist    | Required only if TPA is providing services  | <input type="checkbox"/> |

If you have any questions, please contact your Mutual of Omaha representative.

|                      |                                 |  |  |
|----------------------|---------------------------------|--|--|
| Sales Representative | Anthony Giamello                |  |  |
| Sales Assistant      | Sharon Powers                   |  |  |
| Email                | Sharon.Powers@mutualofomaha.com |  |  |
| Phone & Fax          | 972/702-2412                    |  |  |

|                      |                 |    |       |
|----------------------|-----------------|----|-------|
| Group Office         | Dallas          |    |       |
| Group Office Address | 14131 Midway Rd |    |       |
| Address 2            | Suite 1010      |    |       |
| City, State, Zip     | Addison         | TX | 75001 |



Mutual of Omaha

# BASIC TERM LIFE AND AD&D INSURANCE

**Proposal for:** City of College Station

**Alternate:** 1.00

The following Basic Term Life and AD&D plan is being proposed on a fully-insured basis effective **1/01/13**. This proposal assumes this coverage is underwritten by United of Omaha Life Insurance Company. For additional information about Mutual of Omaha's products and services, visit [mutualofomaha.com](http://mutualofomaha.com).

## ELIGIBILITY

**CLASS DEFINITION(S)**

**Class 1:** All Eligible City Managers  
**Class 2:** All Eligible Employees  
**Class 3:** All Eligible Retirees under the Age of 65

**ELIGIBILITY REQUIREMENT** This proposal provides coverage for all actively at work employees on the policy effective date working the minimum number of hours shown below in the United States, unless otherwise approved by Mutual of Omaha. Certain requirements apply.

**MINIMUM WORK HOURS**

**Class 1:** 20 hours per week  
**Class 2:** 20 hours per week  
**Class 3:** 20 hours per week

## BENEFIT SUMMARY

| EMPLOYEE TERM LIFE BENEFIT AMOUNTS | Benefit          | Maximum Benefit | Guarantee Issue Amount | Minimum Benefit |
|------------------------------------|------------------|-----------------|------------------------|-----------------|
| Class 1                            | 4X Annual Salary | \$625,000       | \$625,000              | \$10,000        |
| Class 2                            | 2X Annual Salary | \$400,000       | \$625,000              | \$10,000        |
| Class 3                            | \$10,000         | \$10,000        | \$625,000              | \$10,000        |

| EMPLOYEE BENEFIT REDUCTION SCHEDULE*<br>CLASS 1, 2 | At Age | Benefits Reduce to: |
|--|--------|---------------------|
|  | 70+    | 50%                 |

\* All benefit reductions are a percentage of the original benefit amount. Coverage terminates at retirement. The Guarantee Issue Amount is reduced according to the reduction schedule.

**EMPLOYEE AD&D BENEFIT AMOUNT** The AD&D Principal Sum amount is equal to the amount of basic term life insurance.

## PARTICIPATION AND COST SUMMARY

| PARTICIPATION ASSUMPTIONS | Minimum Participation | Number of Eligible Employees | Contribution Structure |
|---------------------------|-----------------------|------------------------------|------------------------|
| Class 1, 2, 3             | 100%                  | 892                          | Non-Contributory       |

| COST SUMMARY       | Number of Lives | Total Monthly Volume | Monthly Rate   | Total Monthly Premium | Total Annual Premium |
|--------------------|-----------------|----------------------|----------------|-----------------------|----------------------|
| Employee Term Life | 892             | \$75,789,500         | \$0.07/\$1,000 | \$5,305.27            | \$63,663.24          |
| Employee AD&D      | 779             | \$74,659,500         | \$0.03/\$1,000 | \$2,239.79            | \$26,877.48          |
| <b>Total</b>       | --              | --                   | --             | <b>\$7,545.06</b>     | <b>\$90,540.72</b>   |

**PACKAGE PRICING** The rates and benefits for this coverage assume package pricing. The rates and/or benefits are subject to change if one or more coverages included in Option 1 are not selected by the employer.

**RATE GUARANTEE** 3 Years

**RATE GUARANTEE DATE** 01/01/2016





Mutual of Omaha

# VOLUNTARY TERM LIFE AND AD&D INSURANCE

Proposal for: City of College Station

Alternate: 1.01

The following Voluntary Term Life and AD&D plan is being proposed on a fully-insured basis effective 1/01/13. This proposal assumes this coverage is underwritten by United of Omaha Life Insurance Company. For additional information about Mutual of Omaha's products and services, visit [mutualofomaha.com](http://mutualofomaha.com).

## ELIGIBILITY

|                                |   |
|--------------------------------|---|
| <b>CLASS DEFINITION(S)</b>     | <b>Class 1:</b> All Eligible Employees  |
| <b>ELIGIBILITY REQUIREMENT</b> | This proposal provides coverage for all actively at work employees on the policy effective date working the minimum number of hours shown below in the United States, unless otherwise approved by Mutual of Omaha. Certain requirements apply. |
| <b>MINIMUM WORK HOURS</b>      | <b>Class 1:</b> 30 hours per week   |

## BENEFIT SUMMARY

### EMPLOYEE BENEFIT AMOUNTS

| Minimum Benefit | Maximum Benefit                   | Increments | Guarantee Issue Amount*           |
|-----------------|-----------------------------------|------------|-----------------------------------|
| \$10,000        | 5X Annual Salary, up to \$500,000 | \$10,000   | 5X Annual Salary, up to \$150,000 |

\*Guarantee Issue Amounts assume a participation rate of at least 25% of eligible employees.

### BENEFIT REDUCTION SCHEDULE\*\*

| At Age | Benefits Reduce to: |
|--------|---------------------|
| 70+    | 50%                 |

\*\* All benefit reductions are a percentage of the original benefit amount. Coverage terminates at retirement. The Guarantee Issue Amount is reduced according to the reduction schedule.

### DEPENDENT SPOUSE BENEFIT AMOUNTS\*\*\*

| Minimum Benefit | Maximum Benefit                            | Increments | Guarantee Issue Amount                     |
|-----------------|--|------------|--|
| \$10,000        | 100% of Employee's Benefit, up to \$50,000 | \$10,000   | 100% of Employee's Benefit, up to \$50,000 |

\*\*\* Dependent Spouse and/or Child coverage is only available if the Employee has coverage under this plan. Spouse coverage terminates at age 70.

### DEPENDENT CHILD BENEFIT AMOUNTS

| Minimum Benefit | Maximum Benefit | Increments | Guarantee Issue Amount |
|-----------------|-----------------|------------|------------------------|
| \$10,000        | \$10,000        | \$10,000   | \$10,000               |

### AD&D BENEFIT AMOUNT

The AD&D Principal Sum amount is equal to the amount of voluntary term life insurance for employees.

## PARTICIPATION AND COST SUMMARY

### PARTICIPATION ASSUMPTIONS

| Minimum Participation | Number of Eligible Employees | Contribution Structure |
|-----------------------|------------------------------|------------------------|
| 47%                   | 779                          | 100% employee paid     |

## PARTICIPATION AND COST SUMMARY (CONT'D)

**COST SUMMARY\***  
Voluntary Term Life

| Age Band | Employee Rate per \$1,000 | Spouse Rate per \$1,000 | All Children Rate per \$10,000 |
|----------|---------------------------|-------------------------|--------------------------------|
| All Ages |                           | \$0.175                 | \$0.60                         |
| <25 - 29 | \$0.08                    |                         | --                             |
| 30 - 34  | \$0.09                    |                         | --                             |
| 35 - 39  | \$0.13                    |                         | --                             |
| 40 - 44  | \$0.21                    |                         | --                             |
| 45 - 49  | \$0.35                    |                         | --                             |
| 50 - 54  | \$0.52                    |                         | --                             |
| 55 - 59  | \$0.77                    |                         | --                             |
| 60 - 64  | \$1.27                    |                         | --                             |
| 65 - 69  | \$2.30                    |                         | --                             |
| 70 - 74  | \$3.25                    |                         | --                             |
| 75 - 79  | \$7.02                    |                         | --                             |
| 80 - 84  | \$7.02                    |                         | --                             |
| 85 - 89  | \$7.02                    |                         | --                             |
| 90 - 100 | \$7.02                    |                         | --                             |

\* This plan is rated using different rates for the employee and spouse. Employee rates are calculated based on the employee's current age, and spouse rates are calculated based on the spouse's current age on the effective date of the plan. Rates are adjusted once each year on the plan anniversary date for plan members advancing to the next age band. Spouse coverage terminates when the spouse attains age 70.

**Voluntary AD&D**

| Employee Rate per \$1,000 |  |  |
|---------------------------|--|--|
| \$0.03                    |  |  |

**PACKAGE PRICING**

The rates and benefits for this coverage assume package pricing. The rates and/or benefits are subject to change if one or more coverages included in Option 1 are not selected by the employer.

**RATE GUARANTEE**

3 Years

**RATE GUARANTEE DATE**

01/01/2016

## ADDITIONAL BENEFITS

**WAIVER OF PREMIUM - DISABILITY**

- **Definition of Disability** - Any Occupation
- **Elimination Period** - 9 months
- **Termination** - Age 65

**ANNUAL INCREASE BENEFIT**

1 increment

**LIVING CARE BENEFIT**

80% to \$250,000

**PORTABILITY**

Included

**LAYOFF/LEAVE**

- **Temporary Layoff** - 12 weeks
- **Personal Leave** - 12 weeks

**AD&D**

24 hour coverage for employees

**AD&D BENEFITS**

- |             |                  |                   |
|-------------|------------------|-------------------|
| - Seat Belt | - Common Carrier | - Child Education |
| - Airbag    | - Repatriation   |                   |

CONVERSION

Included



Mutual of Omaha

## REQUIREMENTS AND ASSUMPTIONS

---

|   |   |
|---|---|
| <b>SIC CODE</b>                                   | 9111  |
| <b>SITUS STATE</b>                                | TX  |
| <b>ACCEPTANCE</b>                                 | This proposal is contingent upon Mutual of Omaha Home Office review and acceptance of the completed application for coverage. It is recommended that current coverage is not cancelled or dropped until notification of acceptance from Mutual of Omaha is received.  |
| <b>PACKAGE PRICING</b>                            | The rates and benefits in this proposal assume package pricing. The rates and/or benefits are subject to change if one or more coverages are not selected by the employer.  |
| <b>LIMITATIONS &amp; STANDARD CONTRACT NOTICE</b> | This proposal is subject to Mutual of Omaha's standard product terms, limitations, and exclusions. Additionally, this proposal requires use of standard system-compatible benefits and contract provisions. Applicable Federal and State mandates are added at issuance. Please refer to a sample standard contract, certificate booklet and/or subscription agreement documents for additional information and detail, available upon request.   |
| <b>PROPOSAL CONDITIONS</b>                        | <p>Mutual of Omaha reserves the right to re-rate or withdraw this proposal <i>prior</i> to the effective date if any of the following changes:</p> <ul style="list-style-type: none"><li>▪ SIC code</li><li>▪ Employer contributions</li><li>▪ Information regarding disabled or COBRA participants</li><li>▪ For groups that are experience rated - risk increases based on review of the current carriers claims experience, including open or pended claims</li><li>▪ Demographics (age, gender, occupation, earnings, location and size)</li><li>▪ Plan participation - increase or decrease of 10% or more lives</li><li>▪ Laws, regulations, judicial and/or administrative orders and decisions affecting benefits, cost of administration, or cost of health care services</li><li>▪ Proposed effective date</li><li>▪ Benefits or eligibility</li><li>▪ Premium tax</li></ul> <p>On or after the effective date, Mutual of Omaha reserves the right to change rates or fees if there is a change in any factor listed above. In addition, Mutual of Omaha may change rates or fees any time after the most recent Rate Guarantee Date, provided at least 30 days advance notice of the rate or fee increase has been given to the group.</p> |
| <b>DEPENDENT NON-CONFINEMENT REQUIREMENT</b>      | Coverage for dependents is subject to our non-confinement requirement and their ability to perform all the usual duties of a person who is of the same age and gender who is in good health.  |
| <b>PROPOSAL EXPIRATION</b>                        | This proposal is good for 90 days after 9/18/12, or the assumed effective date of the plan, whichever comes first.  |

UNITED OF OMAHA LIFE INSURANCE COMPANY  
Mutual of Omaha Plaza  
Omaha, NE 68175



Mutual of Omaha

Home Office Use Only  
Policy Number(s):

**Group Insurance Application**

**Applicant** (Full Legal Name) City of College Station

Address PO Box 9960 , 1101 Texas Ave

City College Station State TX Zip 77842

**Requested Effective Date:** 01-01-2013

If this application is approved, insurance will become effective on the requested effective date, unless United of Omaha Life Insurance Company sends written notice of a different effective date.

| Coverage(s) being applied for: | GROUP                               | VOLUNTARY                           |
|--------------------------------|-------------------------------------|-------------------------------------|
|                                | (Contributory / Non-Contributory)   | (100% Employee Paid)                |
| Life                           | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| AD&D                           | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Short Term Disability          | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Long Term Disability           | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Dental                         | <input type="checkbox"/>            | <input type="checkbox"/>            |

**ACKNOWLEDGEMENT AND SIGNATURE**

All statements in this application and any claims experience data provided to United of Omaha Life Insurance Company are true and complete and will be relied upon by United of Omaha Life Insurance Company to determine whether to issue a policy. Such statements and claims experience data, along with the group insurance proposal from United of Omaha Life Insurance Company, are the basis for any policy issued by United of Omaha Life Insurance Company. Any incomplete, incorrect or misleading statements or data may void this application and any issued policy as of the effective date.

If an authorized representative at United of Omaha Life Insurance Company's Home Office does not approve this application, no insurance is in effect at any time and any advance payment received will be returned.

This application is submitted with an advance payment of \$ \_\_\_\_\_

**Applicant Signature** \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

**Broker Signature** \_\_\_\_\_

Name \_\_\_\_\_ License Number \_\_\_\_\_

**REQUIRED FRAUD WARNING**

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, may be guilty of a crime and may subject such person to criminal and civil penalties.

# POLICY ADMINISTRATION



## CONTACT INFORMATION

### Applicant Information

|   |                             |              |       |
|---|-----------------------------|--------------|-------|
| Legal Name of Company                             | City of College Station, TX |              |       |
| Doing Business As (DBA)                           |                             |              |       |
| Employer Identification Number<br>(Tax ID Number) | 74-6000534                  |              |       |
| Legal Address of Company                          | PO Box 9960                 |              |       |
| Address 2   | 1101 TX Ave                 |              |       |
| City, State, Zip                                  | College Station             | TX           | 77842 |
| Company Phone & Fax                               | 979-764-3576                | 979-764-3800 |       |

### Primary Contact

- Contact For:
- Premium/Billing
  - Claims
  - Administration
  - Renewal Census  
(Self-administered only)

|  |                   |  |  |
|--|-------------------|--|--|
| Contact Name   | Kim Voitier       |  |  |
| Address (if different than above)  |                   |  |  |
| Address 2  |                   |  |  |
| City, State, Zip   |                   |  |  |
| Contact Phone & Fax  |                   |  |  |
| Contact Email  | kvoitier@cstx.gov |  |  |
| Should this contact have access to:  |                   |  |  |
| Online Billing and Reporting <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                     |                   |  |  |
| Online Eligibility Maintenance (List Billed customers only) <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |  |  |

### Additional Contact

- Contact For:
- Premium/Billing
  - Claims
  - Administration
  - Renewal Census  
(Self-administered only)

|  |                  |  |  |
|--|------------------|--|--|
| Contact Name   | Andrea Payton    |  |  |
| Address (if different than above)  |                  |  |  |
| City, State, Zip   |                  |  |  |
| Contact Phone & Fax  |                  |  |  |
| Contact Email  | apayton@cstx.gov |  |  |
| Should this contact have access to:  |                  |  |  |
| Online Billing and Reporting <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                     |                  |  |  |
| Online Eligibility Maintenance (List Billed customers only) <input type="checkbox"/> Yes <input type="checkbox"/> No |                  |  |  |

# POLICY ADMINISTRATION



## BILLING INFORMATION

- Billing Assumptions:** All bills will be sent to the primary contact indicated in the Contact Information section above. Unless otherwise agreed to, or stated in the Group Insurance Proposal, billing statements will be issued on a monthly basis. Premium is due on the first day of the month. The group policy will include a premium grace period provision.
- Billing Type:** Select the type of bill you prefer:
  - List Bill (*mandatory for Dental and Groups under 50 covered employees*)
  - Are confirmation statements of Voluntary Term Life coverage necessary for each employee?  Yes  No
  - Self – Administration Bill



We recommend that all groups under 200 covered employees be set up with the List Bill option that provides you with a monthly-itemized bill. This option provides you online access to the following:

- Enrollment Data Administration- Adds, Terminations and Changes
- Management Reports: Standard and On Demand formats
- Real-Time reporting access to Evidence of Insurability member status
- Administrative Invoice Verification Tool

- Enrollment Method** (*required for List Billing only*): Indicate what method your billing should be based on:
  - Excel census  Enrollment forms  Both
  - Specify which method takes precedence in the event of conflicting information
  - Excel census  Enrollment forms
- Payroll Deduction Frequency:** Indicate payroll deduction frequency for any voluntary and/or contributory coverages: Select one option.
 

|                          |                          |                                     |                          |                          |                          |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Monthly<br>(Standard)    | Weekly<br>(52/yr)        | Bi-Weekly<br>(26/yr)                | Semi-Monthly<br>(24/yr)  | 9thly                    | 10thly                   | 13thly                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Specify first payroll date following the effective date (mm/dd/yyyy): 01/04/2013
- Billing Format:** If you have multiple locations, we can include a location name and number on your billing statement or send a separate bill to each location. Select the billing format you prefer:
  - One bill for all locations/divisions sent to Primary Contact (Standard)
  - One bill itemized by location/division codes sent to Primary Contact (*available for List Billed customers only*)
  - One bill for each location/division sent to the applicable location contacts:

**Additional Billing Location**

|   |  |  |  |
|---|--|--|--|
| Location Name & Number  |  |  |  |
| Contact Name  |  |  |  |
| Billing Address   |  |  |  |
| City, State, Zip  |  |  |  |
| Contact Phone & Fax   |  |  |  |
| Contact Email   |  |  |  |
| Should this contact have access to:   |  |  |  |
| Online Billing and Reporting <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |  |
| Online Eligibility Maintenance ( <i>List Billed customers only</i> ) <input type="checkbox"/> Yes <input type="checkbox"/> No |  |  |  |

For additional locations, provide information on a separate sheet of paper.

# POLICY ADMINISTRATION



## ELIGIBILITY INFORMATION

Unless otherwise noted in the Group Insurance Proposal, the policy will be issued with the following provisions.

**1. Eligibility Rules:** A clear definition of eligibility rules by class is necessary to properly administer your plan. Complete the table below to clarify whether or not any classes have varying eligibility criteria by product (*include all variations*). If eligibility does not vary by class or product, only complete the first row of the below chart.

- **Class Description** - How the employees class should be described in the policy
- **Minimum Hours** - Minimum number of hours an employee must work to be eligible for coverage
- **Waiting Period** - Days, months, years an employee must be employed full-time before becoming eligible for coverage
- **Effective Date** - Day on which coverage begins after employees satisfy the waiting period
- **Termination Date** - Day on which coverage terminates once an employee is no longer eligible

| MINIMUM HOURS   | COVERAGE WAITING PERIOD                | COVERAGE EFFECTIVE DATE  | COVERAGE TERMINATION DATE   | APPLIES TO WHICH PRODUCTS  |
|---|--|--|---|--|
| <b>Class Description:</b> City Manager  |  |  |   |  |
| 40 Hours<br><input checked="" type="checkbox"/> Week<br><input type="checkbox"/> Month<br><input type="checkbox"/> Quarter<br><input type="checkbox"/> Year | 0 Days<br>____ Months<br>____ Years    | <input type="checkbox"/> on the day <sup>1</sup><br><input type="checkbox"/> first day of month coinciding with policy <sup>2</sup><br><input checked="" type="checkbox"/> first day of month following <sup>3</sup> | <input type="checkbox"/> on the day- (Required for disability)<br><input checked="" type="checkbox"/> last day of month | <input checked="" type="checkbox"/> Life<br><input type="checkbox"/> STD<br><input type="checkbox"/> LTD<br><input type="checkbox"/> Dental<br><input checked="" type="checkbox"/> Vol. Life<br><input type="checkbox"/> Vol. STD<br><input type="checkbox"/> Vol. LTD<br><input type="checkbox"/> Vol. Dental |
| <b>Class Description:</b> All Other Active, Benefit Eligible Employees  |  |  |   |  |
| 20 Hours<br><input checked="" type="checkbox"/> Week<br><input type="checkbox"/> Month<br><input type="checkbox"/> Quarter<br><input type="checkbox"/> Year | 0 Days<br>____ Months<br>____ Years    | <input type="checkbox"/> on the day <sup>1</sup><br><input type="checkbox"/> first day of month coinciding with policy <sup>2</sup><br><input checked="" type="checkbox"/> first day of month following <sup>3</sup> | <input type="checkbox"/> on the day- (Required for disability)<br><input checked="" type="checkbox"/> last day of month | <input checked="" type="checkbox"/> Life<br><input type="checkbox"/> STD<br><input type="checkbox"/> LTD<br><input type="checkbox"/> Dental<br><input checked="" type="checkbox"/> Vol. Life<br><input type="checkbox"/> Vol. STD<br><input type="checkbox"/> Vol. LTD<br><input type="checkbox"/> Vol. Dental |
| <b>Class Description:</b> Retirees Under Age 65   |  |  |   |  |
| 0 Hours<br><input checked="" type="checkbox"/> Week<br><input type="checkbox"/> Month<br><input type="checkbox"/> Quarter<br><input type="checkbox"/> Year  | ____ Days<br>____ Months<br>____ Years | <input type="checkbox"/> on the day <sup>1</sup><br><input type="checkbox"/> first day of month coinciding with policy <sup>2</sup><br><input checked="" type="checkbox"/> first day of month following <sup>3</sup> | <input type="checkbox"/> on the day- (Required for disability)<br><input checked="" type="checkbox"/> last day of month | <input checked="" type="checkbox"/> Life<br><input type="checkbox"/> STD<br><input type="checkbox"/> LTD<br><input type="checkbox"/> Dental<br><input type="checkbox"/> Vol. Life<br><input type="checkbox"/> Vol. STD<br><input type="checkbox"/> Vol. LTD<br><input type="checkbox"/> Vol. Dental            |

Note: All of the following examples assume a standard enrollment period of 31 days.

<sup>1</sup> "on the day" means insurance is effective on the day after satisfaction of the waiting period (if applicable), or on the day the enrollment form is signed (if applicable), whichever is later.

With no waiting period:

- Noncontributory Plan - Insurance for an employee with a hire date of April 15 would begin on April 15.
- Contributory Plan - Insurance for an employee with a hire date of April 15 that signs the enrollment form on or before May 16 would begin on the day the form is signed.

<sup>2</sup> "first day of month coinciding with policy" means insurance is effective on the first day of the month that coincides or follows satisfaction of the waiting period (if applicable), or on the day the enrollment form is signed (if applicable), whichever is later.

With no waiting period:

- Noncontributory Plan - Insurance for an employee with a hire date of April 15 would begin on May 1. Insurance for an employee with a hire date of May 1 would also begin on May 1.
- Contributory or Voluntary Plan - Insurance for an employee with a hire date of April 15 that signs the enrollment form before May 1 would begin on May 1. Insurance for an employee with a hire date of May 1 that signs form on May 1 would begin on May 1. For either hire date, if the form is signed after May 1 but on or before May 16, insurance would begin on June 1.

<sup>3</sup> "first day of month following" means insurance is effective on the first day of the month that follows satisfaction of the waiting period (if applicable), or on the day the enrollment form is signed (if applicable), whichever is later.

With no waiting period:

- Noncontributory Plan - Insurance for an employee with a hire date of April 15 would begin on May 1.
- Contributory or Voluntary Plan - Insurance for an employee with a hire date of April 15 that signs the enrollment form before May 1 would begin on May 1. If the form is signed on or after May 1 but on or before May 16, insurance would begin on June 1.

2. **Eligibility Assumptions**

a. **Rehire/Reinstatement**

- The Policyholder can elect to include a rehire/reinstatement provision in their coverage.
- The standard rehire/reinstatement period for Leave of Absence for employer groups is 90 days for basic and voluntary life and dental coverages.
  - Rehire/reinstatement for Leave of Absence is **not available** for disability coverages.
  - Rehire/reinstatement for Leave of Absence is **not available** for non-employer groups.

b. **Continuation of Coverage**

- The Policyholder can elect to include a continuation provision in their coverage.
- For Life coverages, the standard Continuation period of Temporary Layoff or Personal Leave is 12 weeks.
- For Disability coverages, Continuation for Temporary Layoff or Personal Leave is not standardly included.
- For Dental coverage, the standard Continuation is until the end of the month.
- Continuation is **not available** for non-employer groups.

**NOTE: Changes from standard may affect premium rates. Contact your Implementation Manager for Information.**

3. **Domestic Partner:** Are Domestic Partners covered?  Yes  No

# POLICY ADMINISTRATION



## EARNINGS DEFINITION

**Insurable earnings:** All employees' insurable earnings must be clearly defined so that premiums and claim payments are correctly calculated. Specify Class Description and Definition of Earnings for each class of employees.

Check this box if the Earnings Definition applies to all Class Descriptions and only complete Class 1.

| Class Description                    | Class 1                             |                                     | Class 2                  |                            | Class 3                  |                            |
|--------------------------------------|-------------------------------------|-------------------------------------|--------------------------|----------------------------|--------------------------|----------------------------|
|                                      | City Manager                        | All Other Active Employees          | City Manager             | All Other Active Employees | Retiree Under Age 65     | All Other Active Employees |
| Current Calendar Year <sup>1</sup>   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |
| Overtime                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |
| Differentials                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |
| Other Extra Compensation             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |
| Commissions                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |
| Bonuses <sup>2</sup>                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |
| Prior Year W-2 <sup>3</sup>          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |
| Prior Calendar Year Average Earnings | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>   |

<sup>1</sup>Earnings will be determined on the last day worked. Salary shall not exceed payroll records or premium paid.

<sup>2</sup>Additional approval may be necessary

<sup>3</sup>Bonuses, Commissions and Overtime are included

If the Earnings Definition you select here is different from what is shown on the Sold Proposal or if you do not see the Earnings Definition you want, please contact your Implementation Manager.

## PREMIUM CONTRIBUTIONS

### Key

- A. **Non-Contributory** - 100% Employ<sub>ER</sub> funded.
- B. **Contributory** - Employ<sub>ER</sub> & Employ<sub>EE</sub> funded.
- C. **Voluntary** - 100% Employ<sub>EE</sub> funded with post-tax dollars. The Employ<sub>ER</sub> is not grossing up employee wages or indirectly funding the program.
- D. **Gross-Up** - 100% Employ<sub>EE</sub> funded with post-tax dollars. The Employ<sub>ER</sub> grosses up the employee wages.
- E. **Tax Choice (IRS Revenue Ruling 2004-55)** - 100% Employ<sub>ER</sub> funded. Employ<sub>EE</sub>s are offered the choice of whether to have the premium included in their taxable income.
- F. **Core / Buy-Up** - Core plan is fully funded by the Employ<sub>ER</sub>. The Buy-Up plan is fully funded by the Employ<sub>EE</sub>.
- G. **Section 125** - Employ<sub>EE</sub> or Employ<sub>ER</sub> funded.

Please take a minute to review the Group Insurance Proposal and verify the proposed plan's premium contributions and participation levels are accurate.

1. For Contributory coverage, indicate the percentage of premium paid by both the Employ<sub>ER</sub> and Employ<sub>EE</sub>.

|                  | Life                         | Dep. Life                    | LTD                          | STD                          | Dental (EE)                  | Dental (DEP)                 |
|------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Employer %       | 100%                         |                              |                              |                              |                              |                              |
| Employee %       |                              | 100%                         |                              |                              |                              |                              |
| Section 125 Plan | <input type="checkbox"/> Yes |

If any benefits are offered under a Section 125 plan, please indicate your subsequent enrollment period (mm/dd): \_\_\_\_\_

2. If Disability coverage is being applied for, it is important to know how premiums are funded as this will affect the tax treatment of benefit payments. Please select how Disability premiums will be funded.

| Type (See Above Key) | Contribution                                | STD                          | LTD                          |
|----------------------|---|------------------------------|------------------------------|
| A. Non-Contributory  | 100% Employ <sub>ER</sub>                   | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| B. Contributory      | Employ <sub>ER</sub> / Employ <sub>EE</sub> | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| C. Voluntary         | 100% Employ <sub>EE</sub>                   | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| D. Gross-Up          | 100% Employ <sub>EE</sub>                   | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |

## POLICY INFORMATION

**Active at work requirement:** Unless expressly agreed in advance by Mutual of Omaha, we will issue our standard and approved policy language.

An employee must meet an Active Work requirement to become insured. Will all proposed insureds meet the Active Work requirement?

Yes  All employees listed on the census or any other form of enrollment we are providing to you are actively working

No  Not all employees are actively working

If 'no' please provide a separate listing of employees and their date of birth who will be excluded from the billing statement. Unless otherwise approved by us, the listed employees will not be covered until they return to active work.

### Extraterritorial States

The states listed below have enacted legislation that requires insurers to provide specific coverage for people residing in their states. If you have employees residing in any of these states, please select the states that would apply.

- |                                  |   |   |
|----------------------------------|---|---|
| <input type="checkbox"/> Arizona | <input type="checkbox"/> Maine          | <input type="checkbox"/> Oregon           |
| <input type="checkbox"/> Florida | <input type="checkbox"/> Maryland       | <input type="checkbox"/> South Dakota     |
| <input type="checkbox"/> Georgia | <input type="checkbox"/> New Mexico     | <input checked="" type="checkbox"/> Texas |
| <input type="checkbox"/> Idaho   | <input type="checkbox"/> North Carolina | <input type="checkbox"/> Vermont          |
| <input type="checkbox"/> Kansas  |   |   |

- Master Policy and Booklets:** Electronic copies of the Master Policy and Certificate booklets will be issued.
- ERISA:** Employee Retirement Income Security Act of 1974 is the federal law that sets minimum standards for most employer-sponsored benefits plans. The employer is ultimately responsible under ERISA for the benefits it agrees to provide its employees.

ERISA requires plans to provide participants with a Summary Plan Description. Your ERISA information can be included in any certificate booklet to form a combined Certificate/Summary Plan Description (SPD).

Would you like your ERISA information included in your Certificate booklet(s)?  Yes  No

If yes, provide the three digit plan number beginning with a 5 and the Plan Year Beginning (mm/dd)

|             |   |   |   |
|-------------|---|---|---|
| Plan Number | 5 | 5 | 5 |
| Coverage    |   |   |   |

Note: Your plan number can be found on your welfare benefit plan 5500.

For more information visit the US Department of Labor at: <http://www.dol.gov/dol/topic/health-plans/erisa.htm>

Is the ERISA Plan Administrator the same as the primary contact?  Yes  No

If no, indicate the ERISA Plan Administrator below:

|                  |  |  |  |
|------------------|--|--|--|
| Contact Name     |  |  |  |
| Address          |  |  |  |
| City, State, Zip |  |  |  |
| Phone & Fax      |  |  |  |

---

# POLICY ADMINISTRATION

---



## ACCEPTANCE OF TERMS AND CONDITIONS

I confirm that I have reviewed and completed all appropriate sections of the Group Insurance Application and the Policy Administration document included in this Guide.

I agree to and accept the terms and conditions of the Group Insurance Proposal, the Group Insurance Application, and eligibility, benefit, cost details and other information provided in this Guide.

Company Name: City of College Station 88

Printed name of Authorized Company Representative: SEE ATTACHED

Signature of Authorized Company Representative: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

An implementation call will take place during the setup of your new coverage. Who should be contacted in this call?

Primary Contact    Producer    Other \_\_\_\_\_

Name: Kim Voitier

Phone: 979-764-3576

**Mutual of Omaha**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**CITY OF COLLEGE STATION**

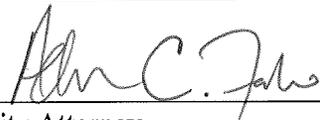
By: \_\_\_\_\_  
Mayor  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
City Secretary  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
City Manager  
Date: \_\_\_\_\_

  
\_\_\_\_\_  
City Attorney  
Date: 11-30-12

\_\_\_\_\_  
Executive Director Business Services  
Date: \_\_\_\_\_

**December 13, 2012**  
**Consent Agenda Item No. 2g**  
**Enterprise Resource Planning Upgrade/Replacement Consultant Services**

**To:** David Neeley, City Manager

**From:** Ben Roper, IT Director

**Agenda Caption:** Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and BerryDunn in the amount of \$95,195.00 for the purposes of conducting an analysis of the current software and recommend alternatives and authorizing the City Manager to execute the contract on behalf of the City Council. *(This item is also on workshop agenda item #6).*

**Relationship to Strategic Goals:** (Select all that apply)

1. Financially Sustainable City
2. Core Services and Infrastructure

**Recommendation(s):** Staff recommends approval of the contract and authorization for the City Manager to execute the contract.

**Summary:** Last year staff began an internal review of the software that runs the city financials, utility billing, planning management and many other internal functions. Based on this initial review and the complexity of this project it was determined that the next phase would be to bring in a consultant to continue this effort and conduct a gap analysis regarding the ability of the current system to meet the city's requirements, or move to a different software application. A RFP for consultants to assist with this project was issued, which resulted in 15 proposals. Staff evaluated these proposals and through a review process identified the two leading firms. Representatives from each of these firms spent a full day on site November 14<sup>th</sup> and 15<sup>th</sup>, meeting with department reps and discussing their approach to this project. Based on these meetings, the firm of BerryDunn of Portland, Maine is recommended. Upon completion of their analysis, BerryDunn will brief Council on their recommendations.

**Budget & Financial Summary:** Budget in the amount of \$103,550 is included in the FY13 approved budget for this phase of the project (CO 1204). This phase of the project is being funded with General Funds that are included in the IT Department budget.

**Reviewed and Approved by Legal:** Yes

**Attachments:** Contract on file in the City Secretary's Office

**December 13, 2012**  
**Consent Agenda Item No. 2h**  
**Annual Pricing Agreement for Steel, Fiberglass**  
**and Concrete Electric Distribution Poles**

**To:** David Neeley, City Manager

**From:** Jeff Kersten, Executive Director Business Services

**Agenda Caption:** Presentation, possible action, and discussion on a bid award for the purchase of steel, fiberglass, and concrete electric distribution poles to TransAmerican Power Products, Inc. \$96,725.00; HD Supply Utilities \$160,936.40; StressCrete, Inc \$208,231.00; and RS Technologies, Inc \$17,724.66 for a total of \$483,617.06.

**Relationship to Strategic Goals:** Financially Sustainable City Providing Response to Core Services and Infrastructure

**Recommendation(s):** Recommend award to the lowest responsible bidders meeting specifications.

|          |                 |  |
|----------|-----------------|--|
| Group A: | TransAmerican   | \$55,405.00                                |
| Group B: | TransAmerican   | \$39,370.00 plus \$1,950.00 freight charge |
| Group C: | HD Utilities    | \$160,936.40                               |
| Group D: | RS Technologies | \$17,724.66                                |
| Group E: | StressCrete     | \$181,030.00                               |
| Group F: | StressCrete     | \$27,201.00                                |

**Summary:** Purchase orders will be created upon award of this agreement, and purchases will be made as needed during the term of the agreement. The various electric poles are maintained in Electrical Inventory in an inventory account and expensed as necessary during the agreement period. The purchasing agreement period shall be for one (1) year with the option to renew for two additional one year terms.

**Budget & Financial Summary:** Nine (9) sealed, competitive bids were received and opened on November 12, 2012. Funds are budgeted and available in the Electrical Fund. Various projects may be expensed as supplies are pulled from inventory and issued.

**Reviewed and Approved by Legal:** N/A

**Attachments:** Bid Tabulation No. 13-017



**December 13, 2012**  
**Consent Agenda Item No. 2i**  
**Debt Reimbursement Resolution for**  
**Rock Prairie Road Rehabilitation (Bird Pond Road to W.D. Fitch Parkway)**

**To:** David Neeley, City Manager

**From:** Jeff Kersten, Executive Director, Business Services

**Agenda Caption:** Presentation, possible action, and discussion regarding approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt for the Rock Prairie Road Rehabilitation (Bird Pond Road to W.D. Fitch Parkway) project.

**Recommendation(s):** Staff recommends approval of the resolution declaring intention to reimburse certain expenditures with proceeds from debt.

**Summary:** It is anticipated that the Rock Prairie Road Rehabilitation (Bird Pond Road to W.D. Fitch Parkway) project will be completed using Certificates of Obligation planned to be issued in FY13 and/or FY14. The current budget for the project is \$2,170,000.

It is anticipated that long term debt will be issued for this project. An engineering contract for this project will be brought to Council at a later date, but, in the meantime, preliminary engineering costs are expected to occur. On projects for which the expenditures will occur prior to the debt issue, a resolution declaring intention to reimburse certain expenditures with proceeds from debt must be adopted within 60 days of expenditure on the project.

**Budget & Financial Summary:** The "Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt" is necessary for this item because the long term debt has not been issued for the project. This debt is scheduled to be issued in the future.

**Attachments:**

1. Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt

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

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES WITH  
PROCEEDS FROM DEBT

WHEREAS, the City of College Station, Texas (the "City") is a home-rule municipality and political subdivision of the State of Texas;

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described on Exhibit "A" hereto (collectively, the "Project") prior to the issuance of obligations by the City in connection with the financing of the Project from available funds;

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

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

Section 1. The City reasonably expects it will incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$2,250,000, for the purpose of paying the aggregate costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Statement after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED AND APPROVED THIS 13th DAY OF DECEMBER, 2012.

\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Mashburn, City Secretary

(Seal)

APPROVED:

A handwritten signature in black ink, appearing to read "Jeffrey A. Langche", written over a horizontal line.

McCall, Parkhurst & Horton L.L.P.  
Bond Counsel

Exhibit "A"

The projects to be financed that are the subject of this Statement are:

Rehabilitation of Rock Prairie Road from Bird Pond Road to W.D. Fitch Parkway

**December 13, 2012**  
**Consent Agenda Item No. 2j**  
**Delegation to City Manager to Approve and Execute Various Documents**

**To:** David Neeley, City Manager

**From:** Jeff Kersten, Executive Director Business Services

**Agenda Caption:** Presentation, possible action and discussion regarding a resolution delegating authority to the City Manager to approve and execute various documents of a routine nature on behalf of the City to conduct the daily affairs of the City.

**Relationship to Strategic Goals:**

1. Financially Sustainable City
2. Core Services and Infrastructure
3. Neighborhood Integrity
4. Diverse Growing Economy
5. Improving Transportation
6. Sustainable City

**Recommendation(s):** Staff recommends approval of the resolution.

**Summary:** The intent of this resolution is to provide the City Manager the ability to conduct the daily affairs of the City which involve numerous decisions of a routine nature. Historically, the Budget Ordinance, approved by Council each year, provided this delegation. However, when the 2013 Budget Ordinance was updated this year, the language authorizing this delegation was omitted. This resolution will authorize the City Manager or his designee(s) to approve and execute easements including but not limited to utility and access easements; to approve and execute releases of easements including but not limited to releases of temporary construction easements and temporary blanket easements; to negotiate, approve and execute documents related to the settlement of assessments including but not limited to assessments for paving, weed mowing, and demolition when there is a legal question concerning whether an assessment is enforceable or when there are other extenuating circumstances that reasonably support a settlement of a disputed assessment; and to release Community Development Down Payment Assistance Program deeds of trust when the requirements of said deeds of trust are satisfied.

**Budget & Financial Summary:** There is no financial impact.

**Reviewed and Approved by Legal:** Yes

**Attachments:** Resolution

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, DELEGATING AUTHORITY TO THE CITY MANAGER TO APPROVE AND EXECUTE VARIOUS DOCUMENTS OF A ROUTINE NATURE ON BEHALF OF THE CITY AS NECESSARY TO CONDUCT THE DAILY AFFAIRS OF THE CITY.

WHEREAS, the City Council of the City of College Station, Texas, recognizes that the day-to-day operation of the City of College Station involves the approval and execution of various documents including easements, releases and settlements of disputed assessments for paving, weed mowing and demolition; and

WHEREAS, the City Council of the City of College Station, Texas, has determined that efficiencies can be achieved by delegating certain authorities to the City Manager to approve and execute documents of a routine nature on behalf of the City; now, therefore,

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

PART 1: That the City Manager and certain employees authorized and designated by the City Manager in his discretion are hereby authorized: to approve and execute easements including but not limited to utility and access easements; to approve and execute releases of easements including but not limited to releases of temporary construction easements and temporary blanket easements; to negotiate, approve and execute documents related to the settlement of assessments including but not limited to assessments for paving, weed mowing, and demolition when there is a legal question concerning whether an assessment is enforceable or when there are other extenuating circumstances that reasonably support a settlement of a disputed assessment. The intent of this section is to provide the City Manager the ability to conduct the daily affairs of the City which involve numerous decisions of a routine nature.

PART 2: That, in the event the City Manager has approved and executed such documents as listed in PART 1 above before today's date, the City Council hereby ratifies those actions taken by the City Manager.

PART 3: That this resolution shall take effect immediately from and after its passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
MAYOR

APPROVED:

*Carla A. Robinson*  
\_\_\_\_\_  
City Attorney

**December 13, 2012**  
**Consent Agenda No. 2k**  
**Barron Road Widening Phase 2 Landscaping**  
**Project Number ST 10-26**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and Texas Landscape Creations in the amount of \$101,945.98 for the Barron Road Phase 2 Landscaping project and authorizing the City Manager to execute the contract on behalf of the City Council.

**Relationship to Strategic Goals:**

1. Core Services and Infrastructure
2. Neighborhood Integrity

**Recommendation(s):** Staff recommends approval of the contract and authorization for the City Manager to execute the contract.

**Summary:** The Barron Road Widening Phase 2 Landscaping project consists of the installation of landscaping in the medians of Barron Road between Decatur Drive and State Highway 40. The plants chosen for installation include native drought tolerant grasses with a small number of drought resistant trees.

The plants selection was made to eliminate the need for an irrigation system. The contractor will be responsible for watering the plant material within 24-hours after installation, and for 30-days after installation as needed. The specifications also require the contractor to water the plant material during the one-year warranty period. At the end of the warranty period, the Contractor is required to replace any plant material that did not survive.

**Budget & Financial Summary:**

Funds in the amount of \$4,353,338.00 are budgeted in the Streets Capital Projects Fund. Funds in the amount of \$4,238,583.76 have been expended or committed to date leaving \$114,754.24 for this contract and future expenses.

**Reviewed and Approved by Legal:** Yes

**Attachments:**

- 1.) Construction Contract – on file in the City Secretary's Office
- 2.) Bid Tabulations



**December 13, 2012**  
**Consent Agenda Item No. 2L**  
**Project Number PK-0906**  
**Creek View Neighborhood Park Project and a**  
**Resolution Declaring Intention to Reimburse Certain**  
**Expenditures with Proceeds From Debt**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion regarding a change order to professional services contract #09-233 with Mitchell & Morgan, LLP in the amount of \$41,500.00, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

**Relationship to Strategic Goals:** 2. Core services & Infrastructure, 3. Neighborhood Integrity

**Recommendation(s):** Staff recommends approval of this change order and recommends approval of the resolution declaring intention to reimburse certain expenditures with proceeds from debt.

**Summary:** The Creek View Neighborhood Park Project was included in the 2008 bond authorization. Staff began design on the proposed park in the fall of 2009. Funds for the maintenance of the park were not readily available in 2010, so the design project for the park was put on hold. Funds for the operation of the park were included in the FY 2013 operating budget.

The original scope of work for this contract included revision to the current flood study to allow for a pedestrian bridge, plans for a bridge layout using a prefabricated bridge, design of the abutment for the pedestrian bridge, geotechnical investigation for the abutment design, erosion control plans, and materials testing during construction. After a thorough review of the project scope, staff realized that additional engineering services are required of the professional design consultant.

The revised scope of work modifies the previous proposal to include the following: full project coordination and incorporation of all plans (structural, electrical, and site/civil) into the plan set, structural engineering design services for the foundation design of playground and other park equipment/structures, site lighting design and layout, sidewalk layout and grading, TAS/TDLR review and inspection services for ADA compliance, and revised materials testing services during construction to cover the expanded services.

**Budget & Financial Summary:** Budget in the amount of \$515,000 has been included for this project in the Parks Capital Improvement Projects Fund. A total of \$27,959.28 has been expended or committed to date, leaving a balance of \$487,040.72 for this contract and future expenditures. The "Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt" is necessary for this item because the majority of the long term debt has not been issued for the project. The debt for the project is scheduled to be issued later this fiscal year.

**Reviewed and Approved by Legal:** Yes

**Attachments:**

1. Change Order No. 3
2. Project Location Map
3. Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt

CHANGE ORDER NO. 3      DATE: November 13, 2012      Contract No. 09-233  
P.O.# 091230      PROJECT: Creek View Park

**OWNER:**  
City of College Station  
P.O. Box 9960  
College Station, Texas 77842

**CONTRACTOR:**  
Mitchell & Morgan, LLP  
511 University Dr Ste 204      Ph: (979) 260-6963  
College Station TX 77840      Fax: (979) 260-3564

**PURPOSE OF THIS CHANGE ORDER:**  
A. This change order increases the scope of the design contract to include the coordination of all plans (structural, electrical, and park related) in the final plan set as opposed the original scope of solely providing bridge design. Structural design will include foundation design for playground and other related equipment. Site electrical design will include tying the lighting system into the City remote sensing and operation system. Design services will also add the inclusion of sidewalk layout and grading, grading plans for all new park improvement areas, TAS/TDLR review and inspection will also be included. Also, construction phase serves, which were removed with Change Order No. 2 will be reintroduced into the contract and will also include material testing during construction. Please see the attached proposal for a more thorough description of these tasks.

| ITEM NO      | UNIT | DESCRIPTION                                  | UNIT PRICE  | ORIGINAL QUANTITY | REVISED QUANTITY | ADDED COST         |
|--------------|------|--|-------------|-------------------|------------------|--------------------|
| 1            | LS   | Additional tasks for Design and Construction | \$41,500.00 | 0                 | 1                | \$41,500.00        |
| 2            |      |  |             |                   |                  |                    |
| 3            |      |  |             |                   |                  |                    |
| <b>TOTAL</b> |      |  |             |                   |                  | <b>\$41,500.00</b> |

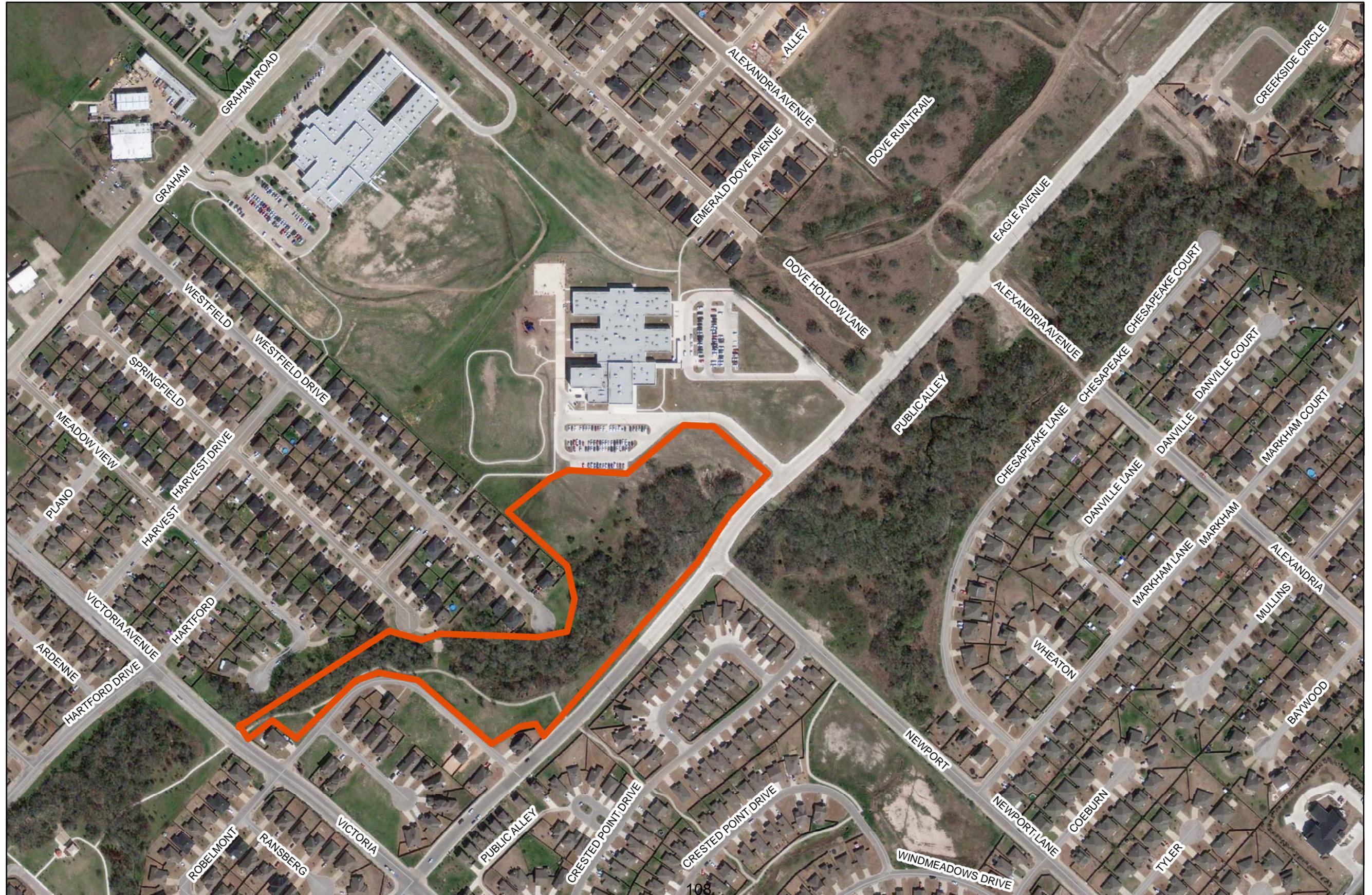
THE NET AFFECT OF THIS CHANGE ORDER IS A 178.1 % INCREASE.

|                                     |                    |                       |
|-------------------------------------|--------------------|-----------------------|
| LINE 1 (138-9111-971.30-10)         | \$41,500.00        |                       |
| TOTAL CHANGE ORDER                  | <u>\$41,500.00</u> |                       |
| ORIGINAL CONTRACT AMOUNT            | \$23,300.00        |                       |
| CHANGE ORDER NO. 1                  | \$1,800.00         | 7.7% % CHANGE         |
| CHANGE ORDER NO. 2                  | (\$7,000.00)       | -30.0% % CHANGE       |
| CHANGE ORDER NO. 3                  | \$41,500.00        | 178.1% % CHANGE       |
| REVISED CONTRACT AMOUNT             | <u>\$59,600.00</u> | 155.8% % TOTAL CHANGE |
| ORIGINAL CONTRACT TIME              | 120                | Days                  |
| Time Extension No. 1                |                    | Days                  |
| Revised Contract Time               | <u>120</u>         | Days                  |
| SUBSTANTIAL COMPLETION DATE         | N/A                |                       |
| REVISED SUBSTANTIAL COMPLETION DATE | N/A                |                       |

APPROVED

|  |   |
|--|---|
| <p>      14 Nov 12<br/> _____<br/> A/E CONTRACTOR      Date</p> <p>N/A<br/> _____<br/> CONSTRUCTION CONTRACTOR      Date</p> <p>Edward J. McDonald      26 Nov 2012<br/> _____<br/> PROJECT MANAGER      Date</p> <p>Chris R. [Signature]      28 Nov. 2012<br/> _____<br/> DEPARTMENT DIRECTOR      Date</p> | <p>_____<br/> EXECUTIVE DIR. BUS. SRVS      Date</p> <p>Adrian [Signature]      11-30-12<br/> _____<br/> CITY ATTORNEY      Date</p> <p>_____<br/> CITY MANAGER      Date</p> |
|--|---|

# Creek View Neighborhood Park Project Location Map



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

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES WITH  
PROCEEDS FROM DEBT

WHEREAS, the City of College Station, Texas (the "City") is a home-rule municipality and political subdivision of the State of Texas;

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described on Exhibit "A" hereto (collectively, the "Project") prior to the issuance of obligations by the City in connection with the financing of the Project from available funds;

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

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

Section 1. The City reasonably expects it will incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$480,000, for the purpose of paying the aggregate costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Statement after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED AND APPROVED THIS 13th DAY OF DECEMBER, 2012.

\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Mashburn, City Secretary

(Seal)

APPROVED:



McCall, Parkhurst & Horton L.L.P.  
Bond Counsel

Exhibit "A"

The projects to be financed that are the subject of this Statement are:

Design and construction of Creek View Neighborhood Park

**December 13, 2012**  
**Regular Agenda Item No. 1**  
**Buena Vida Subdivision Parking Removal**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Public Hearing, presentation, possible action and discussion of an ordinance amending Chapter 10 "Traffic Code", to remove parking along specific streets in the Buena Vida Subdivision.

**Relationship to Strategic Goals:** Core Services and Infrastructure – Maintain a Fire ISO ratio of 2 or better.

**Recommendation(s):** Staff recommends approval of the ordinance amendment.

**Summary:** Buena Vida is a residential subdivision located off Rock Prairie Road, west of Wellborn Road (FM 2154). Due to the high utilization of on-street parking along the streets of the subdivision, it has become very challenging for an emergency vehicle to travel down the streets to provide emergency services if they are needed.

The city's Traffic Management Team discussed this item and recommends that parking be removed from one side of Keefer Loop as well as Cullen Trail so that emergency vehicle access and response time to the residences of the neighborhood can be maintained. The team recommends that the parking be removed from the fire hydrant side of the street.

In an effort to enhance communication with the stakeholders in the area, letters were mailed to the property owner and tenant along the streets being considered for parking removal to notify them of the public hearing.

**Budget & Financial Summary:** The "NO PARKING" signs are planned operation and maintenance expenses accounted for in the Public Works Traffic Operation budget.

**Attachments:**

1. Ordinance
2. Map
- 3.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 10, "TRAFFIC CODE", SECTION 4 "ADMINISTRATIVE ADJUDICATION OF PARKING VIOLATIONS", E "PARKING REGULATIONS OF CERTAIN DESCRIBED AREAS", "TRAFFIC SCHEDULE XIV - NO PARKING HERE TO CORNER OR NO PARKING ANYTIME", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY ADDING "NO PARKING" TO INCLUDE PROHIBITING PARKING ON KEEFER LOOP AND CULLEN TRAIL; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

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

**PART 1:** That CHAPTER 10, "TRAFFIC CODE", SECTION 4 "ADMINISTRATIVE ADJUDICATION OF PARKING VIOLATIONS", E "PARKING REGULATIONS OF CERTAIN DESCRIBED AREAS", "TRAFFIC SCHEDULE XIV - NO PARKING HERE TO CORNER OR NO PARKING ANYTIME", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

**PART 2:** That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

**PART 3:** That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed liable for a civil offense and/or guilty of a Class C misdemeanor, and, upon a finding of liability thereof, shall be punished by a civil penalty of not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), or upon conviction thereof, shall be punished by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Five Hundred Dollars (\$500.00). Said Ordinance becomes effective ten (10) days after date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012

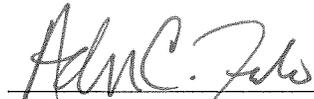
APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED:

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

**EXHIBIT "A"**

That **CHAPTER 10, "TRAFFIC CODE", SECTION 4 "ADMINISTRATIVE ADJUDICATION OF PARKING VIOLATIONS", E "PARKING REGULATIONS OF CERTAIN DESCRIBED AREAS", "TRAFFIC SCHEDULE XIV - NO PARKING HERE TO CORNER OR NO PARKING ANYTIME"**, is hereby amended to include the following:

Keefer Loop – No Parking on the fire hydrant side of the street beginning on the north side of the Keefer Loop and Toni Court intersection and extending through the rest of the subdivision and ending at the western most intersection of Keefer Loop and Rock Prairie Road West.

Cullen Trail – No Parking on the fire hydrant side of the street beginning at the property line between 3406 and 3404 Cullen Trail and extending around the cul de sac to the west side of the street and ending north of the Cullen Trail and Keefer Loop intersection.



**LEGEND**

- Proposed Parking Removal
- Fire Hydrant

**December 13, 2012**  
**Regular Agenda Item No. 2**  
**College Station Medical District Tax Increment Reinvestment Zone 18**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Public Hearing, presentation, possible action and discussion regarding an Ordinance designating the western portion of the College Station Medical District as Reinvestment Zone Number 18, City of College Station, Texas, Enumerating the qualifying criteria, adopting a preliminary development and financing plan, and establishing a Board of Directors for such Zone, and other matters relating thereto

**Relationship to Strategic Goals:** Core Services and Infrastructure, Financially Sustainable City, Diverse Growing Economy, and Improving Mobility

**Recommendation:** Staff recommends approval.

**Summary:** In October of 2012, the City Council approved an amendment of the City's Comprehensive Plan to include the College Station Medical District Master Plan. To realize the Vision and economic development opportunities realized in the Master Plan, significant barriers to development must be overcome. These barriers include, but are not limited to lack of basic infrastructure (potable water, fire flow, sanitary sewer, etc) to serve development in the area and lack of transportation capacity (vehicular, pedestrian, etc) to meet the mobility needs present in the area.

The approved Master Plan identified a series of financial and management tools necessary to overcome these barriers and to maximize the development potential of the area. A key tool identified in the Master Plan is the use of Tax Increment Reinvestment Zones (TIRZ). Staff has proposed the establishment of two TIRZ in the District. This request addresses TIRZ A, which encompasses the area near the SH6/Rock Prairie Road Bridge and includes both hospitals in the District. Development projects in this area include Rock Prairie Road (East and West), Normand Drive Extension, and other public works.

It is projected that new development in this portion of the District will meet or exceed \$117 Million over a twenty year period. This development activity would yield an increment of approximately \$8.4 Million in tax proceeds. These proceeds would be used to fund the required improvement projects, either through repayment of debt or on a "pay as you go" cash basis.

**Budget & Financial Summary:** Refer to the Preliminary Project and Finance Plan

**Reviewed and Approved by Legal:** Yes

**Attachments:**

1. Ordinance
2. TIRZ Boundary Map and Legal Description
3. Preliminary Project and Financing Plan

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DESIGNATING THE WESTERN PORTION OF THE COLLEGE STATION MEDICAL DISTRICT AS REINVESTMENT ZONE NO. 18, CITY OF COLLEGE STATION, TEXAS, ENUMERATING THE QUALIFYING CRITERIA, ADOPTING A PRELIMINARY DEVELOPMENT AND FINANCING PLAN, ESTABLISHING A BOARD OF DIRECTORS FOR SUCH ZONE, AND OTHER MATTERS RELATING THERETO; PROVIDING FOR A SEVERABILITY CLAUSE AND AN OPEN MEETINGS CLAUSE.

WHEREAS, the City's 2009 Comprehensive Plan identified the general area around State Highway 6 and Rock Prairie Road as one of several unique districts located within the City;

WHEREAS, in 2011 the City partnered with the College Station Medical Center and other stakeholders for the creation of a Medical District to act as a focused healthcare and wellness district within the City;

WHEREAS, City Council appointed a Medical Corridor Advisory Committee to work with staff and a consultant team to complete an early plan for the Medical District;

WHEREAS, on October 11, 2012 City Council adopted a Medical District Master Plan establishing guiding principles for the development of approximately 1,700 acres in south College Station to accommodate medical facilities, walkable village centers, commercial space, and a variety of residential unit types, all in close proximity to parks, open space, and trails;

WHEREAS, the Master Plan amended the Future Land Use and Character map in the City's Comprehensive Plan, as well as an alteration to the City's Thoroughfare Plan and Thoroughfare Context maps, additional trails have been added to the Proposed Pedestrian Facilities map in the Bicycle, Pedestrian, and Greenways Master Plan, and the City's Water Master Plan, Proposed Pedestrian Facilities map, and Proposed Bicycle Facilities map will be amended in response to changed thoroughfare alignments;

WHEREAS, staff created a Medical District Master Plan Implementation Report to recognize the infrastructure needs over the life of the Medical District Master Plan, as well as to provide estimated costs associated with the infrastructure;

WHEREAS, the Implementation Report identifies a Tax Increment Reinvestment Zone as a funding source for some of the needed infrastructure in the Medical District by capturing taxes paid on the incremental increase in property values in the area as properties develop;

WHEREAS, on December 6, 2012, notice of a public hearing to be held on December 13, 2012 was published in the Bryan-College Station Eagle;

WHEREAS, a public hearing was held before the College Station City Council on December 13, 2012, at 7:00 p.m. at the regular meeting of the Council;

WHEREAS, the City Council at such hearing invited any interested person to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory, which is described by boundary survey attached hereto as **Exhibit "A"** and depicted in the diagram attached hereto as **Exhibit "B"**, should be included in such proposed reinvestment zone, the concept of tax increment financing;

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the creation of the proposed reinvestment zone or the inclusion of their property in such reinvestment zone;

WHEREAS, the City staff presented the preliminary project and financing plan for the proposed reinvestment zone attached hereto as **Exhibit "C"**; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of the foregoing matters related to the creation of the reinvestment zone;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of College Station, Texas, that:

The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

## II.

The City, after conducting such hearing and having heard such evidence and testimony and considering the preliminary project and financing plan, has made the following findings and determination based upon the evidence and testimony presented to it:

- A. That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted, and that notice of such hearing has been published as required by law.
- B. That the City has jurisdiction to hold and conduct this public hearing on the creation of the proposed reinvestment zone pursuant to the TAX INCREMENT FINANCING ACT.
- C. That creation of the proposed zone with boundaries as described in **Exhibits "A"** and **"B"** will result in benefits to the City, its residents and property owners, and to the property, residents and property owners in the reinvestment zone.
- D. That the reinvestment zone as described in **Exhibit "A"** and **"B"** meets the criteria for the creation of a reinvestment zone as set forth in the TAX INCREMENT FINANCING ACT in that:
  - (1) It is a contiguous geographic area located wholly within the corporate limits of the City.
  - (2) That the area is predominantly underproductive and underdeveloped and substantially impairs or arrests the sound growth of the municipality.
  - (3) That development of the area would not occur in the foreseeable future solely through private investment.
  - (4) The total appraised value of all taxable real property in the zone according to the most recent appraisal rolls of the City, together with the total appraised value of the taxable real property and all other taxing existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed fifty percent (50%) of the current total appraised value of the taxable real property in the City.
  - (5) Improvements in the reinvestment zone will enhance significantly the value of all taxable real property in the reinvestment zone.

- (6) That the preliminary project and financing plans have been developed and are attached hereto as **Exhibit "C"**. Such preliminary project and financing plans will be the basis for the master plan for the final project and financing plan for the reinvestment zone and shall assist the staff and board of directors in implementing a successful reinvestment zone.
- (7) That the following Council Members were present and considered the ordinance on December 13, 2012.

Nancy Berry  
Blanche Brick  
Jess Fields  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham

That the City hereby creates a reinvestment zone over the area described by the boundary survey in **Exhibit "A"** attached hereto and such reinvestment zone shall be based on the preliminary project and financing plans. This zone shall hereafter be identified as Reinvestment Zone No. 18, City of College Station, Texas (the "Zone").

#### IV.

The Board of Directors for the Zone shall consist of five (5) member directors. The City Council of the City of College Station shall appoint four (4) members who shall meet the eligibility requirements as set forth in the Act to serve on the Board of Directors. The Brazos County Commissioners Court shall appoint one (1) member who shall meet the eligibility requirements as set forth in the Act to serve as a member of the Board of Directors. The Brazos County Commissioners Court member, and two (2) members appointed by the City of College Station, shall serve an initial two (2) year term while the other two (2) appointed by the City of College Station shall serve initial one (1) year terms. All subsequent appointments will be made for two (2) staggered terms or until a successor director may be appointed thereafter. The City Council shall designate one (1) member to serve as Chairman of the Board of Directors for the year ending December 31, 2013, and each year thereafter, and authorizes the Board to elect from its members a Vice-Chairman and other officers as it sees fit. The Board shall retain all powers provided it in the Act.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone and shall prepare and cause to be prepared and adopt a Project Plan based upon the preliminary project and financing plan for the Zone and must submit such plans to the City Council for its review and approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement such Project Plan, subject to approval by the City Council, including the power to direct the staff and employ consultants to assist in the preparation of the Project Plan and in the issuance of certificates of obligations.

#### V.

That operation of the Zone shall commence immediately following the passage of this ordinance, and that termination of the operation of the Zone shall occur upon the collection of the levies of September,

2032 (due in FY 2032 -2033), or at a time designated by subsequent ordinance or at such time subsequent to the issuance of certificates of obligation as all project costs and certificates of obligation, and the interest thereon, have been paid in full.

VI.

That the tax increment base for the Zone is the total appraised value of all taxable real property in the reinvestment zone as of January 1, 2012.

VII.

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such sub-accounts as may be authorized by subsequent ordinances into which all tax increments are to be deposited. The Tax Increment Fund and any sub-accounts are to be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. The tax increments shall equal the amount of property taxes levied for a year on the captured and appraised value, that is, the amount by which the current appraised value of all taxable real property located in the Zone exceeds its tax increment base less any other funds which are to be allocated from the tax increments pursuant to the Act. All revenues from the sale of any tax increment finance bonds and notes hereafter issued by the City may be deposited into such fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

VIII.

That if any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

IX.

That it is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council of the City of College Station at which this ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City of College Station for the time required by law preceding this meeting, as required by the Open Meetings Act, and that this meeting has been open to the public as required by law, at all times during which this ordinance and the subject matter hereon has been presented, discussed, considered and finally acted upon. The City Council of the City of College Station further ratifies, approves and confirms such written notice and the contents and posting thereof.

X.

That the contents of the notice of public hearing, which hearing was held before the City Council of the City of College Station on December 13, 2012, and the publication of said notice, is hereby ratified, approved and confirmed.

PASSED, ADOPTED and APPROVED on this the 13<sup>th</sup> day of December, 2012.

ATTEST:

CITY OF COLLEGE STATION

\_\_\_\_\_  
Sherry Mashburn, City Secretary

\_\_\_\_\_  
Nancy Berry, Mayor

APPROVED:

  
\_\_\_\_\_  
Carla Robinson, City Attorney

**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777

Tax Increment Reinvestment Zone  
area A – 482.88 acres  
College Station, Texas  
December 2012

All that certain tract or parcel of land lying and being situated in the Crawford Burnett league (abstract no. 7), Robert Stevenson league (abstract no. 54) and Thomas Caruthers league (abstract no. 9) in College Station, Brazos County, Texas, generally being an area centered around the intersection of Rock Prairie Road and State Highway no. 6, and the boundary being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (60 feet south of surveyed centerline) and the east boundary of Block 7 of the Scott & White Healthcare Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot 1, Block 7 of said subdivision, and from where the City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence along the east boundary lines of said Scott & White subdivision as follows:

S 2° 42' 34" E – 1023.83 feet, S 50° 49' 32" W – 930.60 feet, S 47° 37' 11" E – 128.13 feet and S 41° 15' 39" W – 1224.44 feet to the northeast right-of-way line of State Highway no. 6;

Thence along the said highway northeast right-of-way lines as follows:

S 34° 27' 26" E – 55.00 feet, S 27° 43' 31" E – 192.30 feet, S 36° 45' 17" E – 383.87 feet and S 42° 27' 25" E – 105.18 feet to a southeast line of that M.D. Wheeler, Ltd. 10.01 acre Tract One (vol. 3007, pg. 341);

Thence along the southeast lines of said M.D. Wheeler Tract One and the southwest lines of 71.52 acre Tract Two as follows:

N 41° 43' 32" E – 194.25 feet, N 21° 27' 46" E – 145.09 feet, S 46° 46' 09" E – 304.24 feet and S 47° 42' 33" E – 177.08 feet to the west corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

Thence along the north, east and south lines of said IHD Properties tract as follows:

N 72° 19' 02" E – 202.14 feet, S 47° 42' 56" E – 638.83 feet and S 42° 17' 04" W – 175.00 feet to the northeast common corner of the Harley Subdivision (vol. 3961, pg. 236) and Cooper's Subdivision (vol. 4708, pg. 230) in a southwest line of said Wheeler Tract Two;

Thence S 47° 42' 16" E – 1053.70 feet along the northeast line of said Cooper's Subdivision and continuing along the northeast line of the Barker Subdivision (vol. 5101, pg. 182) to its east corner;

Thence S 38° 51' 07" W – 279.95 feet along the southeast line of said Barker Subdivision to its south corner in the northeast line of State Highway no. 6, also being a west corner of the City of College Station 46.60 acre tract (vol. 3310, pg. 321);

Thence crossing said highway and along its southwest right-of-way lines as follows:

S 58° 32' 52" W – 371.50 feet, N 49° 25' 00" W – 238.23 feet, N 43° 42' 22" W – 201.00 feet, N 49° 25' 00" W – 1400.00 feet, N 46° 52' 14" W – 413.20 feet, N 38° 34' 52" W – 507.10 feet, N 32° 13' 53" W – 534.28 feet, N 27° 56' 32" W – 200.56 feet, N 32° 13' 53" W – 400.00 feet, N 35° 05' 29" W – 200.28 feet and N 82° 25' 23" W – 78.10 feet to the westerly north corner of Lot 1, Block 1 of Graham Corner Plaza (vol. 5878, pg. 129) in the southeast line of Graham Road;

Thence N 40° 30' 48" W – 71.60 feet across Graham Road to the east corner of the remainder of the Jack E. Winslow, Jr. 3.0 acre tract (vol. 2291, pg 140 and vol. 2835, pg. 180) in the northwest line of Graham Road (vol. 2086, pg. 58);

Thence along the northwest right-of-way line of Graham Road as follows:

S 41° 41' 25" W – 433.76 feet, N 32° 18' 49" W – 4.79 feet, S 41° 40' 07" W – 268.44 feet, S 41° 31' 43" W – 131.06 feet to the northeast line of Longmire Drive, S 39° 15' 59" W – 111.70 feet across Longmire Drive, S 41° 33' 01" W – 898.96 feet, S 42° 04' 18" W – 521.46 feet and S 41° 03' 13" W – 698.60 feet to the southwest line of the F.M. and Olive Arnold 50 acre tract (vol. 200, pg. 445);

Thence N 47° 50' 34" W – 1570.55 feet along the said southwest line of the Arnold tract to the south corner of the Sancy and Hsin Wu 0.46 acre tract (vol. 2336, pg. 233);

Thence N 47° 26' 15" W – 219.05 feet along the southwest line of the Wu tract to the north corner of the Carroll Addition (vol 5229, pg. 47);

Thence N 47° 33' 07" W – 69.71 feet across Arnold Road to the north corner of the 0.156 acre road dedication tract (vol. 5027, pg. 162);

Thence along the northwest lines of Arnold Road as follows:

S 63° 10' 11" W – 180.26 feet, to the beginning of a tangent curve to the left with a radius of 405.00 feet, along said curve through a central angle of 17° 37' 25" to the end of said curve, and S 55° 19' 37" W – 5.32 feet to the east corner of the City of College Station 9.93 acre tract (vol. 448, pg. 230);

Thence along the south, west and north boundary of Brian Bachmann Athletic Park (formerly Southwood Athletic Park) and continuing along Rock Prairie Road as follows:

S 41° 59' 07" W – 1027.13 feet along the northwest line of Arnold Road and southeast lines of the said City 9.93 acre tract and the City 15.89 acre tract (vol. 448, pg. 232), N 43° 45' 01" W – 1185.92 feet, along the southwest line of said 15.89 acre tract to the southeast right-of-way line of Rock Prairie Road (80' R.O.W. - vol. 779, pg. 571), N 51° 57' 01" E – 1177.50 feet along said southeast line of Rock Prairie Road to the beginning of a tangent curve to the right with a radius of 1006.62 feet in the southeast boundary of Southwood Terrace Phase 3-C

(vol. 523, pg. 431), along said curve through a central angle of  $8^{\circ} 11' 51''$  to the point of tangency,  $N 60^{\circ} 08' 52'' E - 1486.99$  feet along the southeast boundary of Southwood Terrace Phase 3-B (vol. 579, pg. 380) and Phase 3-A (vol. 519, pg. 378) to the beginning of a tangent curve to the right with a radius of 960.00 feet, along said curve through a central angle of  $18^{\circ} 38' 31''$  to the point of tangency,  $N 78^{\circ} 47' 23'' E - 14.90$  feet and  $N 11^{\circ} 12' 37'' W - 79.72$  feet across Rock Prairie Road to the southwest corner of the Remington Subdivision (vol. 1239, pg. 219);

Thence along the west boundary lines of said Remington Subdivision, the northwest boundary of Tract B, Ponderosa Place Section Two (vol. 2680, pg. 321) and Longmire Place (vol. 3377, pg. 155) and along the southwest boundary of Ponderosa Place (vol. 490, pg. 169) as follows:

$N 26^{\circ} 55' 04'' W - 252.32$  feet,  $N 17^{\circ} 18' 19'' E - 259.07$  feet,  $N 42^{\circ} 34' 17'' E - 624.79$  feet and  $N 40^{\circ} 39' 13'' W - 796.43$  feet to the west corner of Lot 4, Block 21 of Ponderosa Place, in the southeast line of Ponderosa Road;

Thence  $N 49^{\circ} 20' 47'' E - 1150.00$  feet, along the southeast right-of-way line of Ponderosa Road, to the north corner of Lot 1, Block 19 of Ponderosa Place, in the southwest right-of-way of State Highway no. 6;

Thence along the said highway southwest right-of-way lines as follows:

$S 40^{\circ} 39' 13'' E - 480.00$  feet,  $S 32^{\circ} 12' 28'' E - 185.04$  feet,  $S 41^{\circ} 13' 02'' E - 80.23$  feet and  $S 17^{\circ} 22' 13'' E - 34.06$  feet to the southeast line of Lot 1, Block 20 of Ponderosa Place;

Thence  $N 78^{\circ} 53' 01'' E - 493.32$  feet, across State Highway no. 6 to the west corner of Lot 2-B, Block One of Cornerstone Commercial Section One (vol. 3922, pg. 282) in the southeast right-of-way line of Woodcreek Drive;

Thence along the southeast right-of-way of Woodcreek Drive as follows:

Along the arc of a curve to the right with a radius of 890.00 feet, through a central angle of  $9^{\circ} 52' 07''$ , the chord of which bears  $N 52^{\circ} 46' 54'' E - 153.10$  feet,  $N 57^{\circ} 42' 58'' E - 318.00$  feet to the beginning of a tangent curve to the left with a radius of 835.00 feet, along said curve through a central angle of  $8^{\circ} 00' 00''$  to the north corner of Lot 1 (vol. 3283, pg. 201);

Thence along the northeast lines of Lot 1 and Lot 2-A of said Cornerstone Commercial Section One as follows:

$S 40^{\circ} 17' 03'' E - 155.81$  feet to the east common corner of Lot 1 and Lot 2-A and the beginning of a tangent curve to the right with a radius of 600.00 feet, along said arc through a central angle of  $16^{\circ} 01' 29''$  to the point of tangency, and  $S 24^{\circ} 15' 34'' E - 280.69$  feet to the most easterly corner of said Lot 2-A;

Thence along the south boundary lines of Woodcreek Section 4 (vol. 1315, pg. 217), Section Six South (vol. 2109, pg. 199) and Section Seven (vol. 2580, pg. 113), defining the north boundary lines of the remainder of the Edward Jr. and Beatrice Uvaceck tract (vol. 274, pg. 383 and vol. 321, pg. 664), as follows:

$N 24^{\circ} 13' 07'' E - 555.17$  feet,  $N 79^{\circ} 45' 53'' E - 313.69$  feet,  $S 48^{\circ} 05' 30'' E - 216.00$  feet,  $S 44^{\circ} 28' 03'' E - 75.26$  feet,  $S 28^{\circ} 11' 32'' E - 108.12$  feet,  $S 34^{\circ} 34' 23'' E - 162.74$  feet,

S 39° 46' 00" E – 149.62 feet, S 44° 34' 42" E – 282.83 feet, N 24° 16' 33" E – 134.65 feet and N 68° 52' 20" E – 230.83 feet to the northwest corner of the Riviera Addition (vol. 6607, pg. 97);

Thence S 15° 28' 15" E – 269.56 feet, along the west line of said Riviera Addition, to the north right-of-way line of Rock Prairie Road East (59.0 feet north of surveyed centerline);

Thence S 86° 27' 34" E – 961.09 feet, along said north right-of-way line, to its intersection with an extension of the east boundary of Block 7 of the Scott & White Healthcare Subdivision;

Thence S 2° 42' 34" E – 120.04 feet, across Rock Prairie Road, to the Point of Beginning and containing 482.88 acres of land more or less.

Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

Volume and page numbers cited refer to the Brazos County public records.

No monuments were set for this survey and found monuments are not cited.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

See survey plat prepared with this description, dated December 2012.

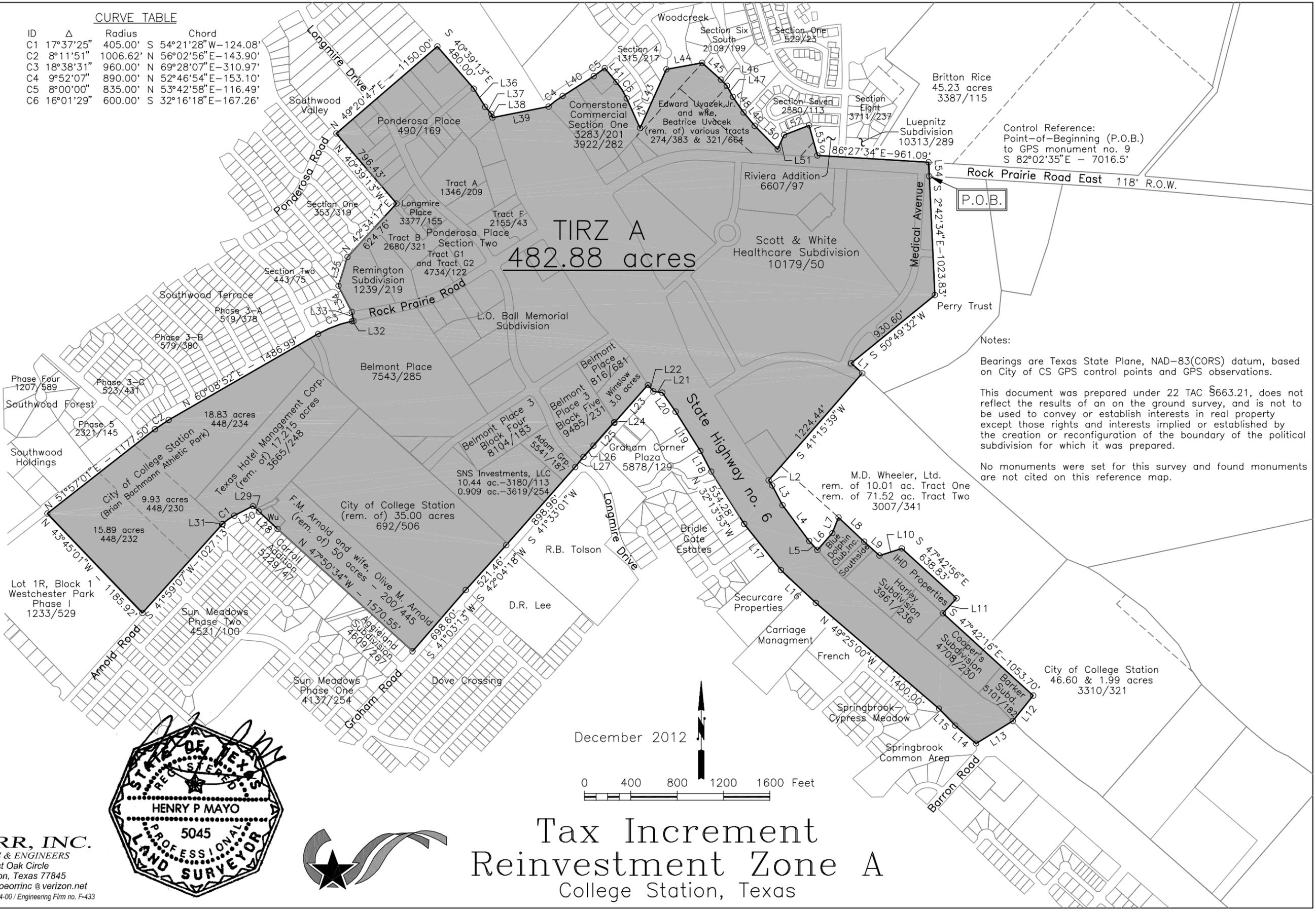


LINE TABLE

|     |   |           |   |          |
|-----|---|-----------|---|----------|
| L1  | S | 47°37'11" | E | -128.13' |
| L2  | S | 34°27'26" | E | -55.00'  |
| L3  | S | 27°43'31" | E | -192.30' |
| L4  | S | 36°45'17" | E | -383.87' |
| L5  | S | 42°27'25" | E | -105.18' |
| L6  | N | 41°43'32" | E | -194.25' |
| L7  | N | 21°27'46" | E | -145.09' |
| L8  | S | 46°46'09" | E | -304.24' |
| L9  | S | 47°42'33" | E | -177.08' |
| L10 | N | 72°19'02" | E | -202.14' |
| L11 | S | 42°17'04" | W | -175.00' |
| L12 | S | 38°51'07" | W | -279.95' |
| L13 | S | 58°32'52" | W | -371.50' |
| L14 | N | 49°25'00" | W | -238.23' |
| L15 | N | 43°42'22" | W | -201.00' |
| L16 | N | 46°52'14" | W | -413.20' |
| L17 | N | 38°34'52" | W | -507.10' |
| L18 | N | 27°56'32" | W | -200.56' |
| L19 | N | 32°13'53" | W | -400.00' |
| L20 | N | 35°05'29" | W | -200.28' |
| L21 | N | 82°25'23" | W | -78.10'  |
| L22 | N | 40°30'48" | W | -71.60'  |
| L23 | S | 41°41'25" | W | -433.76' |
| L24 | N | 32°18'49" | W | -4.79'   |
| L25 | S | 41°40'07" | W | -268.44' |
| L26 | S | 41°31'43" | W | -131.06' |
| L27 | S | 39°15'59" | W | -111.70' |
| L28 | N | 47°26'15" | W | -219.05' |
| L29 | N | 47°33'07" | W | -69.71'  |
| L30 | S | 63°10'11" | W | -180.26' |
| L31 | S | 55°19'37" | W | -5.32'   |
| L32 | N | 78°47'23" | E | -14.90'  |
| L33 | N | 11°12'37" | W | -79.72'  |
| L34 | N | 26°55'04" | W | -252.32' |
| L35 | N | 17°18'19" | E | -259.07' |
| L36 | S | 32°12'28" | E | -185.04' |
| L37 | S | 41°13'02" | E | -80.23'  |
| L38 | S | 17°22'13" | E | -34.06'  |
| L39 | N | 78°53'01" | E | -493.32' |
| L40 | N | 57°42'58" | E | -318.00' |
| L41 | S | 40°17'03" | E | -155.81' |
| L42 | S | 24°15'34" | E | -280.69' |
| L43 | N | 24°13'07" | E | -555.17' |
| L44 | N | 79°45'53" | E | -313.69' |
| L45 | S | 48°05'30" | E | -216.00' |
| L46 | S | 44°28'03" | E | -75.26'  |
| L47 | S | 28°11'32" | E | -108.12' |
| L48 | S | 34°34'23" | E | -162.74' |
| L49 | S | 39°46'00" | E | -149.62' |
| L50 | S | 44°34'42" | E | -282.83' |
| L51 | N | 24°16'33" | E | -134.65' |
| L52 | N | 68°52'20" | E | -230.83' |
| L53 | S | 15°28'15" | E | -269.56' |
| L54 | S | 2°42'34"  | E | -120.04' |

CURVE TABLE

| ID | Δ         | Radius   | Chord                |
|----|-----------|----------|----------------------|
| C1 | 17°37'25" | 405.00'  | S 54°21'28"W-124.08' |
| C2 | 8°11'51"  | 1006.62' | N 56°02'56"E-143.90' |
| C3 | 18°38'31" | 960.00'  | N 69°28'07"E-310.97' |
| C4 | 9°52'07"  | 890.00'  | N 52°46'54"E-153.10' |
| C5 | 8°00'00"  | 835.00'  | N 53°42'58"E-116.49' |
| C6 | 16°01'29" | 600.00'  | S 32°16'18"E-167.26' |



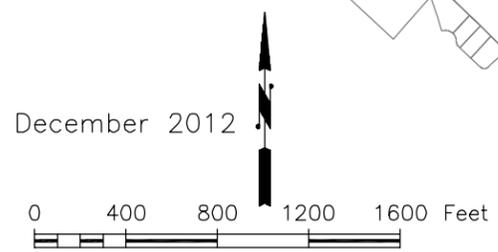
Control Reference:  
Point-of-Beginning (P.O.B.)  
to GPS monument no. 9  
S 82°02'35"E - 7016.5'

Notes:

Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

No monuments were set for this survey and found monuments are not cited on this reference map.



# Tax Increment Reinvestment Zone A

College Station, Texas

**JOE ORR, INC.**  
SURVEYORS & ENGINEERS  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777 joeorrinc@verizon.net  
TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433



**City of College Station**

**TAX INCREMENT REINVESTMENT ZONE NUMBER 18**  
**Preliminary Project Plan and Preliminary Financing Plan**

**December 13, 2012**

Preliminary

## Table of Contents

### **Overview**

|  |   |
|--|---|
| Executive Summary  | 3 |
| Tax Increment Financing  | 5 |
| Tax Increment Reinvestment Zone Number 18                            | 6 |
| Priority Projects and Costs  | 7 |
| Benefits to Taxing Jurisdictions                                     | 8 |
| Statutory Requirements for the final Project Plan and Financing Plan | 9 |

### **Project Plan**

|   |    |
|---|----|
| Existing Conditions and Proposed Improvements | 11 |
| Proposed Changes of Municipal Ordinances      | 17 |
| List of Nonproject Costs                      | 18 |
| Method of Relocating Persons to be Displaced  | 19 |

### **Financing Plan**

|  |    |
|--|----|
| List of Project Costs                                      | 20 |
| Statement of Public Works/Public Improvements              | 21 |
| Economic Feasibility Study                                 | 22 |
| Estimated Amount of Bonded Indebtedness                    | 23 |
| Time When Costs or Obligations are Incurred                | 24 |
| Financing Methods and Expected Sources of Revenue          | 25 |
| Current Total Appraised Value of Property in the Zone      | 27 |
| Estimated Captured Value of Zone in Each Year of Existence | 28 |
| Duration of Zone   | 29 |

### **Appendix**

|   |    |
|---|----|
| Estimated TIRZ Number 18 Project Costs        | 31 |
| Estimated TIRZ Number 18 Revenue              | 32 |
| TIRZ Number 18 Legal Description              | 33 |
| Medical District Master Plan – Chapters 3 & 4 | 38 |

## **Executive Summary**

In 2011 the City of College Station partnered with the College Station Medical Center (The Med) and other stakeholders in the creation of a Medical District to serve as a focused healthcare and wellness district within the City. The Medical District focuses on the general area around State Highway 6 and Rock Prairie Road, and includes The Med and the future Scott & White Hospital, both along Rock Prairie Road.

The City's consulting team, led by Schrickel, Rollins and Associates, Inc. worked with a City Council appointed Advisory Committee consisting of various stakeholders from throughout the community. The Advisory Committee, consultant team, and staff completed their work on the draft plan for the Medical District in late 2011 and the results were presented to a joint meeting of the City Council and the Advisory Committee. Staff then continued to work to refine the land use and transportation components of the Master Plan, including expanding the Medical District to include properties further to the south.

Adopted October 11, 2012, the Medical District Master Plan was an amendment to the City's Comprehensive Plan, altering the Future Land Use and Character map, the City's Thoroughfare Plan, and Thoroughfare Context map. In response to changed thoroughfare alignments, the City's Water Master Plan, Proposed Pedestrian Facilities, and Proposed Bicycle Facilities maps will also need to be amended in conjunction with the new thoroughfares. Additional trails have been added to the Proposed Pedestrian Facilities map in the Bicycle, Pedestrian, and Greenways Master Plan to create the walkable community envisioned by the Medical District Master Plan.

An Implementation Report was written by City staff to accompany the Master Plan. The Report provides details regarding potential development regulations and standards, management structure, funding mechanisms, and capital expenditures needed for the success of the Medical District. The Report recommended the pursuance of the creation of Municipal Management Districts and Tax Increment Reinvestment Zones (TIRZ) as the two most appropriate tools to facilitate the implementation of the Medical District.

Prior to the creation of any TIRZ, the City must develop a Preliminary Financing Plan. A Preliminary Project Plan and the Preliminary Financing Plan identify the proposed projects, and demonstrate the financing method and expected increment for the Zone.

**Tax Increment Reinvestment Zone Number 18  
Preliminary Project Plan and Preliminary Financing Plan**

This document serves as the Preliminary Project Plan and Preliminary Financing Plan for the Tax Increment Reinvestment Zone Number 18, City of College Station, as required by Chapter 311 of the Texas Tax Code.

In addition to implementing the Medical District, the purpose of the Zone, in conjunction with a Municipal Management District, is to provide an opportunity to further diversify the economic base and enhance the overall quality of life for all College Station residents. The Zone is to finance public improvements related to construction of roadways, drainage, water, sanitary sewer, storm sewer, internet broadband, trails, greenways and open spaces to support development of medical uses, commercial activity, single family residential units, and multi-family units in the City of College Station Medical District.

In accordance with Section 311.010(h), Texas Tax Code, the Zone's board of directors will develop and submit for City Council approval programs for the public purpose of developing or expanding transportation services, water and wastewater services, internet broadband, and greenway trails, parks and open space infrastructure, to encourage medical activity, other business and commercial activity and residential development in the Zone.

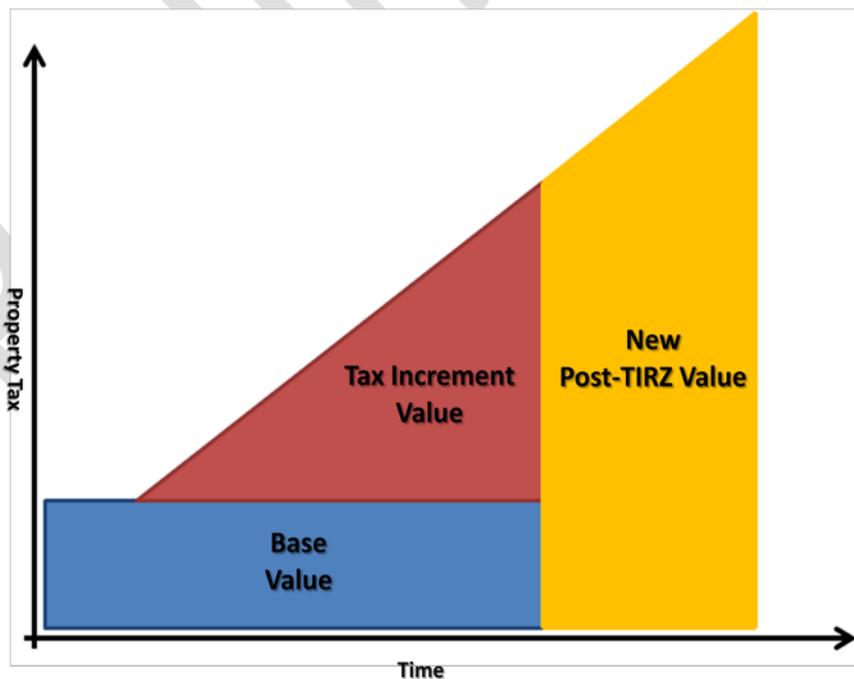
In addition, a Municipal Management District is proposed to be created through the Texas Legislature with boundaries generally contiguous to the Zone proposed in this Plan. A Municipal Management District is a special district created for the purpose of promoting, developing, encouraging, and maintaining employment, commerce, economic development, and general public welfare within a defined area. Its overall purpose is to supplement city services within the district.

The management district may be funded by assessments on property within its boundaries to provide public projects and services such as landscaping, lighting, signage, streets and walkways, drainages, solid waste, water, wastewater, internet broadband, parks, parking facilities, transit systems, works of art, economic development and others.

## Tax Increment Financing

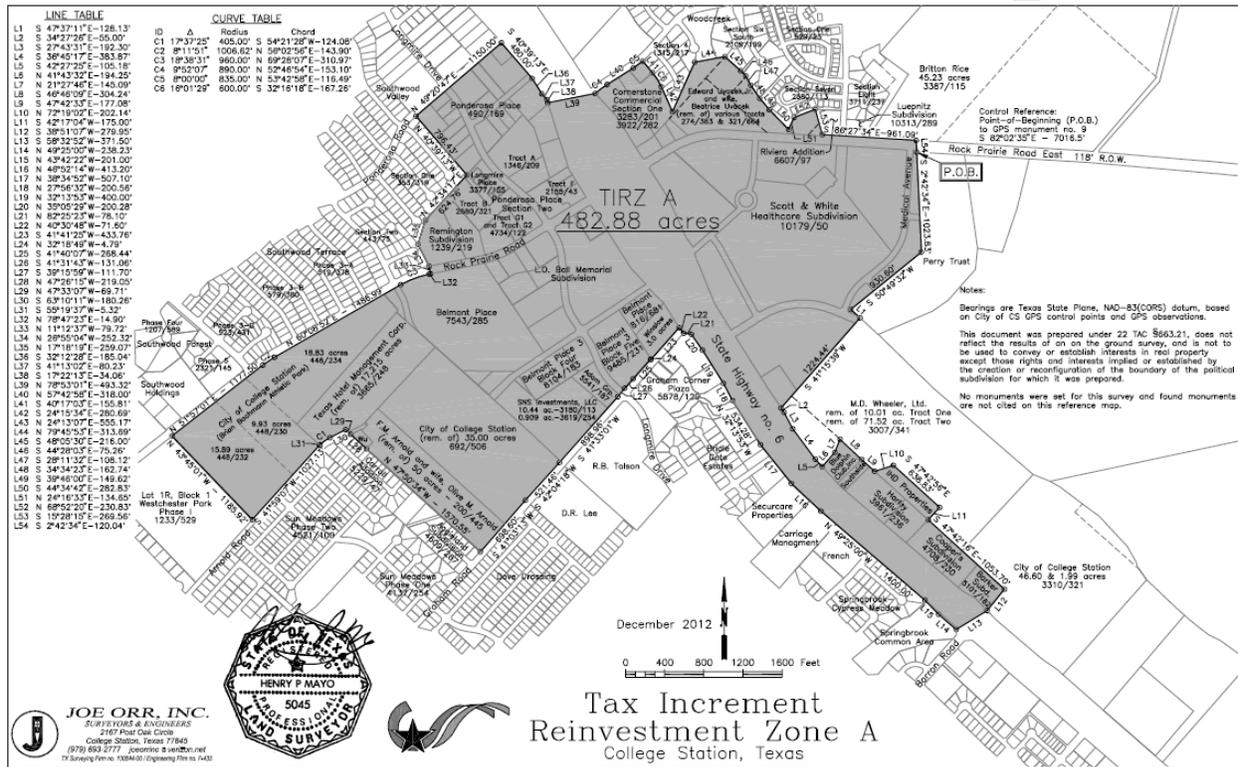
The Texas Constitution and multiple State statutes identify the role of economic development by both the State and its municipalities as a public purpose. While recognizing there is no single strategy, policy, or program for economic development, the Texas Legislature has created a vast array of tools that local governments have at their disposal. The objective of these tools is to not only encourage development and diversification of the Texas economy, but to simultaneously enhance the participating community's overall quality of life. Such available tools were carefully evaluated in order to determine how best to implement the College Station Medical District from both an administrative and financial perspective. Participation in tax increment financing through the creation of a Tax Increment Reinvestment Zone is one such tool.

According to the Texas Comptroller's Biennial Report of Tax Increment Financing Zone Registry, as of December 2010, there were 172 reported tax increment reinvestment zones in Texas. Tax increment financing is used to provide large capital projects, infrastructure improvements, or other hard-costs within a created zone. These costs are funded by the increase, or tax increment, of future ad valorem tax revenue within the zone for a participating jurisdiction (e.g. City of College Station, Brazos County). A jurisdiction may dedicate all, a portion, or none of the tax increment to the fund.



## Tax Increment Reinvestment Zone Number 18

The College Station Medical District Tax Increment Reinvestment Zone Number 18 is located generally at the intersection of State Highway 6 and Rock Prairie Road. The Zone encompasses Brian Bachmann Community Park to the west, the College Station Medical Center along Rock Prairie Road, and the future Scott & White Hospital to the east. The zone also includes parcels along Longmire Drive to the north and south of Rock Prairie Road, and the frontage of State Highway 6 to Barron Road.



The legal description of the Zone can be found in the Appendix.

## Priority Projects and Costs

Most of the existing businesses, multi-tenant shopping centers, multi-tenant office buildings, and medically oriented developments that currently exist in the Medical District are located west of State Highway 6. Existing development east of State Highway 6 includes a small amount of retail and commercial, and the new Scott & White Hospital currently under construction. Throughout this Zone there are a few scattered vacant parcels, which are generally less than 25 acres, and potentially available for infill development.

All identified costs are for infrastructure to serve the Zone, and are *within* the Medical District and Zone boundaries.

The infrastructure identified and estimated in this document is for the primary or main infrastructure to serve the area. Additional infrastructure may be required by and with future developments. This primary infrastructure has been previously planned and sized through general master planning efforts such as the Thoroughfare Plan, Wastewater Master Plan, etc.

A future water tower near Scott & White Hospital campus and a future Graham Road Electric SubStation, as identified in the City Master Plans, have not been included in these estimates as each were not deemed necessary for the specific development of the District; though again, each would be appropriate for future planning consideration.

The provided estimates were intended to be conservative or inflated, to account for design costs, future construction costs, unforeseen considerations, some enhancements, and contingencies. In the future, with more detailed information, the estimates should be updated for more accurate planning.

### Thoroughfares

| Description    | From     | To        | Class        | Pvmt (ft) | Length (ft) | Cost (\$)   |
|----------------|----------|-----------|--------------|-----------|-------------|-------------|
| Rock Prairie E | SH 6     | Bird Pond | 4 Ln Maj Art | 78        | 5,200       | \$3,302,000 |
| Rock Prairie W | Longmire | Normand   | 4 Ln Min Art | 72        | 1,800       | \$2,502,000 |

**PROJECTS TOTAL = \$5,804,000**

## Benefits to Taxing Jurisdictions

It should be noted that the planned infrastructure is required for the continued development of this area even if the Zone is not formed. However, this effort, in short, plans to focus and broaden medical and urban uses, enhance and accelerate the delivery of primary infrastructure, and establish financial mechanisms to make this possible and attractive, to ultimately bring an increased tax base of medical uses and activity, as well as urban densities, which likely would not occur otherwise.

It is anticipated that the proposed improvements in this plan will support the basis for nearly \$117 million in combined commercial and residential capital development within the City of College Station, Brazos County, and the College Station Independent School District.

### **Years 1-5**

---

|                 |              |
|-----------------|--------------|
| Residential     | \$0          |
| Non-Residential | \$27 Million |

### **Years 6-10**

---

|                 |              |
|-----------------|--------------|
| Residential     | \$0          |
| Non-Residential | \$46 Million |

### **Years 11-20**

---

|                 |              |
|-----------------|--------------|
| Residential     | \$0          |
| Non-Residential | \$44 Million |

**Estimated Total**                      **\$117 Million**

This assumes a new medical user early in the duration of the Zone and new commercial users prior to the end of the Zone. These assumptions do not include any project for value added at the College Station Medical Center or from the future Strategic Behavioral Health hospital.

## Statutory Requirements for the final Project Plan and Financing Plan

Texas Tax Code

Subtitle B – Special Property Tax Provisions

Chapter 311 – Tax Increment Financing Act

Section 311.011 – Project and Financing Plans

(a) The board of directors of a reinvestment zone shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the governing body of the municipality or county that designated the zone.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.

(d) The governing body of the municipality or county that designated the zone must approve a project plan or reinvestment zone financing plan after its adoption by the board. The approval must be by ordinance, in the case of a municipality, or by order, in the case of a county, that finds that the plan is feasible.

(e) The board of directors of the zone at any time may adopt an amendment to the project plan consistent with the requirements and limitations of this chapter. The amendment takes effect on approval by the governing body of the municipality or county that created the zone. That approval must be by ordinance, in the case of a municipality, or by order, in the case of a

**Tax Increment Reinvestment Zone Number 18  
Preliminary Project Plan and Preliminary Financing Plan**

county. If an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d).

(f) In a zone designated under Section 311.005(a)(4) that is located in a county with a population of 3.3 million or more, the project plan must provide that at least one-third of the tax increment of the zone be used to provide affordable housing during the term of the zone.

(g) A school district that participates in a zone is not required to increase the percentage or amount of the tax increment to be contributed by the school district because of an amendment to the project plan or reinvestment zone financing plan for the zone unless the governing body of the school district by official action approves the amendment.

(h) Unless specifically provided otherwise in the plan, all amounts contained in the project plan or reinvestment zone financing plan, including amounts of expenditures relating to project costs and amounts relating to participation by taxing units, are considered estimates and do not act as a limitation on the described items, but the amounts contained in the project plan or reinvestment zone financing plan may not vary materially from the estimates. This subsection may not be construed to increase the amount of any reduction under Section 403.302(d)(4), Government Code, in the total taxable value of the property in a school district that participates in the zone as computed under Section 403.302(d) of that code.

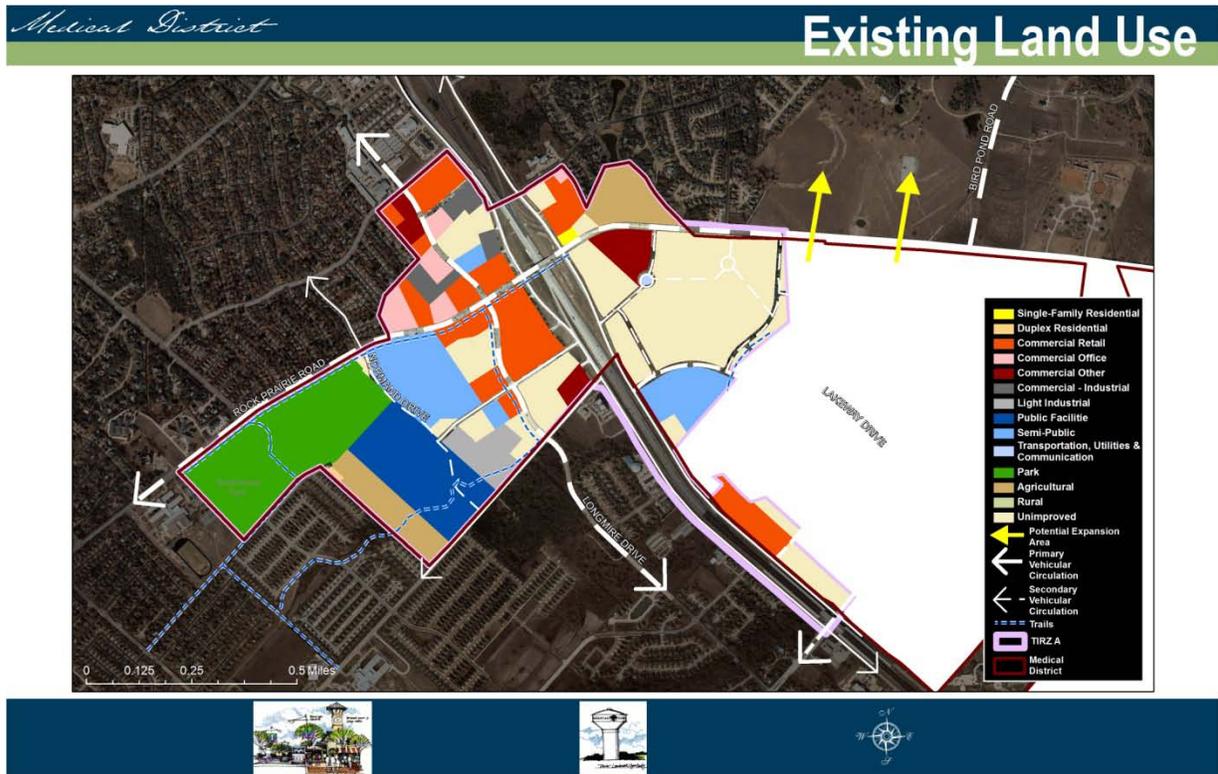
Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1137, Sec. 24, eff. Sept. 1, 1989; Acts 1999, 76th Leg., ch. 983, Sec. 4, eff. June 18, 1999; Acts 2001, 77th Leg., ch. 669, Sec. 120, eff. Sept. 1, 2001. Amended by: Acts 2005, 79th Leg., Ch. 1094, Sec. 43, eff. September 1, 2005. Acts 2007, 80th Leg., R.S., Ch. 921, Sec. 14.010, eff. September 1, 2007. Acts 2011, 82nd Leg., R.S., Ch. 1032, Sec. 11, eff. June 17, 2011.

## Existing Conditions and Proposed Improvements

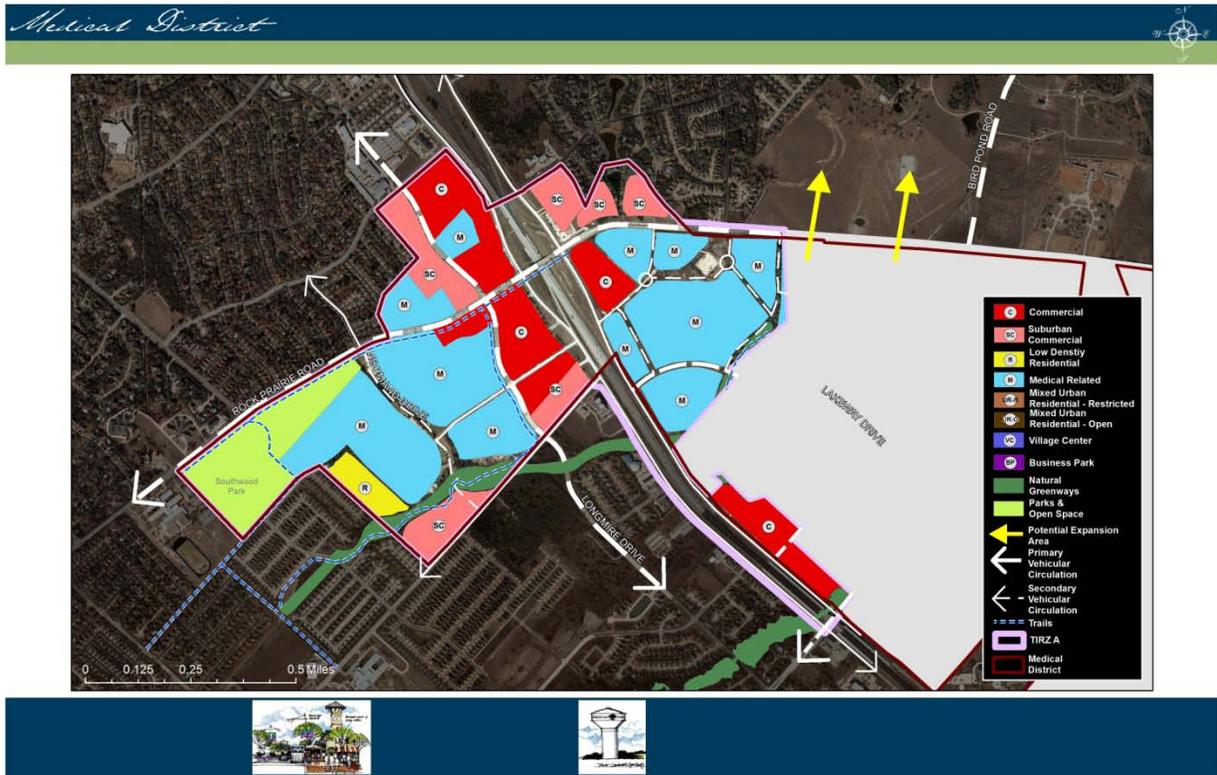
“A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property”

The following maps represent the existing land use, comprehensive land use plan, and proposed improvements to the Zone.

### Existing Land Use



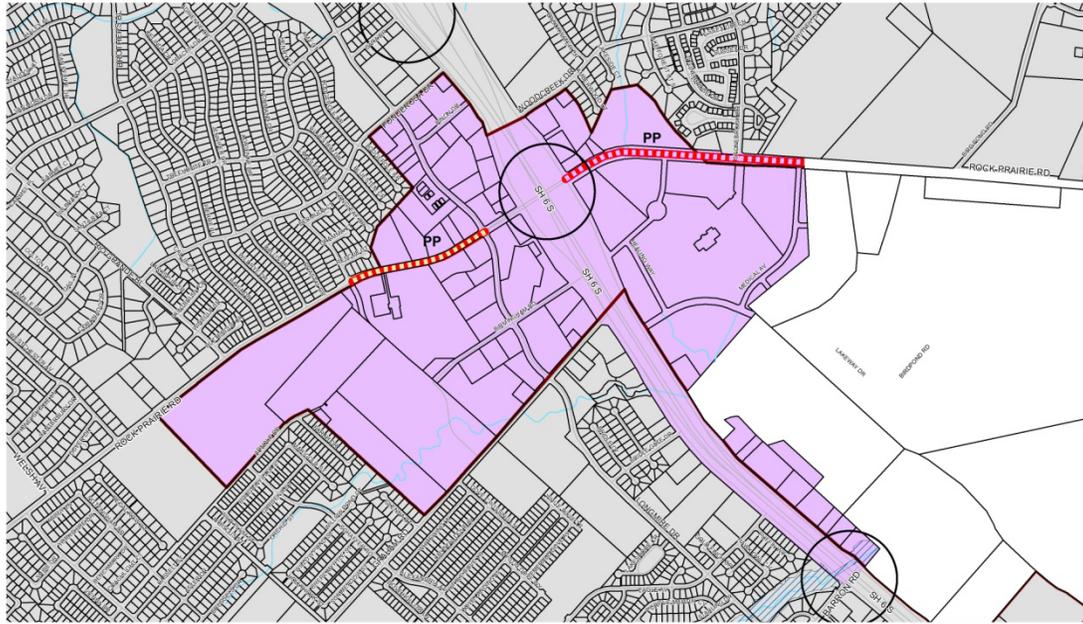
Comprehensive Land Use Plan



Preliminary

Medical District

# Thoroughfares



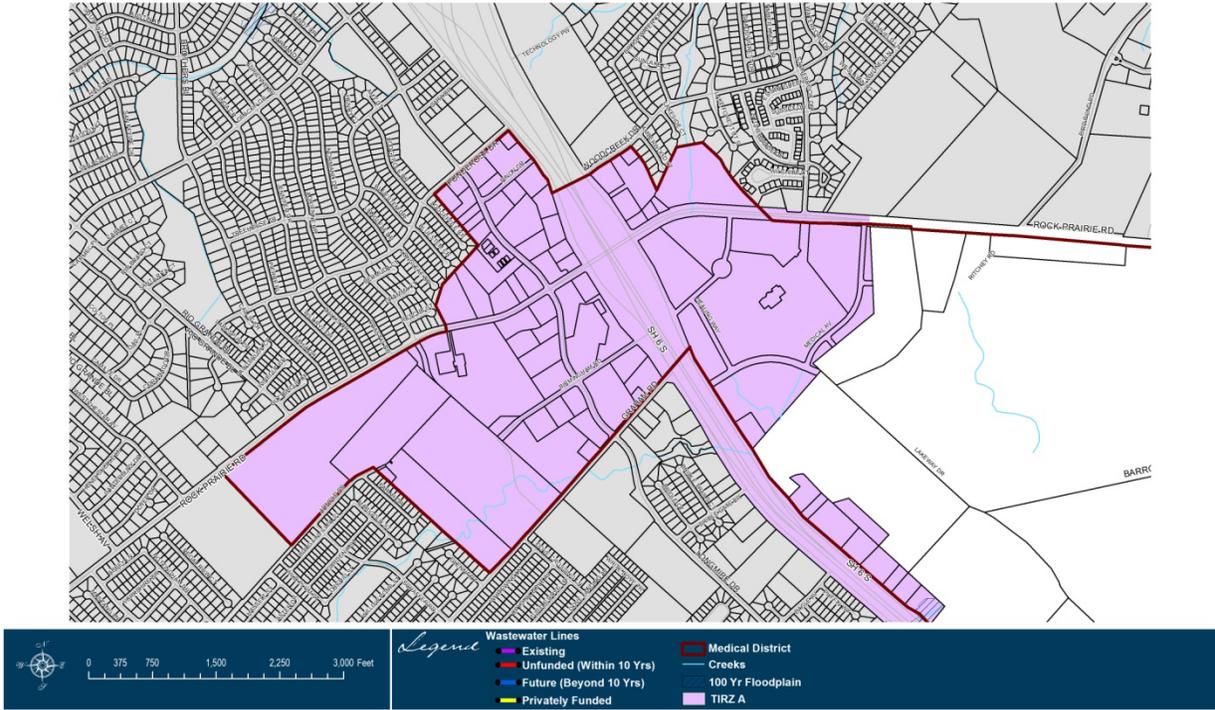
## Thoroughfares

| Description    | From     | To        | Class        | Pvmt (ft) | Length (ft) | Cost (\$)   |
|----------------|----------|-----------|--------------|-----------|-------------|-------------|
| Rock Prairie E | SH 6     | Bird Pond | 4 Ln Maj Art | 78        | 5,200       | \$3,302,000 |
| Rock Prairie W | Longmire | Normand   | 4 Ln Min Art | 72        | 1,800       | \$2,502,000 |

Preliminary

Medical District

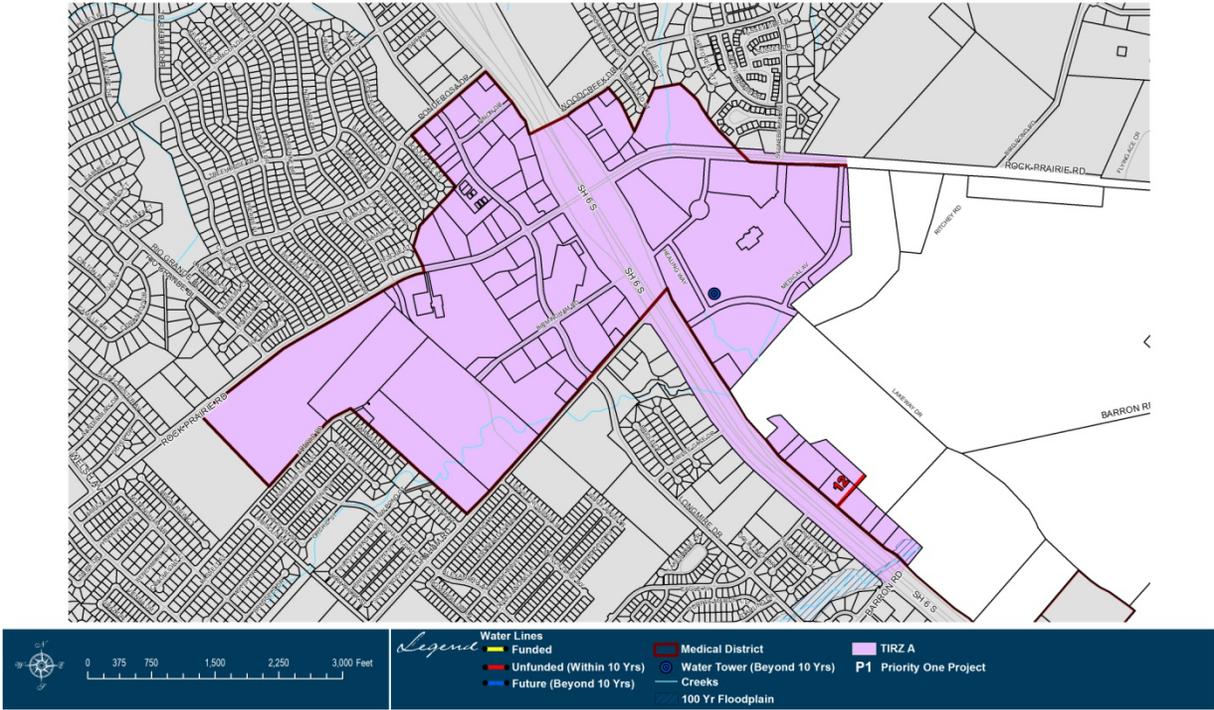
Wastewater



Wastewater

No projects at this time.

Preliminary



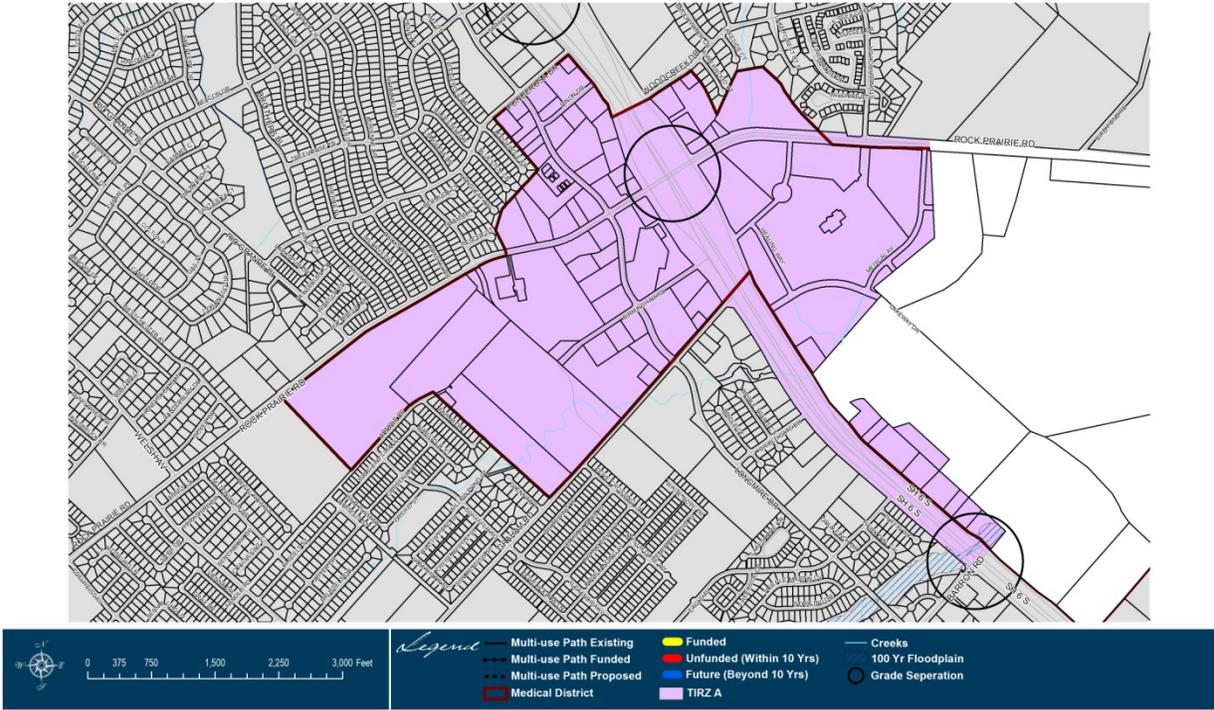
**Water**

No projects at this time.

Preliminary

Medical District

# Greenway Trails



## Greenway Trails

No projects at this time.

Preliminary

## Proposed Changes of Municipal Ordinances

**“Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable”**

Adopted October 11, 2012, the Medical District Master Plan was an amendment to the City’s Comprehensive Plan, altering the Future Land Use and Character map, the City’s Thoroughfare Plan, and Thoroughfare Context map. In response to changed thoroughfare alignments, the City’s Water Master Plan, Proposed Pedestrian Facilities, and Proposed Bicycle Facilities maps will also need to be amended in conjunction with the new thoroughfares. Additional trails have been added to the Proposed Pedestrian Facilities map in the Bicycle, Pedestrian, and Greenways Master Plan to create the walkable community envisioned by the Medical District Master Plan.

All infrastructure is proposed to follow the Bryan / College Station Unified Design Standards, except as otherwise noted in the Medical District Master Plan. The City of College Station has also adopted the following International Building Codes to regulate construction:

- International Building Code (2012 Edition) with Adopted Amendments
- International Residential Code (2012 Edition) with Adopted Amendments
- International Plumbing Code (2012 Edition) with Adopted Amendments
- International Mechanical Code (2012 Edition) with Adopted Amendments
- International Fuel Gas Code (2012 Edition) with Adopted Amendments
- International Energy Conservation Code (2012 Edition) with Adopted Amendments
- International Property Maintenance Code (2012 Edition) with Adopted Amendments
- International Fire Code (2012 Edition) with Adopted Amendments
- International Life Safety Code (2012 Edition)
- National Electrical Code (2011 Edition) with Adopted Amendments

## List of Nonproject Costs

### “A list of estimated nonproject costs”

Significant to the success of the Medical District, the following items were not included or estimated within this Preliminary Project Plan: way-finding, district branding, hardscape enhancements, transit, bus stops, and other nonproject costs. Such costs may be funded from developers, the City, a Municipal Management District, and/or other sources.

Though the majority of the needed infrastructure projects are unfunded, there is also certain funded capital projects considered to be nonproject costs. These funded projects generally mean either the project was included and approved with a bond election (i.e. Thoroughfares and Trails), included within Water Services 5-Year Budget (i.e. Water and Wastewater Mains), funded by the State, or funded privately, etc. Funded does not necessarily mean that construction costs are currently appropriated.

#### Thoroughfares

| Description     | From         | To       | Class         | Pvmt (ft) | Length (ft) | Cost (\$)   |
|-----------------|--------------|----------|---------------|-----------|-------------|-------------|
| Rock Prairie BR | -            | -        | Bridge        | -         | -           | \$4,600,000 |
| Rock Prairie W  | SH 6         | Longmire | 6 Ln Maj Art  | 81        | 700         | \$2,407,000 |
| Normand         | Rock Prairie | Arnold   | 2 Ln Min Coll | 38        | 800         | \$616,000   |

### **Method of Relocating Persons to be Displaced**

**“A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan”**

There is no intended displacement of residents.

Preliminary

## List of Project Costs

**“A detailed list describing the estimated project costs of the zone, including administrative expenses”**

The following table itemizes the project costs for the Zone for which reimbursement is available. Total project costs are estimated in today’s dollars to be \$5,904,000. Project costs include roadway improvements including design costs, sidewalks, streetlights, signals, pavers, enhanced vegetation etc. Of this amount administrative and implementation expenses are estimated to be \$100,000 over the 20 year life of the TIRZ. Pursuant to Chapter 311, Texas Tax Code, line items may be adjusted with approval of the TIRZ board of directors. These cost estimates will be revised as more detailed design occurs on the individual projects.

| <b>Estimated TIRZ Number 18 Project Costs</b>          |  |           |                  |
|--|--|-----------|------------------|
| <b>Estimated Infrastructure Costs</b>                  |  |           |                  |
| Rock Prairie Road West - Longmire to Normand           |  | \$        | 2,502,000        |
| Rock Prairie Road East - SH 6 to Bird Pond             |  |           | 3,302,000        |
| <b>Streets Subtotal</b>                                |  | <b>\$</b> | <b>5,804,000</b> |
| <b>Other Costs</b>                                     |  |           |                  |
| Developer Reimbursement Interest                       |  | \$        | -                |
| Organizational Costs, Zone Creation and Administration |  |           | 100,000          |
| Permitting and Related Fees                            |  |           | -                |
| <b>Subtotal</b>  |  | <b>\$</b> | <b>100,000</b>   |
| <b>Total Estimated Costs</b>                           |  | <b>\$</b> | <b>5,904,000</b> |

## **Statement of Public Works/Public Improvements**

**“A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone”**

The public infrastructure improvements that the TIRZ is designed to facilitate will be located throughout the Zone. These improvements will provide public infrastructure for the Medical District to include commercial and residential development. This infrastructure includes street widening projects. The Map on page 13 illustrates the location of the improvements within the Zone.

The following is a list of improvements to be made in the Zone using funds generated in the Zone.

### **Street Widening Infrastructure**

Rock Prairie Road West – From Longmire to Normand

Rock Prairie Road East – From SH 6 to Bird Pond

## Economic Feasibility Study

### **“A finding that the plan is economically feasible and an economic feasibility study”**

Included in the Medical District Master Plan and as part of its corresponding work efforts, the City’s consultant team conducted market research and a market analysis to determine the economic feasibility of 1,700 acres that encompasses the Zone and adopted Medical District. The analysis included, but was not limited to, medical/healthcare uses, retail/village center, senior housing, and single-family/multi-family housing. The market research, market analysis, and resulting development program can be found in the Appendix.

Prior to the adoption of the Final Financing Plan an Economic Feasibility Study will be completed on the estimated impact of the \$117,000,000 in new development that is projected over the life of the Zone.

Preliminary

## Estimated Amount of Bonded Indebtedness

**“The estimated amount of bonded indebtedness to be incurred”**

Bonds may be issued by the City of College Station and the MMD pursuant to an interlocal agreement with the Zone which pledges incremental revenue for debt service. Bond sizing will be based on the maximum amount Zone revenues could reasonably sustain according to the City’s financial advisor and market conditions at the time of issuance.

Preliminary



## Financing Methods and Expected Sources of Revenue

“A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone”

**Methods of Financing** – Within this Zone, the City will likely finance a portion of the cost of the projects through the sources outlined below.

**Sources of Tax Increment Revenues** – The tax increment revenue necessary to pay the project costs is expected to come from increased property values in the Zone due to the construction of new commercial and residential buildings in the Zone. A Participation Agreement will be entered into with Brazos County formalizing the level of participation from Brazos County.

### ***Captured Value***

The following schedule shows the residential and commercial development schedules, and the assessed valuations resulting from the development. This represents the estimated incremental property values associated with the development. It is estimated that there will be \$117,000,000 in captured property value in the Zone.

### ***Participation Levels***

City of College Station will participate at 100% of its ad valorem tax rate.

Brazos County is proposed to participate with only the M&O portion of its ad valorem tax rate at the following levels.

|             |      |             |     |
|-------------|------|-------------|-----|
| Years 1–5   | 0%   | Years 15-16 | 60% |
| Years 6-12  | 100% | Years 17-18 | 40% |
| Years 13-14 | 80%  | Years 19-20 | 20% |

### ***Estimated TIRZ Revenue***

The estimated captured property value in the Zone of \$117,000,000 will generate captured property tax revenue from the City of College Station and Brazos County totaling \$8.5 million over the life of the TIRZ. These new revenues will be used to pay for a portion of the costs in the Zone.



**Tax Increment Reinvestment Zone Number 18  
Preliminary Project Plan and Preliminary Financing Plan**

## Current Total Appraised Value of Property in the Zone

**“The current total appraised value of taxable real property in the zone”**

The current total appraised value of taxable real property within the Zone at the time of creation was \$ 146,667,620.

| PROP ID | OWNERNAME                            | EXEMPTCODE | LANDACRES | TOTALLANDV       | IMPVALUE          | TOTALVALUE        |     |                       |  |
|---------|--------------------------------------|------------|-----------|------------------|-------------------|-------------------|-----|-----------------------|--|
| R105926 | 3330 LONGMIRE PARTNERSHIP            |            | 0.06      | \$ 67,380.00     | \$ 368,430.00     | \$ 435,810.00     |     |                       |  |
| R112829 | 4101 COLLEGE STATION LLC             |            | 1.50      | \$ 445,950.00    | \$ -              | \$ 445,950.00     |     |                       |  |
| R114958 | ADAM GROUP MANAGEMENT SERVICES INC   |            | 2.20      | \$ 478,860.00    | \$ -              | \$ 478,860.00     |     |                       |  |
| R354480 | ADAM GROUP MANAGEMENT SERVICES INC   |            | 6.22      | \$ 1,354,930.00  | \$ -              | \$ 1,354,930.00   |     |                       |  |
| R80073  | ADAM GROUP MANAGEMENT SERVICES INC   |            | 2.28      | \$ 902,590.00    | \$ -              | \$ 902,590.00     |     |                       |  |
| R305877 | ADAM GROUP MANAGEMENT SERVICES INC & |            | 2.08      | \$ 271,820.00    | \$ -              | \$ 271,820.00     |     |                       |  |
| R305878 | ADAM GROUP MANAGEMENT SERVICES INC & |            | 1.58      | \$ 310,240.00    | \$ -              | \$ 310,240.00     |     |                       |  |
| R105327 | ANGEL HERMANOS LTD                   |            | 2.75      | \$ 688,790.00    | \$ 3,426,480.00   | \$ 4,115,270.00   |     |                       |  |
| R105323 | ARCHLAND PROPERTY II L.P.            |            | 1.69      | \$ 1,029,410.00  | \$ 963,610.00     | \$ 1,993,020.00   |     |                       |  |
| R13824  | ARNOLD OLIVE HANNA                   | HS, OV65   | 14.84     | \$ 326,480.00    | \$ 44,040.00      | \$ 370,520.00     |     |                       |  |
| R37908  | AUTOMOTIVE RECONSTRUCTION            |            | 1.80      | \$ 176,010.00    | \$ 545,990.00     | \$ 722,000.00     |     |                       |  |
| R114473 | BARKER THOMAS R & DEBORAH LYNN       |            | 2.45      | \$ 589,640.00    | \$ -              | \$ 589,640.00     |     |                       |  |
| R37917  | BENNETT BLAKE PARTNERSHIP            |            | 0.65      | \$ 56,420.00     | \$ 231,630.00     | \$ 288,050.00     |     |                       |  |
| R13914  | BLUE DOLPHIN CLUB INC                |            | 2.12      | \$ 599,130.00    | \$ 99,930.00      | \$ 699,060.00     |     |                       |  |
| R37913  | BORLO LLC                            |            | 1.20      | \$ 104,450.00    | \$ 604,640.00     | \$ 709,090.00     |     |                       |  |
| R37904  | BRAZOS VALLEY HOTEL LP               |            | 3.39      | \$ 775,260.00    | \$ 958,370.00     | \$ 1,733,630.00   |     |                       |  |
| R109427 | CENTRO NP HOLDINGS 1 SPE LLC         |            | 0.30      | \$ 184,440.00    | \$ 223,210.00     | \$ 407,650.00     |     |                       |  |
| R106682 | CENTRO NP HOLDINGS 1 SPE LLC         |            | 6.20      | \$ 1,755,750.00  | \$ 4,729,890.00   | \$ 6,485,640.00   |     |                       |  |
| R105317 | CENTRO NP HOLDINGS 1 SPE LLC         |            | 6.05      | \$ 1,711,870.00  | \$ 4,872,970.00   | \$ 6,584,840.00   |     |                       |  |
| R72806  | COLLEGE STATION CITY OF              | EX         | 34.47     | \$ 1,501,510.00  | \$ 5,165,770.00   | \$ 6,667,280.00   |     |                       |  |
| R115094 | COLLEGE STATION CITY OF              | EX         | 1.00      | \$ 311,450.00    | \$ -              | \$ 311,450.00     |     |                       |  |
| R40251  | COLLEGE STATION CITY OF              | EX         | 42.03     | \$ 2,288,530.00  | \$ 1,000,000.00   | \$ 3,288,530.00   |     |                       |  |
| R30509  | COLLEGE STATION HOSPITAL L.P.        |            | 0.83      | \$ 226,590.00    | \$ -              | \$ 226,590.00     |     |                       |  |
| R303134 | COLLEGE STATION HOSPITAL L.P.        |            | 0.59      | \$ 77,100.00     | \$ -              | \$ 77,100.00      |     |                       |  |
| R81704  | COLLEGE STATION HOSPITAL L.P.        |            | 1.02      | \$ 155,510.00    | \$ -              | \$ 155,510.00     |     |                       |  |
| R105326 | COLLEGE STATION HOSPITAL L.P.        |            | 3.21      | \$ 489,400.00    | \$ -              | \$ 489,400.00     |     |                       |  |
| R105325 | COLLEGE STATION HOSPITAL L.P.        |            | 1.81      | \$ 275,950.00    | \$ -              | \$ 275,950.00     |     |                       |  |
| R105324 | COLLEGE STATION HOSPITAL L.P.        |            | 1.26      | \$ 192,100.00    | \$ -              | \$ 192,100.00     |     |                       |  |
| R80075  | COLLEGE STATION HOSPITAL L.P.        |            | 22.18     | \$ 3,381,410.00  | \$ 34,933,420.00  | \$ 38,314,830.00  |     |                       |  |
| R305097 | COLLEGE STATION HOSPITAL L.P.        |            | 1.26      | \$ 192,100.00    | \$ -              | \$ 192,100.00     |     |                       |  |
| R37906  | CORPORATE PROPERTY ASSOC 8 LP        |            | 0.94      | \$ 92,420.00     | \$ 330,520.00     | \$ 422,940.00     |     |                       |  |
| R305879 | CS MEDICAL PROPERTIES LLC            |            | 1.50      | \$ 391,700.00    | \$ 1,850,860.00   | \$ 2,242,560.00   |     |                       |  |
| R37903  | D&D MOVING & STORAGE INC             |            | 0.60      | \$ 89,580.00     | \$ 79,440.00      | \$ 169,020.00     |     |                       |  |
| R99946  | DEMILA ARLUNA & VASU D               |            | 1.62      | \$ 352,840.00    | \$ -              | \$ 352,840.00     |     |                       |  |
| R363603 | DUKE REALTY COLLEGE STATION DEV LLC  |            | 1.00      | \$ 138,030.00    | \$ -              | \$ 138,030.00     |     |                       |  |
| R360546 | IHD PROPERTIES LLC                   |            | 2.77      | \$ 352,930.00    | \$ -              | \$ 352,930.00     |     |                       |  |
| R108125 | IM MOTORCYCLE CAPITAL CO LTD         |            | 2.32      | \$ 656,880.00    | \$ 1,402,830.00   | \$ 2,059,710.00   |     |                       |  |
| R105318 | INLAND PARTNERS ROCK PRAIRIE LTD     |            | 2.47      | \$ 1,073,760.00  | \$ 2,054,300.00   | \$ 3,128,060.00   |     |                       |  |
| R103930 | INTEGRA COLLEGE STATION LLC          |            | 0.17      | \$ 150,000.00    | \$ 767,810.00     | \$ 917,810.00     |     |                       |  |
| R77058  | KAHAN FAMILY LIMITED PARTNERSHIP     |            | 1.93      | \$ 672,860.00    | \$ -              | \$ 672,860.00     |     |                       |  |
| R304520 | LEHTONEN INVESTMENTS LTD             |            | 0.69      | \$ 268,740.00    | \$ 278.00         | \$ 269,018.00     |     |                       |  |
| R304518 | LEHTONEN INVESTMENTS LTD             |            | 1.69      | \$ 661,100.00    | \$ 1,139,252.00   | \$ 1,800,352.00   |     |                       |  |
| R304521 | LEHTONEN INVESTMENTS LTD             |            | 0.47      | \$ 9,170.00      | \$ -              | \$ 9,170.00       |     |                       |  |
| R304519 | LEHTONEN INVESTMENTS LTD             |            | 0.57      | \$ 224,550.00    | \$ -              | \$ 224,550.00     |     |                       |  |
| R103927 | LEWALLEN WILLIAM E & DIANA A         |            | 0.07      | \$ 75,380.00     | \$ 335,130.00     | \$ 410,510.00     |     |                       |  |
| R103924 | LONGMIRE PLACE OWNERS ASSOC INC      |            | 1.71      | \$ -             | \$ -              | \$ -              |     |                       |  |
| R37918  | LONGMIRE PROFESSIONAL BUILDING LTD   |            | 1.11      | \$ 97,020.00     | \$ 843,370.00     | \$ 940,390.00     |     |                       |  |
| R112830 | M D WHEELER LTD                      |            | 2.50      | \$ 707,850.00    | \$ -              | \$ 707,850.00     |     |                       |  |
| R77057  | MCCLURE MICHAEL R & MILDRED          |            | 0.61      | \$ 58,740.00     | \$ 616,440.00     | \$ 675,180.00     |     |                       |  |
| R103931 | MWM CORP                             |            | 0.16      | \$ 140,260.00    | \$ 510,760.00     | \$ 651,020.00     |     |                       |  |
| R37914  | PGW INVESTMENTS LLC                  |            | 1.27      | \$ 166,500.00    | \$ 341,460.00     | \$ 507,960.00     |     |                       |  |
| R37919  | PIRI ENTERPRISES INC                 |            | 4.58      | \$ 448,880.00    | \$ -              | \$ 448,880.00     |     |                       |  |
| R37910  | PRINCE JOHN                          |            | 1.07      | \$ 93,280.00     | \$ 213,190.00     | \$ 306,470.00     |     |                       |  |
| R98330  | PROSPERITY BANK                      |            | 1.43      | \$ 983,210.00    | \$ 1,535,140.00   | \$ 2,438,350.00   |     |                       |  |
| R95149  | ROCK PRAIRIE ROAD LLC                |            | 1.08      | \$ 519,410.00    | \$ 406,160.00     | \$ 925,570.00     |     |                       |  |
| R37923  | ROSENBAUM-SCHOENVOGEL INVESTMENTS LP |            | 1.99      | \$ 866,340.00    | \$ 914,870.00     | \$ 1,781,210.00   |     |                       |  |
| R102047 | ROSENBAUM-SCHOENVOGEL INVESTMENTS LP |            | 3.02      | \$ 855,080.00    | \$ 4,714,100.00   | \$ 5,569,180.00   |     |                       |  |
| R102046 | ROSENBAUM-SCHOENVOGEL INVESTMENTS LP |            | 4.00      | \$ 1,132,560.00  | \$ 4,182,410.00   | \$ 5,314,970.00   |     |                       |  |
| R108126 | RSCS ENTERPRISES LP                  |            | 4.00      | \$ 1,087,260.00  | \$ 1,268,940.00   | \$ 2,356,200.00   |     |                       |  |
| R359007 | RSCS ENTERPRISES LP                  |            | 0.87      | \$ 209,990.00    | \$ 849,110.00     | \$ 1,059,100.00   |     |                       |  |
| R93224  | RUGG INVESTMENTS LLC                 |            | 0.71      | \$ 62,160.00     | \$ 440,270.00     | \$ 502,430.00     |     |                       |  |
| R103928 | RVE FRIENDS LTD                      |            | 0.06      | \$ 67,500.00     | \$ 351,410.00     | \$ 418,910.00     |     |                       |  |
| R37905  | SCARMARDO INVESTMENTS LTD            |            | 1.96      | \$ 192,100.00    | \$ 687,610.00     | \$ 879,710.00     |     |                       |  |
| R360747 | SCOTT & WHITE HEALTHCARE             | EX         | 36.12     | \$ 4,985,670.00  | \$ 36,589,600.00  | \$ 41,575,270.00  |     |                       |  |
| R360753 | SCOTT & WHITE HEALTHCARE             |            | 1.81      | \$ 442,020.00    | \$ -              | \$ 442,020.00     |     |                       |  |
| R360752 | SCOTT & WHITE HEALTHCARE             |            | 24.37     | \$ 4,916,340.00  | \$ -              | \$ 4,916,340.00   |     |                       |  |
| R360754 | SCOTT & WHITE HEALTHCARE             |            | 0.68      | \$ 115,520.00    | \$ -              | \$ 115,520.00     |     |                       |  |
| R360751 | SCOTT & WHITE HEALTHCARE             |            | 5.38      | \$ 1,397,400.00  | \$ -              | \$ 1,397,400.00   |     |                       |  |
| R360755 | SCOTT & WHITE HEALTHCARE             |            | 2.57      | \$ 382,030.00    | \$ -              | \$ 382,030.00     |     |                       |  |
| R360756 | SCOTT & WHITE HEALTHCARE             |            | 1.09      | \$ 173,600.00    | \$ -              | \$ 173,600.00     |     |                       |  |
| R360749 | SCOTT & WHITE HEALTHCARE             |            | 10.86     | \$ 2,190,870.00  | \$ -              | \$ 2,190,870.00   |     |                       |  |
| R360748 | SCOTT & WHITE HEALTHCARE             |            | 7.68      | \$ 1,712,430.00  | \$ -              | \$ 1,712,430.00   |     |                       |  |
| R360750 | SCOTT & WHITE HEALTHCARE             |            | 7.16      | \$ 1,596,490.00  | \$ -              | \$ 1,596,490.00   |     |                       |  |
| R114247 | SCP COLLEGE STATION I LTD            |            | 1.67      | \$ 1,019,410.00  | \$ 545,830.00     | \$ 1,565,240.00   |     |                       |  |
| R89925  | SECURICARE PROPERTIES I LLC          |            | 3.64      | \$ 475,020.00    | \$ 1,204,420.00   | \$ 1,679,440.00   |     |                       |  |
| R37907  | SENDERO COMMERCIAL INVESTMENTS       |            | 2.05      | \$ 468,820.00    | \$ 1,652,860.00   | \$ 2,121,680.00   |     |                       |  |
| R13872  | SNS INVESTMENTS LLC                  |            | 0.91      | \$ 5,640.00      | \$ -              | \$ 5,640.00       |     |                       |  |
| R77288  | SNS INVESTMENTS LLC                  |            | 10.44     | \$ 613,880.00    | \$ 340,330.00     | \$ 954,210.00     |     |                       |  |
| R37921  | TAYLOR RUTH ESTATE                   |            | 1.62      | \$ 423,400.00    | \$ 696,600.00     | \$ 1,120,000.00   |     |                       |  |
| R103925 | TENO SOFTWARE SOLUTIONS              |            | 0.06      | \$ 67,380.00     | \$ 271,160.00     | \$ 338,540.00     |     |                       |  |
| R13874  | TEXAS HOTEL MANAGEMENT CORP          |            | 17.06     | \$ 648,240.00    | \$ -              | \$ 648,240.00     |     |                       |  |
| R103929 | TEXAS T&C PROPERTIES LLC             |            | 0.07      | \$ 75,000.00     | \$ 333,590.00     | \$ 408,590.00     |     |                       |  |
| R89224  | THE BRAZOS VALLEY MASONIC LIBRARY    | EX         | 1.88      | \$ 307,100.00    | \$ 587,930.00     | \$ 895,030.00     |     |                       |  |
| R95151  | TIGER HOLDINGS INC                   |            | 0.88      | \$ 544,990.00    | \$ 370,210.00     | \$ 915,200.00     |     |                       |  |
| R37911  | TWC PROPERTIES LLC                   |            | 0.90      | \$ 88,130.00     | \$ 379,260.00     | \$ 467,390.00     |     |                       |  |
| R10659  | UVACES EDWARD & BEATRICE G           |            | 14.27     | \$ 1,553,790.00  | \$ -              | \$ 1,553,790.00   |     |                       |  |
| R354995 | WEINGARTEN INVESTMENTS INC           |            | 8.91      | \$ 3,153,580.00  | \$ -              | \$ 3,153,580.00   |     |                       |  |
| R37922  | WELLS FARGO                          |            | 1.84      | \$ 1,122,100.00  | \$ 526,690.00     | \$ 1,648,790.00   |     |                       |  |
| R86648  | WHATABURGER INC                      |            | 0.96      | \$ 542,970.00    | \$ 421,310.00     | \$ 964,280.00     |     |                       |  |
| R81855  | WINSLOW JACK E JR & DONNA B          |            | 0.52      | \$ 272,380.00    | \$ 86,190.00      | \$ 358,570.00     |     |                       |  |
| R13921  | WINSLOW JACK E JR & DONNA B          |            | 2.43      | \$ 1,270,750.00  | \$ 72,690.00      | \$ 1,343,440.00   |     |                       |  |
| R105421 | WOODCREEK PARTNERS LP                |            | 4.33      | \$ 754,220.00    | \$ 6,207,710.00   | \$ 6,961,930.00   |     |                       |  |
| R13809  | WU HSIN-I & SANCY                    |            | 0.46      | \$ 25,760.00     | \$ 130,580.00     | \$ 156,340.00     |     |                       |  |
|         |                                      |            | 392.53    | \$ 64,984,180.00 | \$ 134,421,000.00 | \$ 199,405,180.00 | (=) | Appraised Value       |  |
|         |                                      |            |           |                  |                   | \$ 52,737,560.00  | (-) | Exempt                |  |
|         |                                      |            |           |                  |                   | \$ 146,667,620.00 | (=) | Taxable Real Property |  |



## Duration of Zone

### “The duration of the zone”

The duration of the Zone is 20 years. The TIRZ will take effect on the date it is created. January 1, 2012 will be established as the base year and the TIRZ will terminate on December 31, 2032, or the date when all project costs are paid and all debt is retired, or by subsequent city ordinance terminating the Zone.

Preliminary

**Appendix**

Preliminary

**Estimated TIRZ Number 18 Project Costs**

| <b>Estimated TIRZ Number 18 Project Costs</b>          |  |           |                  |
|--|--|-----------|------------------|
| <b>Estimated Infrastructure Costs</b>                  |  |           |                  |
| Rock Prairie Road West - Longmire to Normand           |  | \$        | 2,502,000        |
| Rock Prairie Road East - SH 6 to Bird Pond             |  |           | 3,302,000        |
| <b>Streets Subtotal</b>                                |  | <b>\$</b> | <b>5,804,000</b> |
| <b>Other Costs</b>                                     |  |           |                  |
| Developer Reimbursement Interest                       |  | \$        | -                |
| Organizational Costs, Zone Creation and Administration |  |           | 100,000          |
| Permitting and Related Fees                            |  |           | -                |
| <b>Subtotal</b>  |  | <b>\$</b> | <b>100,000</b>   |
| <b>Total Estimated Costs</b>                           |  | <b>\$</b> | <b>5,904,000</b> |

Preliminary



**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777

Tax Increment Reinvestment Zone  
area A – 482.88 acres  
College Station, Texas  
December 2012

All that certain tract or parcel of land lying and being situated in the Crawford Burnett league (abstract no. 7), Robert Stevenson league (abstract no. 54) and Thomas Caruthers league (abstract no. 9) in College Station, Brazos County, Texas, generally being an area centered around the intersection of Rock Prairie Road and State Highway no. 6, and the boundary being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (60 feet south of surveyed centerline) and the east boundary of Block 7 of the Scott & White Healthcare Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot 1, Block 7 of said subdivision, and from where the City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence along the east boundary lines of said Scott & White subdivision as follows:

S 2° 42' 34" E – 1023.83 feet, S 50° 49' 32" W – 930.60 feet, S 47° 37' 11" E – 128.13 feet and S 41° 15' 39" W – 1224.44 feet to the northeast right-of-way line of State Highway no. 6;

Thence along the said highway northeast right-of-way lines as follows:

S 34° 27' 26" E – 55.00 feet, S 27° 43' 31" E – 192.30 feet, S 36° 45' 17" E – 383.87 feet and S 42° 27' 25" E – 105.18 feet to a southeast line of that M.D. Wheeler, Ltd. 10.01 acre Tract One (vol. 3007, pg. 341);

Thence along the southeast lines of said M.D. Wheeler Tract One and the southwest lines of 71.52 acre Tract Two as follows:

N 41° 43' 32" E – 194.25 feet, N 21° 27' 46" E – 145.09 feet, S 46° 46' 09" E – 304.24 feet and S 47° 42' 33" E – 177.08 feet to the west corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

Thence along the north, east and south lines of said IHD Properties tract as follows:

N 72° 19' 02" E – 202.14 feet, S 47° 42' 56" E – 638.83 feet and S 42° 17' 04" W – 175.00 feet to the northeast common corner of the Harley Subdivision (vol. 3961, pg. 236) and Cooper's Subdivision (vol. 4708, pg. 230) in a southwest line of said Wheeler Tract Two;

Thence S 47° 42' 16" E – 1053.70 feet along the northeast line of said Cooper's Subdivision and continuing along the northeast line of the Barker Subdivision (vol. 5101, pg. 182) to its east corner;

Thence S 38° 51' 07" W – 279.95 feet along the southeast line of said Barker Subdivision to its south corner in the northeast line of State Highway no. 6, also being a west corner of the City of College Station 46.60 acre tract (vol. 3310, pg. 321);

Thence crossing said highway and along its southwest right-of-way lines as follows:

S 58° 32' 52" W – 371.50 feet, N 49° 25' 00" W – 238.23 feet, N 43° 42' 22" W – 201.00 feet, N 49° 25' 00" W – 1400.00 feet, N 46° 52' 14" W – 413.20 feet, N 38° 34' 52" W – 507.10 feet, N 32° 13' 53" W – 534.28 feet, N 27° 56' 32" W – 200.56 feet, N 32° 13' 53" W – 400.00 feet, N 35° 05' 29" W – 200.28 feet and N 82° 25' 23" W – 78.10 feet to the westerly north corner of Lot 1, Block 1 of Graham Corner Plaza (vol. 5878, pg. 129) in the southeast line of Graham Road;

Thence N 40° 30' 48" W – 71.60 feet across Graham Road to the east corner of the remainder of the Jack E. Winslow, Jr. 3.0 acre tract (vol. 2291, pg. 140 and vol. 2835, pg. 180) in the northwest line of Graham Road (vol. 2086, pg. 58);

Thence along the northwest right-of-way line of Graham Road as follows:

S 41° 41' 25" W – 433.76 feet, N 32° 18' 49" W – 4.79 feet, S 41° 40' 07" W – 268.44 feet, S 41° 31' 43" W – 131.06 feet to the northeast line of Longmire Drive, S 39° 15' 59" W – 111.70 feet across Longmire Drive, S 41° 33' 01" W – 898.96 feet, S 42° 04' 18" W – 521.46 feet and S 41° 03' 13" W – 698.60 feet to the southwest line of the F.M. and Olive Arnold 50 acre tract (vol. 200, pg. 445);

Thence N 47° 50' 34" W – 1570.55 feet along the said southwest line of the Arnold tract to the south corner of the Sancy and Hsin Wu 0.46 acre tract (vol. 2336, pg. 233);

Thence N 47° 26' 15" W – 219.05 feet along the southwest line of the Wu tract to the north corner of the Carroll Addition (vol. 5229, pg. 47);

Thence N 47° 33' 07" W – 69.71 feet across Arnold Road to the north corner of the 0.156 acre road dedication tract (vol. 5027, pg. 162);

Thence along the northwest lines of Arnold Road as follows:

S 63° 10' 11" W – 180.26 feet, to the beginning of a tangent curve to the left with a radius of 405.00 feet, along said curve through a central angle of 17° 37' 25" to the end of said curve, and S 55° 19' 37" W – 5.32 feet to the east corner of the City of College Station 9.93 acre tract (vol. 448, pg. 230);

Thence along the south, west and north boundary of Brian Bachmann Athletic Park (formerly Southwood Athletic Park) and continuing along Rock Prairie Road as follows:

S 41° 59' 07" W – 1027.13 feet along the northwest line of Arnold Road and southeast lines of the said City 9.93 acre tract and the City 15.89 acre tract (vol. 448, pg. 232), N 43° 45' 01" W – 1185.92 feet, along the southwest line of said 15.89 acre tract to the southeast right-of-way line of Rock Prairie Road (80' R.O.W. - vol. 779, pg. 571), N 51° 57' 01" E – 1177.50 feet along said southeast line of Rock Prairie Road to the beginning of a tangent curve to the right with a radius of 1006.62 feet in the southeast boundary of Southwood Terrace Phase 3-C

(vol. 523, pg. 431), along said curve through a central angle of  $8^{\circ} 11' 51''$  to the point of tangency,  $N 60^{\circ} 08' 52'' E - 1486.99$  feet along the southeast boundary of Southwood Terrace Phase 3-B (vol. 579, pg. 380) and Phase 3-A (vol. 519, pg. 378) to the beginning of a tangent curve to the right with a radius of 960.00 feet, along said curve through a central angle of  $18^{\circ} 38' 31''$  to the point of tangency,  $N 78^{\circ} 47' 23'' E - 14.90$  feet and  $N 11^{\circ} 12' 37'' W - 79.72$  feet across Rock Prairie Road to the southwest corner of the Remington Subdivision (vol. 1239, pg. 219);

Thence along the west boundary lines of said Remington Subdivision, the northwest boundary of Tract B, Ponderosa Place Section Two (vol. 2680, pg. 321) and Longmire Place (vol. 3377, pg. 155) and along the southwest boundary of Ponderosa Place (vol. 490, pg. 169) as follows:

$N 26^{\circ} 55' 04'' W - 252.32$  feet,  $N 17^{\circ} 18' 19'' E - 259.07$  feet,  $N 42^{\circ} 34' 17'' E - 624.79$  feet and  $N 40^{\circ} 39' 13'' W - 796.43$  feet to the west corner of Lot 4, Block 21 of Ponderosa Place, in the southeast line of Ponderosa Road;

Thence  $N 49^{\circ} 20' 47'' E - 1150.00$  feet, along the southeast right-of-way line of Ponderosa Road, to the north corner of Lot 1, Block 19 of Ponderosa Place, in the southwest right-of-way of State Highway no. 6;

Thence along the said highway southwest right-of-way lines as follows:

$S 40^{\circ} 39' 13'' E - 480.00$  feet,  $S 32^{\circ} 12' 28'' E - 185.04$  feet,  $S 41^{\circ} 13' 02'' E - 80.23$  feet and  $S 17^{\circ} 22' 13'' E - 34.06$  feet to the southeast line of Lot 1, Block 20 of Ponderosa Place;

Thence  $N 78^{\circ} 53' 01'' E - 493.32$  feet, across State Highway no. 6 to the west corner of Lot 2-B, Block One of Cornerstone Commercial Section One (vol. 3922, pg. 282) in the southeast right-of-way line of Woodcreek Drive;

Thence along the southeast right-of-way of Woodcreek Drive as follows:

Along the arc of a curve to the right with a radius of 890.00 feet, through a central angle of  $9^{\circ} 52' 07''$ , the chord of which bears  $N 52^{\circ} 46' 54'' E - 153.10$  feet,  $N 57^{\circ} 42' 58'' E - 318.00$  feet to the beginning of a tangent curve to the left with a radius of 835.00 feet, along said curve through a central angle of  $8^{\circ} 00' 00''$  to the north corner of Lot 1 (vol. 3283, pg. 201);

Thence along the northeast lines of Lot 1 and Lot 2-A of said Cornerstone Commercial Section One as follows:

$S 40^{\circ} 17' 03'' E - 155.81$  feet to the east common corner of Lot 1 and Lot 2-A and the beginning of a tangent curve to the right with a radius of 600.00 feet, along said arc through a central angle of  $16^{\circ} 01' 29''$  to the point of tangency, and  $S 24^{\circ} 15' 34'' E - 280.69$  feet to the most easterly corner of said Lot 2-A;

Thence along the south boundary lines of Woodcreek Section 4 (vol. 1315, pg. 217), Section Six South (vol. 2109, pg. 199) and Section Seven (vol. 2580, pg. 113), defining the north boundary lines of the remainder of the Edward Jr. and Beatrice Uvaceck tract (vol. 274, pg. 383 and vol. 321, pg. 664), as follows:

$N 24^{\circ} 13' 07'' E - 555.17$  feet,  $N 79^{\circ} 45' 53'' E - 313.69$  feet,  $S 48^{\circ} 05' 30'' E - 216.00$  feet,  $S 44^{\circ} 28' 03'' E - 75.26$  feet,  $S 28^{\circ} 11' 32'' E - 108.12$  feet,  $S 34^{\circ} 34' 23'' E - 162.74$  feet,

S 39° 46' 00" E – 149.62 feet, S 44° 34' 42" E – 282.83 feet, N 24° 16' 33" E – 134.65 feet and N 68° 52' 20" E – 230.83 feet to the northwest corner of the Riviera Addition (vol. 6607, pg. 97);

Thence S 15° 28' 15" E – 269.56 feet, along the west line of said Riviera Addition, to the north right-of-way line of Rock Prairie Road East (59.0 feet north of surveyed centerline);

Thence S 86° 27' 34" E – 961.09 feet, along said north right-of-way line, to its intersection with an extension of the east boundary of Block 7 of the Scott & White Healthcare Subdivision;

Thence S 2° 42' 34" E – 120.04 feet, across Rock Prairie Road, to the Point of Beginning and containing 482.88 acres of land more or less.

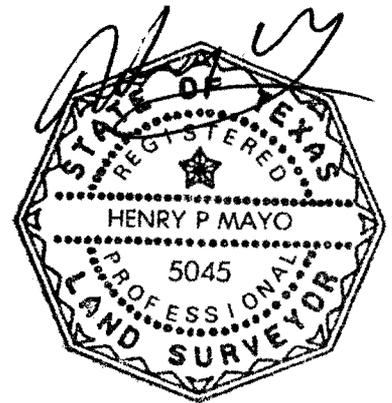
Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

Volume and page numbers cited refer to the Brazos County public records.

No monuments were set for this survey and found monuments are not cited.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

See survey plat prepared with this description, dated December 2012.

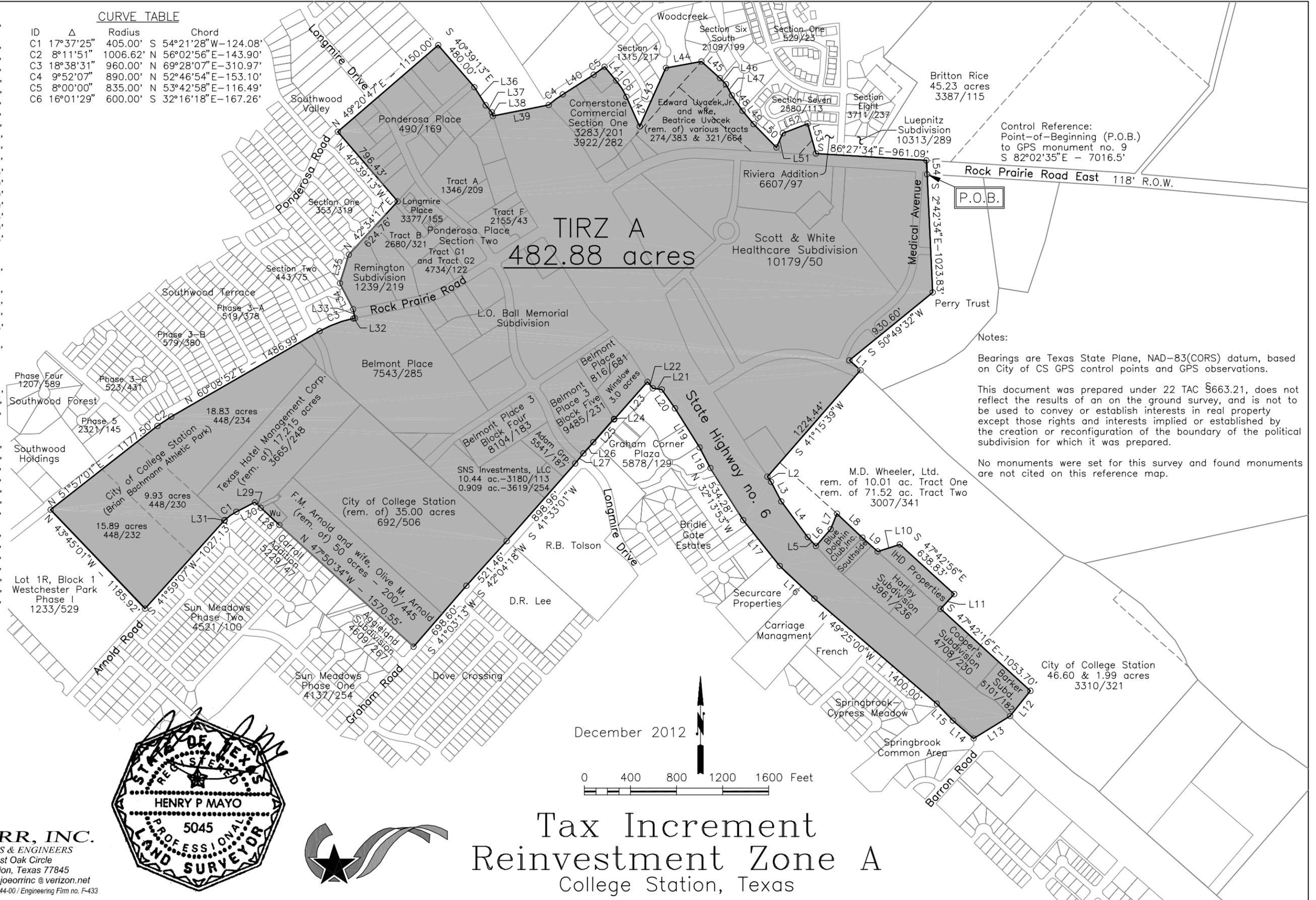


**LINE TABLE**

|     |   |           |   |          |
|-----|---|-----------|---|----------|
| L1  | S | 47°37'11" | E | -128.13' |
| L2  | S | 34°27'26" | E | -55.00'  |
| L3  | S | 27°43'31" | E | -192.30' |
| L4  | S | 36°45'17" | E | -383.87' |
| L5  | S | 42°27'25" | E | -105.18' |
| L6  | N | 41°43'32" | E | -194.25' |
| L7  | N | 21°27'46" | E | -145.09' |
| L8  | S | 46°46'09" | E | -304.24' |
| L9  | S | 47°42'33" | E | -177.08' |
| L10 | N | 72°19'02" | E | -202.14' |
| L11 | S | 42°17'04" | W | -175.00' |
| L12 | S | 38°51'07" | W | -279.95' |
| L13 | S | 58°32'52" | W | -371.50' |
| L14 | N | 49°25'00" | W | -238.23' |
| L15 | N | 43°42'22" | W | -201.00' |
| L16 | N | 46°52'14" | W | -413.20' |
| L17 | N | 38°34'52" | W | -507.10' |
| L18 | N | 27°56'32" | W | -200.56' |
| L19 | N | 32°13'53" | W | -400.00' |
| L20 | N | 35°05'29" | W | -200.28' |
| L21 | N | 82°25'23" | W | -78.10'  |
| L22 | N | 40°30'48" | W | -71.60'  |
| L23 | S | 41°41'25" | W | -433.76' |
| L24 | N | 32°18'49" | W | -4.79'   |
| L25 | S | 41°40'07" | W | -268.44' |
| L26 | S | 41°31'43" | W | -131.06' |
| L27 | S | 39°15'59" | W | -111.70' |
| L28 | N | 47°26'15" | W | -219.05' |
| L29 | N | 47°33'07" | W | -69.71'  |
| L30 | S | 63°10'11" | W | -180.26' |
| L31 | S | 55°19'37" | W | -5.32'   |
| L32 | N | 78°47'23" | E | -14.90'  |
| L33 | N | 11°12'37" | W | -79.72'  |
| L34 | N | 26°55'04" | W | -252.32' |
| L35 | N | 17°18'19" | E | -259.07' |
| L36 | S | 32°12'28" | E | -185.04' |
| L37 | S | 41°13'02" | E | -80.23'  |
| L38 | S | 17°22'13" | E | -34.06'  |
| L39 | N | 78°53'01" | E | -493.32' |
| L40 | N | 57°42'58" | E | -318.00' |
| L41 | S | 40°17'03" | E | -155.81' |
| L42 | S | 24°15'34" | E | -280.69' |
| L43 | N | 24°13'07" | E | -555.17' |
| L44 | N | 79°45'53" | E | -313.69' |
| L45 | S | 48°05'30" | E | -216.00' |
| L46 | S | 44°28'03" | E | -75.26'  |
| L47 | S | 28°11'32" | E | -108.12' |
| L48 | S | 34°34'23" | E | -162.74' |
| L49 | S | 39°46'00" | E | -149.62' |
| L50 | S | 44°34'42" | E | -282.83' |
| L51 | N | 24°16'33" | E | -134.65' |
| L52 | N | 68°52'20" | E | -230.83' |
| L53 | S | 15°28'15" | E | -269.56' |
| L54 | S | 2°42'34"  | E | -120.04' |

**CURVE TABLE**

| ID | Δ         | Radius   | Chord                |
|----|-----------|----------|----------------------|
| C1 | 17°37'25" | 405.00'  | S 54°21'28"W-124.08' |
| C2 | 8°11'51"  | 1006.62' | N 56°02'56"E-143.90' |
| C3 | 18°38'31" | 960.00'  | N 69°28'07"E-310.97' |
| C4 | 9°52'07"  | 890.00'  | N 52°46'54"E-153.10' |
| C5 | 8°00'00"  | 835.00'  | N 53°42'58"E-116.49' |
| C6 | 16°01'29" | 600.00'  | S 32°16'18"E-167.26' |



Control Reference:  
Point-of-Beginning (P.O.B.)  
to GPS monument no. 9  
S 82°02'35"E - 7016.5'

P.O.B.

**Notes:**

Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

No monuments were set for this survey and found monuments are not cited on this reference map.

**JOE ORR, INC.**  
SURVEYORS & ENGINEERS  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777 joeorrinc@verizon.net  
TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433



**Tax Increment  
Reinvestment Zone A**  
College Station, Texas

## 3 - Healthcare Trends & Demographics



### Healthcare Drivers

Both in the College Station area and nationwide, healthcare is a large, strong and growing industry—in sharp contrast to most other sectors of the nation’s economy over the past three years. The fundamental drivers of this growth are:

- The growing number of Americans who are over 65 years of age.
- General population growth.
- Affluent demographic groups around the globe that will travel if necessary to seek out the best healthcare and wellness facilities available.
- National policy that has expanded the number of citizens covered by insurance.
- Strong continued growth potential for the biosciences, pharmaceutical, medical devices, and related industries.
- The growing awareness of the need and benefits for health and wellness programs.

### The Graying of America

Throughout their lives—as America’s largest generation—baby boomers (born between 1946 and 1964) have made headlines. This continues today, as economists, demographers and forecasters attempt to discern the impacts that aging baby boomers will have on America in the 21st century. The impact will be broad and will include impacts to the workplace, public policy, retail and other facets of life. **Figure 5** shows the dramatically changing shape of America’s population over the past half-century. Between 2010 and 2040, the US Census projects that the number of Americans over the age of 65 will double—from approximately 40 million today, to 80 million in 2040. Beginning in January 2011, and over the next 19 years, at least 10,000 baby boomers per day will turn 65.

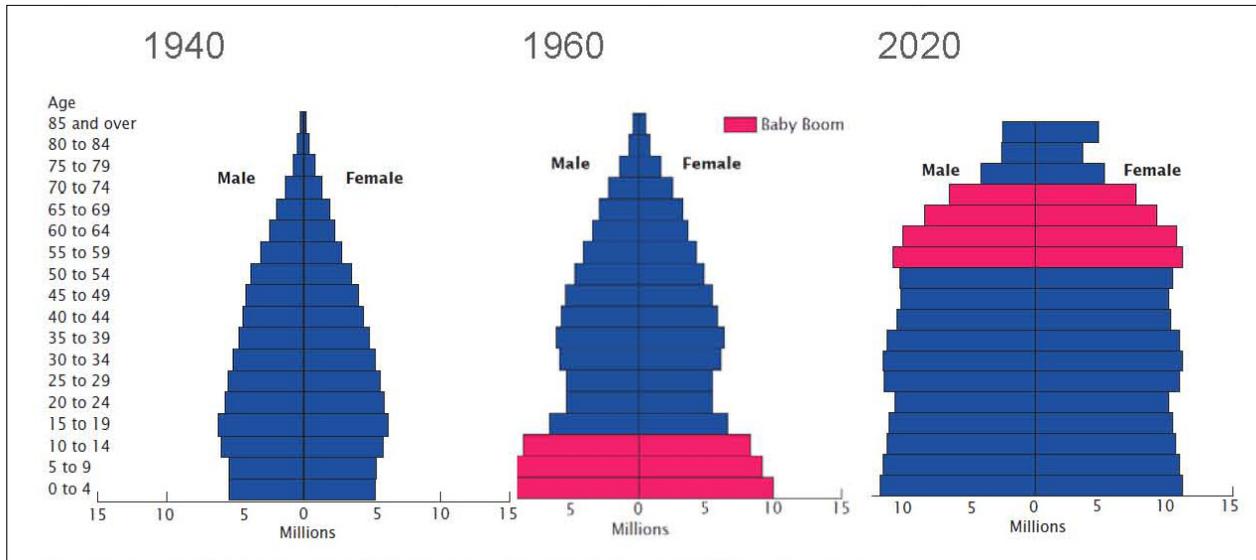


Figure 5. America's Population: From Pyramid to Rectangle  
 Source: US Bureau of Census, Leland Consulting Group

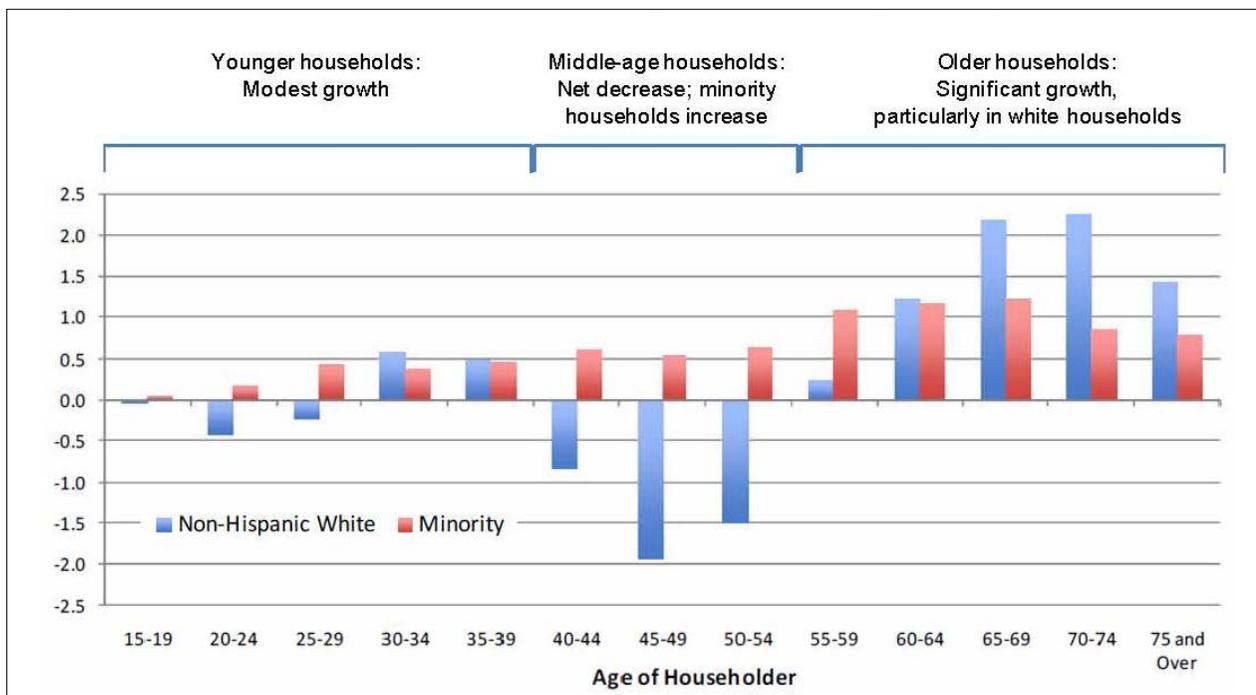


Figure 6. Nationwide Household Growth, 2010 – 2020 (Millions)  
 Source: Joint Center for Housing Studies at Harvard University, Leland Consulting Group

Figure 6 underscores the scale of the growth in older households nationwide, while also illustrating some additional elements of the nation's changing demographics. This data also portends a growing need for smaller dwelling units with a richer variety. As referenced above, the greatest amount of overall household growth during the coming decade will come from the baby boomer generation. Younger households, with heads-of-households younger than 40 years of age, will also grow—though at a lesser pace. In particular, households aged 25 to 34—a key demographic that drives apartment demand and development—will experience strong growth. The number of middle-age households, however, will decrease, because of the relatively small number of “Generation X” (born between the early to mid 1960s and the early 1980s) households compared to baby boomers. The decrease in this age group—which has the largest percentage of families and children—suggests that the single-family housing market will continue to stagnate for some time. However, there will be a growth in the number of minority-headed middle-age households.

### Seniors Drive Healthcare Demand

America's aging population will require more medical and healthcare services. Healthcare industry experts estimate that as much as 60 percent of all physician demand is driven by the 65-plus population. (Source: *Medical Office Development Continues to Rise, Real Estate Finance, April 2008.*) As Figure 7 shows, senior citizens require approximately three times more physicians, in all categories of medicine, compared with younger age groups. The demand for services in turn stimulates strong demand for healthcare and healthcare related real estate including hospitals, clinics, physician offices, outpatient centers, senior housing and related facilities. The specific need for these facilities is outlined in **Chapter 4 – Development Program.**

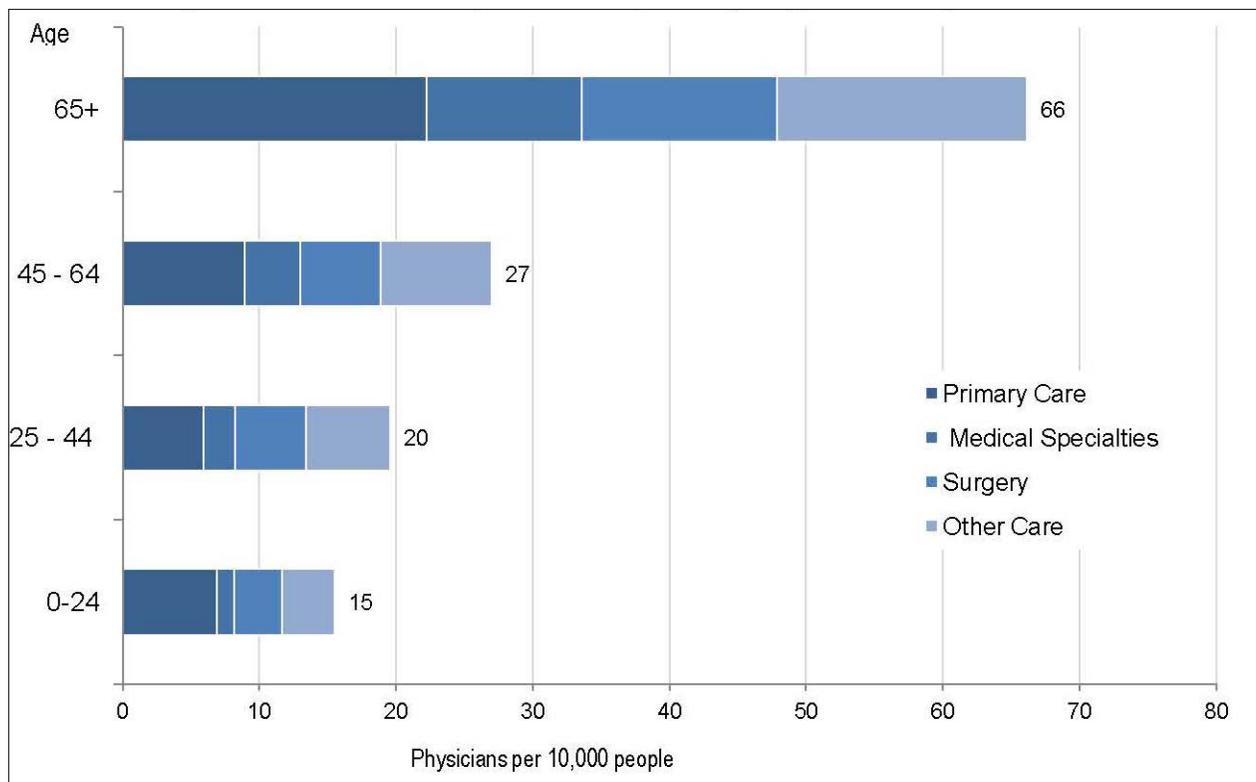


Figure 7. Physicians Required per 100,000 Population by Age Group  
 Source: Department of Health and Human Services, Leland Consulting Group

### More than Healthcare—Lifestyle

As the generation that came of age with rock and roll, increasing mobility and personal freedom, and amidst a seemingly limitless American economic expansion, baby boomers are unlikely to want to register at a retirement community and live out the rest of their days apart from the outside world. They will be seeking more from their communities than simply reliable healthcare. According to a 2007 survey, the following are some of the key features that baby boomers will look for in their future housing choices and communities (Source: “Who are you calling a senior?” *Urban Land Magazine*, January 2011):

- Working will continue to be an important part of the boomer lifestyle. Fifty-five percent of boomers plan to continue to work at least part-time, making urban areas close to job opportunities and transportation more desirable. Urban workforces are better plugged into the new economy, a trend that only stands to strengthen as the U.S. information economy expands.
- Arts and culture. Boomers overwhelmingly seek locations that offer travel, arts, hobbies, fitness, entertainment, dining, culture, shopping and gardening—raising the question, what are boomers not interested in? Surprisingly, they agree on their lack of interest in golf, tennis or a move to a warmer climate.
- Of the boomers who are anticipating a move, only 20 percent are very interested in golf and/or warm locales, and plan to include those factors as part of their moving decision.
- Eighty-six percent of baby boomers want to live in a typical community setting where people of all ages live; diversity of age and experience is critical to boomers.

Information suggests that our definition of “senior housing” will change. Rather than seclusion and exclusivity, many boomers will want activity and connection—with their children, grandchildren, friends and communities. Along with outdoor pursuits, seniors will be looking for arts, culture, food, continuing education and lifelong learning and other pastimes. Further, while high quality healthcare is very important to senior citizens, they are looking for communities in which it is part of an overall puzzle, not the entire picture.

**Increase in Healthcare-Related Jobs**

Job growth in the United States has stagnated over the past several years. In the coming decades, job growth is expected to come from several well-defined industry segments, led overwhelmingly by healthcare and professional services. The Bureau of Labor Services (BLS) predicts that the healthcare industry will generate 3.2 million new jobs between 2008 and 2018. Therefore, the opportunity to accelerate the development of a medical district or cluster of institutions is a major economic development opportunity, since this industry sector is expected to be among the fastest growing in the country.

Figures 9 and 10 show both the types and locations (by development type) of jobs expected to be created in the healthcare fields. This information is relevant because it is indicative of the types of development likely to take place in College Station, and because it shows the breadth of jobs that could be created within the City and region. The greatest demand, as shown in Figure 9, will be for those trained as nurses, physicians and surgeons, followed by many other professionals including social workers, lab technicians and physician assistants. These job types

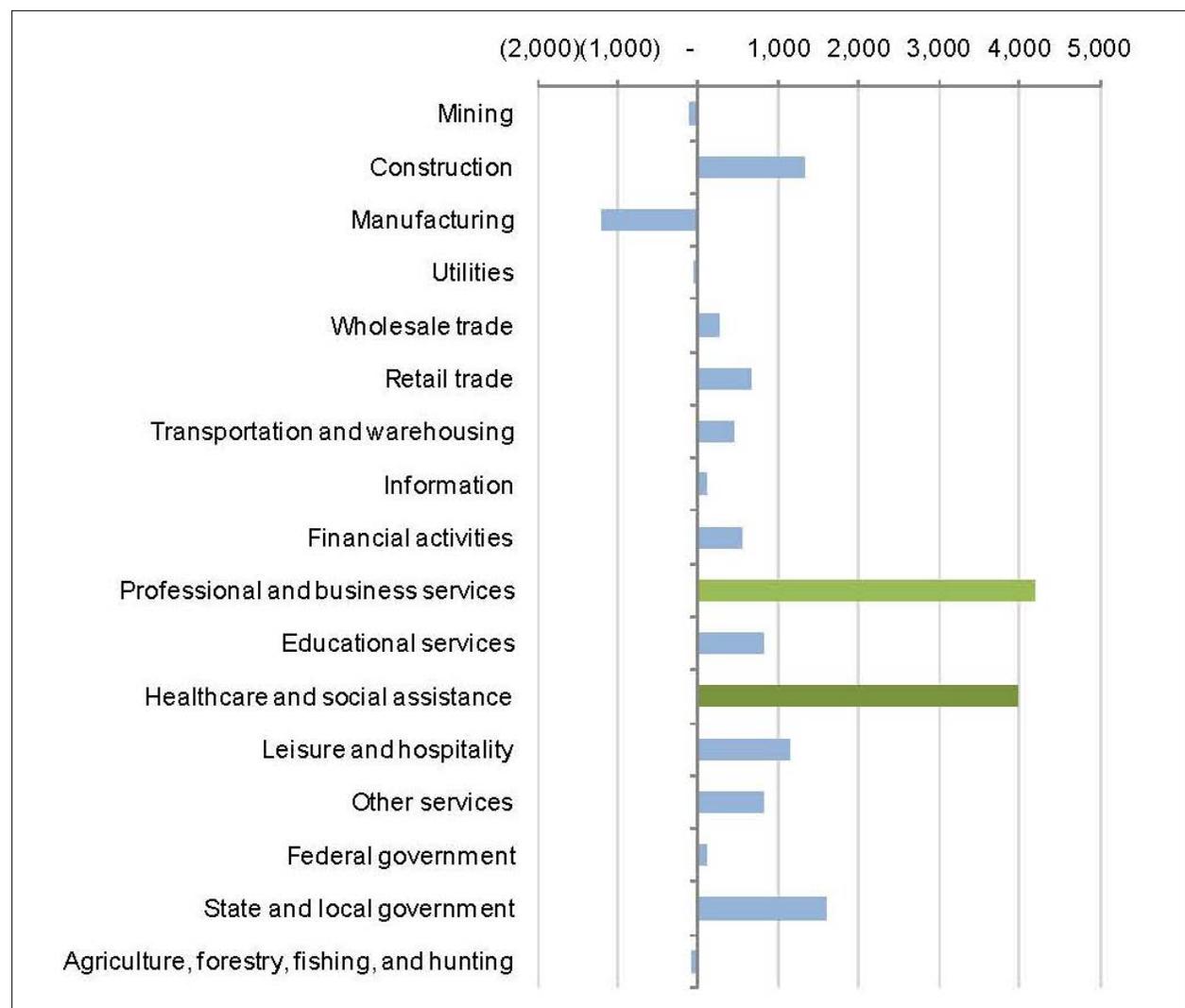


Figure 8. National Employment Growth by Industry Sector, 2008 – 2018 (thousands of jobs)  
 Source: Bureau of Labor Services, Leland Consulting Group

in general offer relatively high wages and security compared with national averages.

College Station’s educational institutions, led by Texas A&M’s Health Sciences Center, have already begun preparing to meet the need for a highly-educated healthcare workforce. **Figure 10** shows that the locations where healthcare professionals will work is diverse and extends well beyond the traditional hospital, to physicians offices, senior housing communities, patient’s homes and clinics. Thus, a diverse range of real estate types will be needed within the medical district.

### Real Estate Development Outlook

Real estate development was a major source of the national recession, and an industry that continues to suffer in its aftermath. Nationwide, most types of real estate development continue to be out-of-favor with investors due to dramatic overbuilding in the early part of the last decade, increased unemployment and stagnating wages, more caution on the part of consumers, increased scrutiny by lending managers, ratings agencies, and regulators and other related factors. These conditions are reflected in **Figure 11**, which shows some of the key findings from the Urban Land Institute’s (ULI) 2011 Emerging Trends in Real Estate, a leading annual real estate industry publication.

While industry leaders are extremely pessimistic about most types of development—most development types are seen as nearly “abysmal”—development within several land uses is “fair”, that is, financeable and profitable under the right conditions. These include apartments, medical offices, senior housing and other types of affordable and infill housing—all

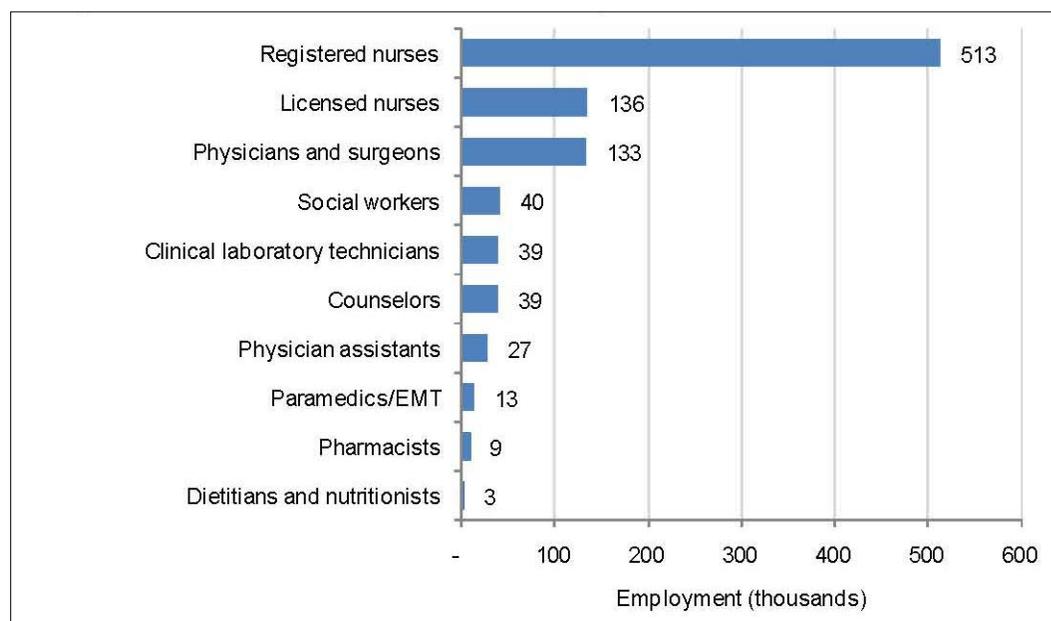


Figure 9. Net New Healthcare Jobs by Title, 2008 – 2018

Source: BLS Guide to Healthcare Industry, 2010-11 Edition, Leland Consulting Group

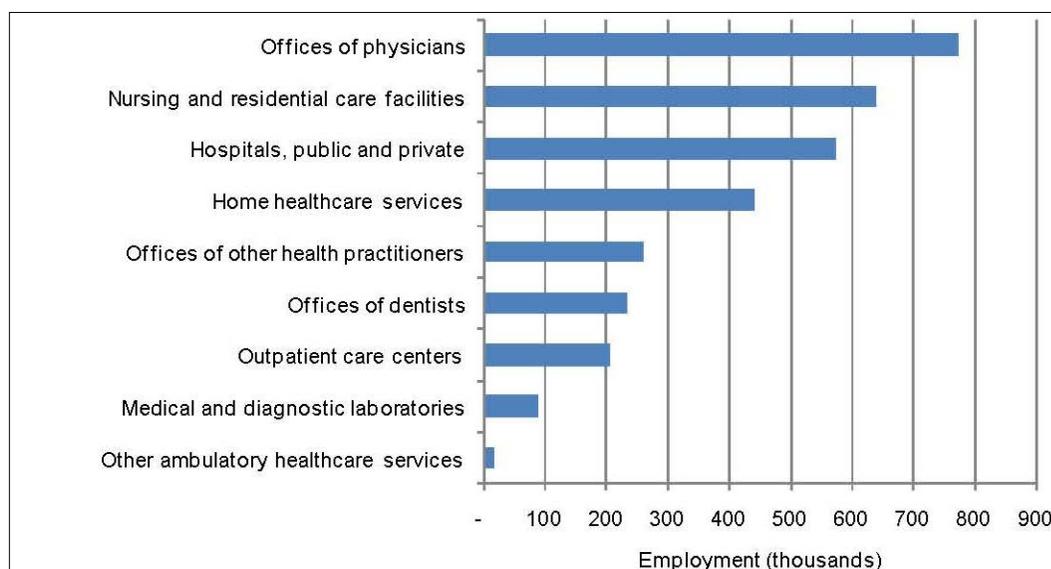


Figure 10. Net New Employment by Facility Type, 2008-2018

Source: BLS Guide to Healthcare Industry, 2010-11 Edition, Leland Consulting Group

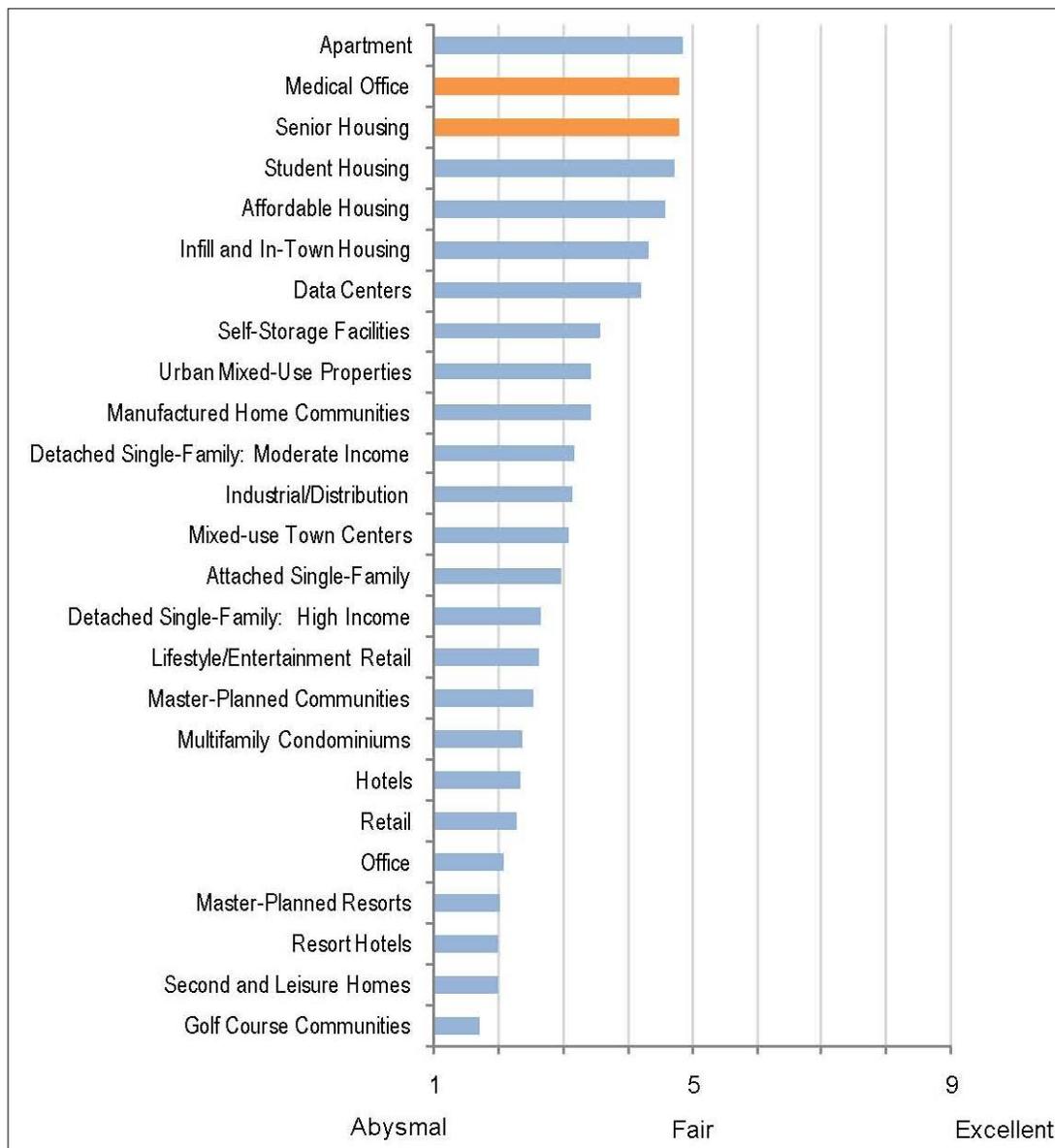


Figure 11. 2011 Real Estate Development Prospects  
 Source: Urban Land Institute, Leland Consulting Group

development types with strong long-term demand drivers that did not suffer from the same scale of dramatic overbuilding as single-family housing and other types did in the early 2000s.

While these trends are important for the medical district, there are a number of qualifications to this information that should be recognized. The Emerging Trends analysis is nationwide and intended for the short term (multi-year outlook focusing on 2011). In fact, we know that every real estate market is highly localized, with its own demand drivers (economy, demographics, etc.) and players (existing development, developers, property owners, etc.). Many Texas cities and metropolitan areas have continued to create jobs and enjoy strong real estate markets through much of the last several years, thus avoiding the worst of the national real estate downturn. In addition, the medical district is intended to be a long-term vision with a long-term build out, and thus, the trends in effect in 2020 and beyond will be nearly as important as those for next year.

However, with these caveats in mind, the land uses anticipated to be strong opportunities in 2011 should continue to maintain their top positions for much of the coming decade. Nationally, the medical office sector has outperformed most other commercial property types through the recession. Texas was expected to add 1.7 million square feet of medical office space in 2010, an increase of 2.5 percent. Asking rents are strong, averaging nearly \$23 per square foot. (Source: Medical Office Research Report, Marcus & Millichap, Q3 and 4 2010) The City and its medical district development partners should take these uses into account when planning and implementing the master plan.

**Previously Uninsured Entering the Healthcare System**

In addition to the growth of the over-65 population and other demand drivers discussed above, the expansion of healthcare to a broader segment of the population, particularly through greater access to insurance, is expected to increase the need for hospitals and other medical real estate.

Healthcare and health insurance has, of course, been much in the news during the past two years. As of 2010, approximately 46 million Americans were estimated to be uninsured. The federal healthcare reform bill, signed into law in March 2010, is expected to lead to coverage for approximately 32 million, and thus an increase of approximately 64 million square feet of healthcare related real estate nationwide. (Source: "Can Healthcare Rescue Real Estate?" Meyer, Kenneth and Rob Grossman, Deloitte Consulting)

**Figure 12** shows the demographic groups that are currently least likely to carry insurance today, but would be covered in the future. Some of these groups—particularly Hispanics, households aged 18 – 29, and southern and western households—are also groups expected to grow quickly in the coming decades, and thus, their impact on healthcare demand will be amplified. Expanded coverage is generally expected to be neutral to positive for the financial health of medical service providers (although its impact on the health insurance industry may be negative). More patients will be able to pay fair-market rates for care through insurance, but insurers may be forced to reduce their co-payments across the board.

However, fierce disagreements about the proper direction of federal and state policy continue. While it is likely that at least some of the insurance expansion put in place in 2010 will continue, it is also possible that the insurance expansions could be diminished or eliminated. This report assumes that at least some of the insurance expansion will stay in place, and that this in turn, will contribute to demand for healthcare related real estate.

#### Additional Trends Affecting Healthcare Real Estate

The following are additional trends affecting the development and operation of healthcare-related real estate within the state and across the nation.

- **Healthcare reform.** New legislation will change healthcare delivery over the next several years, as uninsured people are brought into the system. Insurance companies will be challenged because those who can afford healthcare already have it. Those who have to be added typically cannot pay for services and will have to be supplemented in some way, which will probably mean lower reimbursements for providers. Therefore insurance companies and medical providers will have to look for ways to streamline costs. Many of the uninsured are young and healthy, 20 to 30 year olds. Others are extreme poverty situations,

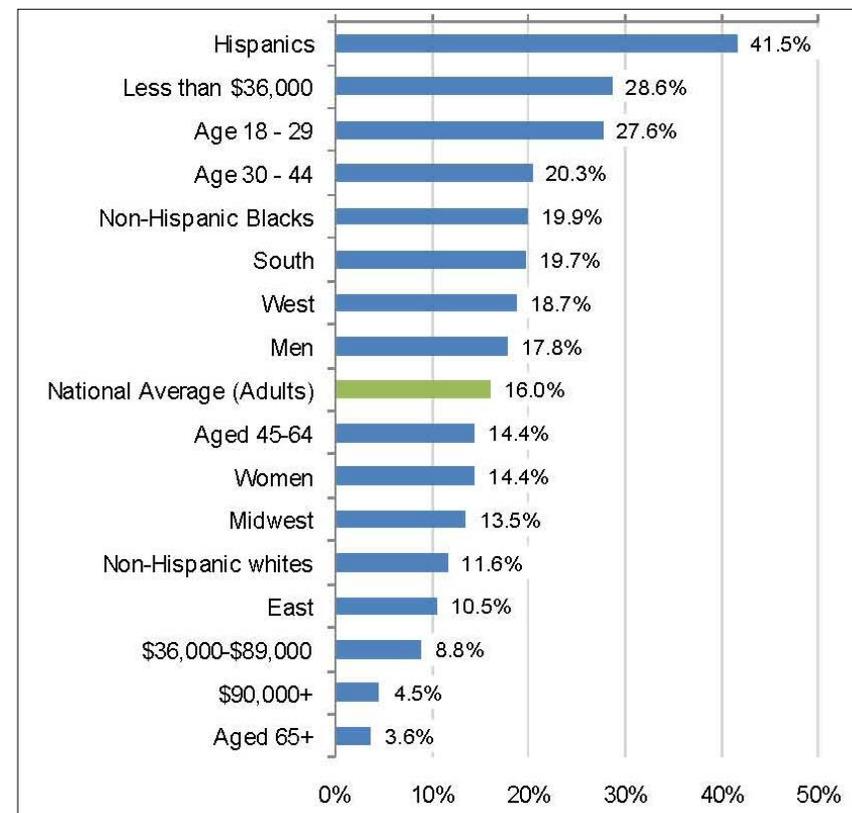


Figure 12. Demographic Characteristics of the Uninsured, 2009  
Source: Gallup Well-Being Index, June 2009, Leland Consulting Group

and will likely need assistance to pay for healthcare. Dental care will be especially critical to this group.

- **Insurance.** The first step in the process will be primarily focused on insurance, getting the uninsured into an insurance group.
- **Delivery:** The second step in the process will be delivery focused, streamlining costs in the system and providing care for an increased number of people.
- **Access and Affordability.** Many HMOs will do well in the future because they control costs with an integrated approach. They are financially stable and will continue to grow.
- **Consolidation.** Physicians will have to be part of a group, as most will not be able to stand alone because the costs of running a private office continues to increase significantly.
- **Streamline Costs.** There will be even greater emphasis placed on reducing redundancies and streamlining the “flow” of patients (as measured by through-put metrics). For example, electronic healthcare records give access to a patient’s medical history, lab tests, etc., to all providers and specialists, thereby reducing repetitive tests and consolidating office visits.
- **Reimbursement.** New members will be paying less than others will. Payments through Medicare/Medicaid barely cover the costs of administration; however, providers will at least get some (albeit low) reimbursement for patients that previously had to be covered for free in the ER.
- **Robotic surgery.** Larger operating rooms will be required.
- **Insurers.** Regional providers will be supporting their communities and will step up to provide

care to the currently uninsured. National for-profit providers are looking for self-funded members where they can get higher profit margins.

- **Collaborative effort.** Healthcare will be less of a hierarchical system. There will be more groups that deliver care through nurse practitioners and other support staff when possible, and fewer stand-alone physicians, mostly out of a necessity to reduce costs.
- **In-home monitoring.** The advent and improvement of electrical monitoring technology allows more patients to be at home, and yet have distant professionals monitoring vital signs and looking for signs that they may need critical attention.
- **Military technology.** The military has long been a leader in technological advances. Equipment and technology developed for use by the military will change the medical community.
- **Electronic ICU (EICU) critical care monitor.** One facility can monitor multiple hospitals, similar to flight control at an airport monitoring multiple airlines. This could help lower costs for regional facilities in areas with several critical care or ICU units.
- **Streamline real estate holdings.** Healthcare institutions will look for ways to cut costs including real estate holdings. Some hospital groups are currently looking to downsize administrative space. They are experimenting with alternate workspaces, such as shared stations, and allowing employees to work at home or otherwise off site.
- **Dental and Medical Synergy.** Providers are recognizing the importance of dental health

in a person’s overall health. More dental care providers will be needed in the future.

- **Information Systems.** Information systems and electronic records streamline costs and improve care by being accessible to multiple providers.
- **eVisits.** Physicians have started responding to patients through email, and can sometimes avoid an office visit. Industry experts expect to see a reduction in office visits, but this has not been the case yet.
- **Rural innovations.** Providers are looking for ways to provide cost effective care to rural areas, where it has traditionally been difficult to attract physicians and other providers. At least one hospital group is testing a small 2,500 square foot clinic for rural areas. Another experiment is a mobile mammogram van, which, while it requires a low level of capital investment, is still costly to operate and requires “partner sites” for water, power and other services.

#### Medical Districts and Urban Development

Major healthcare institutions and related uses have clustered together in medical districts across the country. These districts are a result of deliberate and assertive action by healthcare providers, the public sector, and other stakeholders, who seek to provide their patients with more complete offerings for care; proximity to other experts, suppliers and complementary uses; and increased economic outcomes such as growth in jobs and tax bases. The following case studies summarize some of the key characteristics of medical corridors and districts nationwide.

Research of medical districts across the nation indicates successful medical districts tend to be

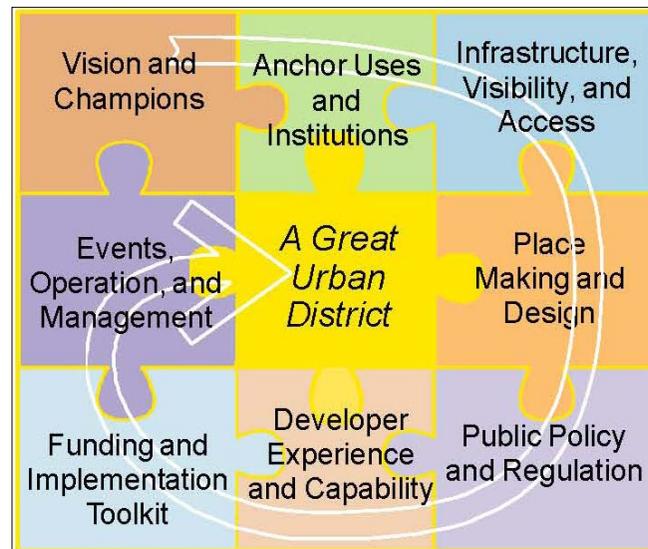
located in larger communities with populations in excess of 500,000. However, one well established and notable example is Winston-Salem, NC. With a population of nearly 230,000, Winston-Salem is comparable to the combined population of College Station and Bryan. Tyler, Texas is also in the process of evaluating and planning a medical corridor with a population similar to College Station and Bryan, but it is too early to identify useful lessons. Communities of less than 50,000 are known to have established medical districts, with East St. Louis, IL being a good example. Attempts to identify a distinct set of success factors for medical districts is problematic given the variation in the size of host cities and the history of medical district development.

### Common Traits of Highly Successful Downtowns and Vibrant Urban Districts

(Source: “Common Traits of Highly Successful Downtowns,” Gary Ferguson, *Ithaca Downtown Partnership*, 2005)

1. **No single organizational model exists.** While College Station can and should learn from other medical district models in similar locations, the approach adopted in College Station will be distinctive to College Station.
2. **Multiple traffic generators are within short walking distances.** The medical district cannot be a single-purpose district. Visitors to and residents of the district will demand a variety of accessible activities including health, wellness, and recreational services, as well as dining, retail and jobs.
3. **Great urban districts are beloved by their citizenry.** Pride in the medical district must be promoted and instilled internally to city residents. The district could be useful in establishing a distinct gathering place for meetings focused on medical issues and for patients and their friends and families in the course of access to comprehensive health care solutions.
4. **Great downtowns and urban districts are able to overcome obstacles.** This requires partnerships, shared resources, vision and patience. The premise of the medical district itself is the product of a shared vision and shared resources. This lesson needs to be extended throughout the district and the community. In the context of current and predicted economic reality, there is no viable alternative to a robust public-private partnership to get things done.
5. **Great districts are walkable and have pedestrian scale.** There must be interesting features that capture the attention of pedestrians while assuring personal safety. The variety of patrons and residents of medical district institutions will help to attract a variety of businesses, public art, aesthetically pleasing streetscapes and visual diversity.
6. **Great urban districts have a commitment to mixed-use development.** Developers and investors are urged to build for and attract a range of occupants, business types and institutional services. Virtually by definition, the medical district will itself be a form of a mixed-use development, so this theme can be applied more broadly, too.
7. **There is broad public/private investment in the future of downtowns and urban districts.** Partnerships are essential for the private, public and non-profit realms. The medical district can and must demonstrate that public/private investments can achieve significant results, and should include a variety of private interests (developers, etc.), public leadership and non-profits such as a district steering committee or business association.
8. **Entertainment is the driving market segment.** Revitalized downtowns increasingly serve as places for dining and recreation rather than simply centers for retail merchandise. The medical district can be a leader in attracting and sponsoring public events (fairs, concerts, art walks, “healthy foods” farmers market, etc.) that instill interest in the medical district, eventually leading to a wide range of investments.
9. **There is a prevalence of strong, adjacent residential neighborhoods that are within walking distance of an urban district.** Respecting the existing area neighborhoods while establishing new residential neighborhoods is essential for the success of the medical district. Access to and from housing in the neighborhoods must be redesigned to encourage pedestrians into the medical district.
10. **Housing is either prevalent or underway.** The medical district must add a substantial amount of housing in addition to improvements in transportation and pedestrian routes. Such housing should appeal to the workforce in the medical district as well as seniors, include affordable options, and be walkable neighborhoods.
11. **Colleges and Universities help, but are not the sole answer.** Many of the medical districts studied are university towns, but the research found that universities are not automatic keys

to district vitality. However, research indicates that a strategic partnership with institutions of higher education is vital to medical districts, is an attraction for regional visitors and a source of well-trained labor for the entire area. Certainly this is true for all major medical providers in the College Station-Bryan market today. Texas A&M University is foundational to the development of a regionally competitive medical district. Additionally, the excellence of the College Station Independent School District is a major asset in the successful establishment of a medical district and is a key element in attracting medical professionals and organizations into the medical district.



*Approaches to urban revitalization success must be multifaceted, multidisciplinary, and holistic. Keep the puzzle pieces together!*

*Source: Leland Consulting Group*

With these metrics in mind, a strategic model for establishment of a medical district in College Station and the broader community that leverages the characteristics of its existing strengths can be designed. Such a model, however, must be unique to College Station and must be supported by those who use or would use the medical district more actively.

**National Medical Corridors and Districts: Key Characteristics and Tenants**

Successful medical corridors and districts have been established in a wide spectrum of urban areas.

**Table 1** provides a sample of some of these districts.

| Community          | University Affiliation                              | Population, 2010 |
|--------------------|---|------------------|
| Dallas, TX         | University of Texas at Dallas                       | 6,500,000        |
| Houston, TX        | At least 15 Health related University Organizations | 6,100,000        |
| Philadelphia, PA   | University of Pennsylvania                          | 6,100,000        |
| Miami, FL          | University of Miami                                 | 5,547,000        |
| Boston, MA         | Harvard Medical School                              | 4,500,000        |
| San Antonio, TX    | University of Texas at San Antonio                  | 2,140,000        |
| Oklahoma City, OK  | University of Oklahoma                              | 1,253,000        |
| New Orleans, LA    | Tulane University                                   | 1,236,000        |
| Memphis, TN        | University of Tennessee                             | 647,000          |
| Aurora, CO         | University of Colorado Denver Anschutz Campus, VA   | 325,000          |
| Birmingham, AL     | University of Alabama                               | 212,000          |
| Tyler, TX          | University of Texas at Tyler, Texas College         | 210,000          |
| Englewood, CO      | University of Colorado Denver                       | 32,532           |
| East St. Louis, IL | University of Illinois                              | 27,000           |
| Bryn Mawr, PA      | Bryn Mawr College (Pre-Med)                         | 21,000           |

*Table 1. Successful Medical Districts, University Affiliation and Population Size  
Source: Leland Consulting Group, US Census*



Source: Texas Medical District

**Texas Medical Center  
Houston, Texas**

- World's largest medical center.
- 93,500 employees.
- 1000 acres.
- 14 hospitals and two specialized patient facilities.
- 160,000 daily visitors.
- 69,000 students, 5,000 of whom are international students.
- 5.6 million annual patient visits.
- 50-year Master Plan completed in 2006.
- \$7.1 billion in building and infrastructure investments approved between 2010-2014.
- Annual Economic Impact – \$14 billion.
- Annual Research Expenditures \$1.2 billion.



Source: City of Dallas

**Stemmons Corridor  
Southwest Medical District Study Area  
Dallas, Texas**

- Plan adopted 2010 (to be implemented through 2013).
- TIF district.
- 100,000 employees.
- 5,000 businesses.
- Biotechnology and medical services – key targeted industries.
- Key healthcare providers and tenants:
  - UT Southwestern Medical Center.
  - Parkland Health & Hospital System.
  - Children's Medical Center.
  - Texas Woman's University School of Nursing.
  - 40 Hotels (Stemmons Corridor).
  - Planned expansion of clinical care and new research buildings.
  - Planned 350,000 SF biotech and life science research park.



Source: Urban Land Institute Special Report: Office/ Medical Development, 2008

**Texas Research Park - San Antonio, Texas**

- UT - Institute for Biotechnology.
- UT - Institute for Longevity and Aging.
- Biomanufacturing firms.
- TEKSA Innovations Corporation.



Source: 10th Street Medical Business District Development Strategy, 2006

**10th Street Medical Business District  
Oklahoma City, Oklahoma**

- Recommended Development Program, 2006 to 2020:
  - Office: 450,000 to 800,000 SF.
  - Retail: 130,000 to 175,000 SF, groceries, restaurants, bars, drug stores, household goods, gas stations, apparel, day care, bars.
  - Mid-size hotel: 200-250 rooms.
  - Residential: 1,500 to 2,000 units (average of 1,200 SF per unit).



Source: health.usnews.com

**Five Points Medical District  
Birmingham, Alabama**

- Key healthcare providers:
- University of Alabama Hospital – 908 beds.
  - HealthSouth Medical Center – 73 beds.
  - HealthSouth Lakeshore – 100 beds.
  - Callahan Eye Foundation Hospital – 20 beds.
  - Children’s Hospital Of Alabama – 310 beds.
  - Cooper Green Mercy Hosp – 141 beds.
  - Veterans Affairs Medical Center – 122 beds.
  - St. Vincent’s Hospital – 372 beds.
  - Brookwood Medical Center – 602 beds.
  - Princeton Baptist Medical Center – 368.
  - Birmingham Baptist Medical Center – 375 beds.
  - Select Specialty Hospital – 38 beds.
  - Hill Crest Behavioral – 80 beds.



Source: health.usnews.com

**Sugarland, Texas  
Key healthcare providers**

- Key healthcare providers:
- Memorial Herman Sugar Land Hospital – 77 beds.
  - Triumph Hospital Southwest – 170 beds.
  - Sugar Land Surgical Hospital – 6 beds.
  - Methodist Sugar Land Hospital – 127 beds.

## College Station: Local Demographics and Healthcare Context

The population and demographic trends at work in the City of College Station and its surrounding areas reflect the conditions under which a concentrated medical district would be expected to thrive.

College Station is part of the College Station-Bryan Metropolitan Statistical Area (MSA, a US Census designation), and at a larger geographic scale, Texas' "golden triangle," the super-region framed by three large metropolitan areas: Dallas-Fort Worth, Houston, and San Antonio. The Golden Triangle contains most of the economic engines that are powering the state's economy and population growth. Because of its location within the triangle and its own unique attributes, College Station is also experiencing rapid growth. As **Figure 15** shows, the College Station MSA grew nearly 24 percent between 2000 and 2010, the sixth fastest rate in a fast-growing state. The City itself has grown dramatically, from a population of just over 52,000 in 1990, to an estimated 113,000 by the year 2020. All five of the major metropolitan areas in the Golden Triangle grew faster than the state average in the last decade. This population growth will surely drive demand for medical and healthcare services.

The market area for the medical district, however, extends beyond the City's boundaries and even the officially designated metropolitan area. A market area is the area from which most patients and customers will come from and within which most of the medical district's competition will be found. The estimated market area for the medical district is approximately a 50-mile radius from the City (also shown in **Figure 13**). Those who live fewer than 50 miles from College Station will tend to come here for medical services, assuming that the medical district is competitive in terms of quality of care; those who live further away will tend to go to the city center that they are closest to. Obviously a number of intangible factors—quality of care, availability of specialists, insurance coverage, patients' familiarity with providers—have a large impact on people's choice of providers, so this market area is an approximate rather than exact area.

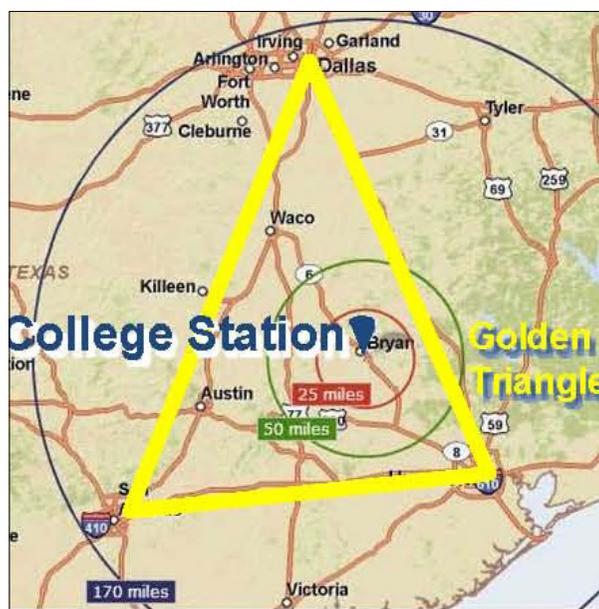


Figure 13. College Station and the Golden Triangle  
Source: ESRI, Leland Consulting Group

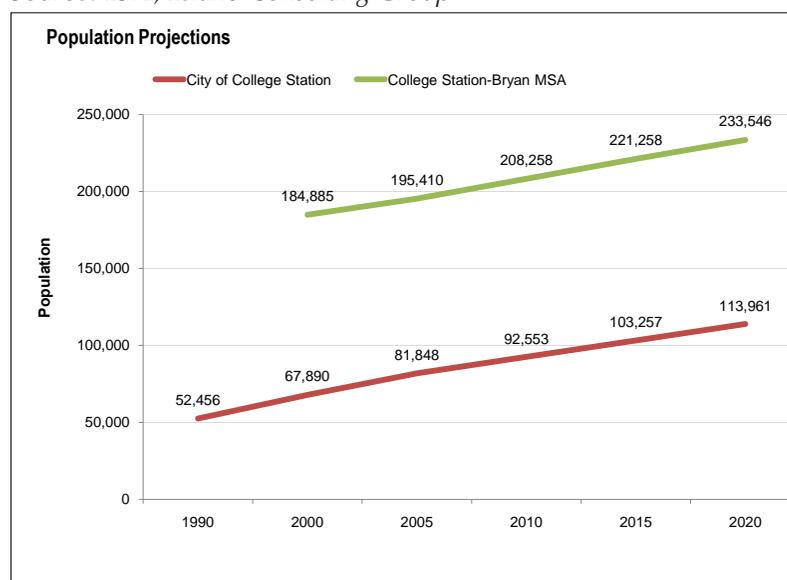


Figure 14. Population Forecasts for College Station and Metropolitan Area  
Source: City of College Station (linear growth projection), Texas State Research Center, Leland Consulting Group

### Senior Population and “Old Aggies”

As discussed above, the other primary driver of healthcare demand beyond raw population growth is the rate of growth amongst the senior population. Here, as well, demographic trends point towards increasing demand for medical services.

**Table 2** shows that, while there are 4,000 residents of the City of College Station who were 65 or older in 2010, 62,000 residents (or 12 percent) of the 50-mile market area are seniors. This is a far larger group, in terms of share and total numbers, than the City’s population alone, and indicates a large population of aging seniors. This group is also growing, and will represent 28 percent (nearly 12,000 new seniors) of the total population growth in the market area in the next five years.

The consultant team’s research and interviews support the story told by the Census data. Those interviewed consistently stated that “lots of ‘Old Ags’ are moving back to town” to reconnect with their old friends and community. Old Ags are certainly potential patrons for the medical services in the medical district, as well as the residential and retail components. A story from 2007 in *The Eagle* stated that, “Many senior citizens consider Brazos County a retirement haven because of Texas A&M, the region’s medical facilities and its friendliness. And Texas overall—partly because of inexpensive housing relative to many other states and partly because it has no state income tax—is popular with retirees, ranking No.2 among the 50 states as a retirement destination. The Kovars, both 63, had a long history with Texas and Brazos County. They met at A&M, where Gary Kovar was a guard on the football team. They married while still in school, and when he retired after 35 years with Amoco Chemical Co., they moved back to Aggieland.” Retirees like Bryan-College Station due to A&M, healthcare, social life.”

*The Eagle*, December 16, 2007.

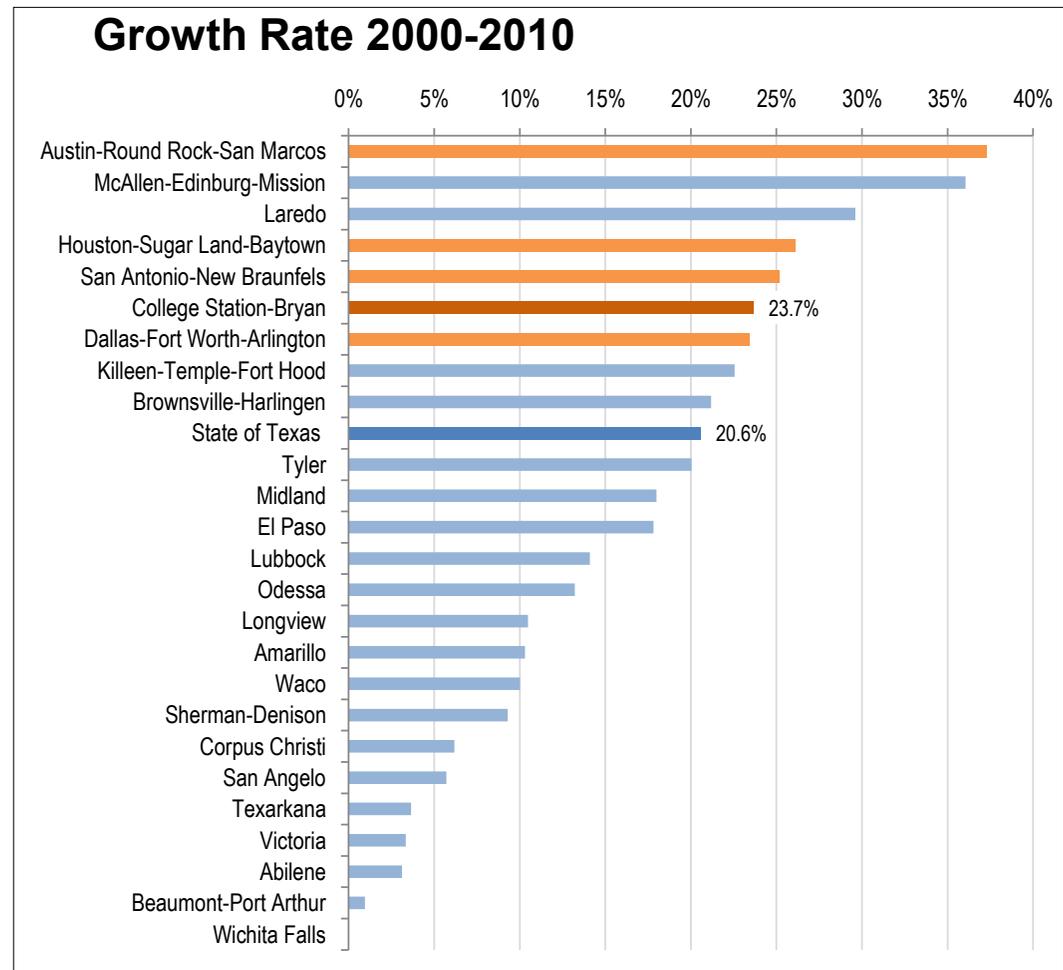


Figure 15. Growth Rate of Texas Metropolitan Areas, 2000 - 2010

Source: Texas State Data Center, Leland Consulting Group

Another important demographic feature of the College Station area is the tremendous number of young, college age residents. As **Table 2** shows, approximately 48 percent of the City’s population is between the ages of 0 and 24, while this percentage is only 40 percent of the 50-mile market area. The percentage of college age residents in College Station is said to be among the highest in the nation, and is certainly one of the highest in Texas. Historically, this high percentage of younger residents has been one of the reasons that the number of hospitals and healthcare-related uses has been lower than average on a per-capita basis—younger people need less care than older people. However, the percentage of the population that is over 65 is expected to grow over time, reaching 13 percent in the City by 2030, as opposed to the eight percent of the population that was over 65 in 2010. The 50 mile market area is expected to have even more seniors, reaching 17 percent by 2030. As is happening nationally, this regional shift to an older population will create more demand for healthcare.

### Housing Demand

Based on existing and projected demographic trends, there is expected to be demand for approximately 10,100 new housing units of all types within the College Station-Bryan MSA. This amount of demand will help to gauge the potential demand for housing in the medical district, outlined in the Development Program. This is based on population growth of over 25,000 in the MSA, and the City’s expected average housing size of 2.5. This is a rough projection of demand, since housing can be provided in many forms, ranging from student housing, to single-family housing to a variety of senior housing. These housing types are explored in greater depth in **Chapter 4 – Development Program**.

As shown in **Figure 16**, College Station grew at a faster rate than Bryan over the past decade and is expected to continue this trend. Therefore, it is reasonable to assume that College Station will capture a greater share of the projected housing demand for the College-Station-Bryan MSA than will the City of Bryan.

### College Station Healthcare Environment

College Station and Bryan already serve as the focal point for healthcare services within the market area. There are two large-scale, established general medical

| Population   | College Station-Bryan MSA |                | 50 mile Radius |                |
|--------------|---------------------------|----------------|----------------|----------------|
|              | %                         | Pop.           | %              | Pop.           |
| <b>2010</b>  |                           |                |                |                |
| Age 0 - 24   | 48%                       | 99,964         | 40%            | 205,385        |
| Age 25 - 44  | 25%                       | 52,273         | 25%            | 128,818        |
| Age 45 - 64  | 19%                       | 38,736         | 24%            | 121,575        |
| Age 65+      | 8%                        | 17,494         | 12%            | 62,081         |
| <b>Total</b> | <b>100%</b>               | <b>208,258</b> | <b>100%</b>    | <b>517,342</b> |
| <b>2015</b>  |                           |                |                |                |
| Age 0 - 24   | 47%                       | 104,434        | 39%            | 217,425        |
| Age 25 - 44  | 25%                       | 56,200         | 25%            | 139,175        |
| Age 45 - 64  | 18%                       | 40,269         | 23%            | 128,555        |
| Age 65+      | 9%                        | 20,134         | 13%            | 73,779         |
| <b>Total</b> | <b>100%</b>               | <b>221,258</b> | <b>100%</b>    | <b>558,934</b> |
| <b>2020</b>  |                           |                |                |                |
| Age 0 - 24   | 48%                       | 112,102        | 40%            | 241,803        |
| Age 25 - 44  | 24%                       | 56,051         | 24%            | 145,082        |
| Age 45 - 64  | 18%                       | 42,038         | 23%            | 139,037        |
| Age 65+      | 10%                       | 23,355         | 14%            | 84,631         |
| <b>Total</b> | <b>100%</b>               | <b>233,546</b> | <b>100%</b>    | <b>604,507</b> |
| <b>2030</b>  |                           |                |                |                |
| Age 0 - 24   | 45%                       | 133,225        | 37%            | 261,629        |
| Age 25 - 44  | 24%                       | 71,053         | 24%            | 169,705        |
| Age 45 - 64  | 18%                       | 53,290         | 23%            | 162,634        |
| Age 65+      | 13%                       | 38,487         | 17%            | 120,208        |
| <b>Total</b> | <b>100%</b>               | <b>296,055</b> | <b>100%</b>    | <b>707,105</b> |

Table 2. Population of College Station and 50-Mile Market Area by Age Group  
Source: US Census, ESRI, Leland Consulting Group

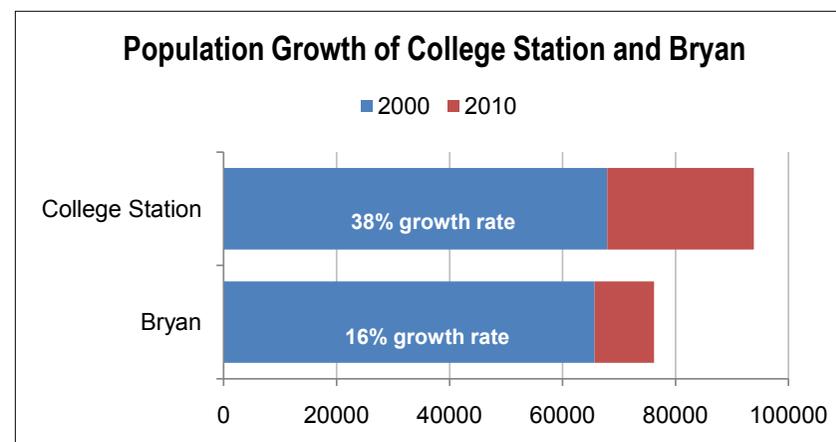


Figure 16. Growth Rate and Population of College Station and Bryan 2000-2010 - Source: Census Bureau, Leland Consulting Group

hospitals, College Station Medical Center (The Med) and St. Joseph Regional Health Center (Bryan). The new Scott & White Hospital is currently under construction at the intersection of SH 6 and Rock Prairie Road in College Station. In addition, two new healthcare-related institutions are expected to grow rapidly in the College Station-Bryan area: Texas A&M University's Health Science Center (HSC) and Research Park. Supplementing these major facilities and institutions are an array of physician's offices, pharmacies and small local clinics that serve nearby neighborhoods.

A medical district has already begun to take shape in the vicinity of SH 6 and Rock Prairie Road. This has long been the site of The Med (approximately 150 beds), which will be joined by the new Scott & White Hospital (projected capacity of 143 beds upon completion). The Med, with 217 active physicians, was founded in 1931 as an acute care hospital and moved from Bryan to College Station in 1997. Through construction of additional floors on the existing building, The Med could accommodate as many as 250 total beds.

The two hospitals form the nucleus of a medical cluster, or medical district, and are complemented by a range of other "supporting uses" such as medical office buildings, pharmacies and physician's offices. In their own way, the existing retail, housing and parks are also supporting uses.

St. Joseph Regional Health Center's main campus in Bryan has 310 beds. Their outpatient facility in College Station is located on 27 acres at William D. Fitch Parkway and SH 6. The St. Joseph outpatient

facility is outside the study area, however, St. Joseph is an important institution and part of the College Station medical community. In 2010, approximately, 24,000 College Station residents chose St. Joseph for their outpatient care while 2,951 residents used St. Joseph for inpatient care. The Physicians Centre Hospital is also located in Bryan, but has only 16 beds and is not considered a full service hospital.

The medical facilities that are currently on the ground or under construction show that the private market is already confident that a medical district is feasible. Thus, the questions for the future really revolve around not if the medical district will happen, but how and at what scale. In other words, what are the scales of medical and related non-medical uses, the time frame for development, qualities of the physical environment and how can new facilities be introduced without creating excessive competition for existing providers?

In planning for future medical facility expansions and additions, the College Station medical community and the City should carefully review the area's competitive position vis-à-vis other areas—particularly larger metro areas such as Houston and Austin. The City's healthcare institutions can and should be able to offer general hospital/medical and acute care facilities that are every bit as good as those in larger metro areas. However, in some specialty care areas—for example, oncology, cardiology and gastroenterology—local institutions will have trouble competing directly and should offer these services through strategic relationships with larger, regional specialty healthcare providers. This dynamic is explained in greater detail in **Chapter 4 -Development Program.**



## 4 - Development Program



A development program is a narrative description of how a property or area should be developed. The program serves as a guide to the physical planners (land planners, landscape architects, architects and engineers) who are responsible for translating the narrative program into a physical land use, transportation and utility plan. The development program describes an overall identity for the project including theme, image and attributes to be merchandised; the overall objective is to capture target markets, maintain economically viable conditions, and create a positive, long-term identity for the project.

Product and amenity opportunities are based on the research and analysis of markets for the project—all of which should be simultaneously pursued for the purpose of accelerating project sales and mitigating absorption risk.

Programming includes identifying and formulating alternative concepts for the master plan, including:

- Development theme and character.
- Timing and phasing. This development program is intended for an approximately 10- to 20-year period. However, some uses will develop before others.
- Land uses by type, including a wide range of medical and non-medical components.
- Land use mix.
- Number, type and land (acreage) needs of the various land uses.
- Likely amounts of medical and commercial uses (measured in square feet) and housing (measured in dwelling units).
- Recommended amenities.

### **Forecasting in the Fog: The Past and the “New Normal”**

Making accurate long-term development projections has never been easy. But it is arguably more difficult now than ever before, given the dramatic changes to the nation’s economy and real estate markets that have taken place over the past four years, and the ripple effect this has had on consumer preferences and demand for housing, retail space and other components of the built landscape.

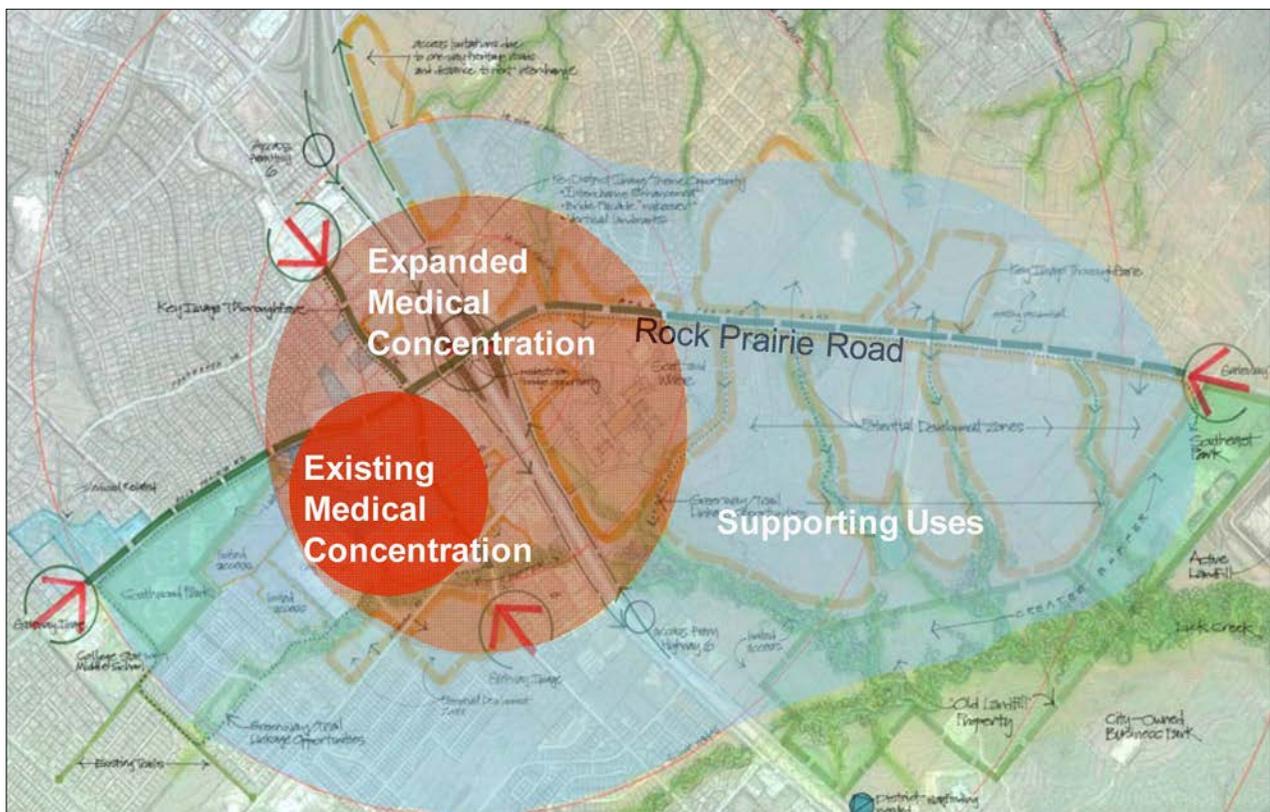


Figure 17. Medical District with Land Use Concentrations  
Source: Leland Consulting Group, SRA, Townscape

**Figure 18** illustrates the difficulty of “forecasting in the fog:” pre-crash data shows a red-hot market in which all real estate products—ranging from single-family homes to commercial real estate—were funded and leased quickly, while post-crash data shows just the opposite. Neither can be relied upon to accurately predict long-term trends, and thus, determining the precise pace or timing of redevelopment in College Station and most other markets is very difficult.

The future market realities are almost certainly somewhere between the 2007 peak and the current trough. This principle is likely to be true with respect to measurements such as annual housing starts,

commercial real estate absorption, rent and lease rates and other metrics throughout the College Station market area.

However, the downturn and eventual upturn—expected in 2011, 2012 or potentially later—will be “lumpy”. Traditional lending institutions are hesitant to make loans to developers, and when they do, the parameters of the loan are often prohibitive. Many households have seen serious wealth depletion, as much of the household worth depends on the value of single-family homes, access to home equity loans, retirement accounts and other funds related to the value of financial markets. No one knows when these forces will return to a state of normalcy

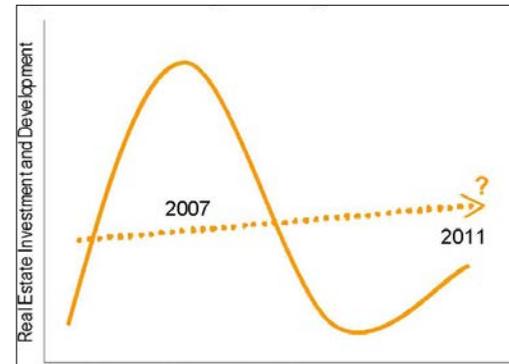


Figure 18. Forecasting in the Fog  
Source: Leland Consulting Group

and exactly what the “new normal” will be. Some markets—defined geographically or by real estate product type—will fare much better than others. For example, the apartment market is in most cases seen as a more desirable area for investment at the moment than single-family homes—which are in most areas overbuilt.

Similarly, in retail, some stores will fare better than others or even be more profitable than before. Sales among fast casual restaurants are up. Movie theaters are generally doing well as consumers redefine leisure as dinner and a movie rather than a week long vacation abroad.

In summary, College Station should take a long view of real estate redevelopment, hope for the best but also plan to be patient with the still-struggling economy.

**Successful Programs are Market-Driven**

The master plan, which can expect successful implementation, must address, to the extent possible, the goals of the City. The additional and equally rigorous layer of considerations that impact the program consists of:

- Market willingness to seek out medical services, housing, shopping or leisure activities, or other products and experiences in the physical environment to be developed.
- Market capacity to pay either through equity, debt service, rents, home ownership or commercial rents.
- Lending and loan underwriting policy and criteria.
- Achieving reasonable levels of profitability commensurate with risk to attract private development capital to the study area.
- Establishing an arrangement of land uses which can be successfully introduced in the marketplace with sufficient velocity (rate of sales) to generate revenues adequate to cover or partially cover the cost of infrastructure both on-site and off-site.

Hence, all development strategies must thoughtfully consider the needs of the potential employers, residents, and shoppers who will come to the district. These considerations include price, size, quality levels, image, quality of life and other factors.

### Development Identity and Character

Preparing a development program for the medical district begins with establishing a statement of the recommended overall identity and character for the project. This statement of the project should be adopted by the medical district leadership and organization. It is analogous to the mission statement in a business plan. It is the guiding statement against which later program details can be “tested” for compliance in support of the overall theme. The recommended program is for a medical district and mixed-use community, as illustrated in the following graphic.



### Exceptional Medical Care

This is the key differentiating feature of the district and the set of uses that will drive its success. Exceptional medical care currently brings substantial numbers of patients and employees to the district every year, and will continue to do so in greater numbers in the future. These visitors then make up the market for the other uses and activities in the medical district, including the “village center” retail, office space, housing and parks. It is absolutely critical to the long-term success of the district that residents of the College Station market area believe in the quality of care and receive the best care possible.

The land use components of medical care include hospitals, specialty and subspecialty clinics (such as children’s medicine, oncology, mental health, etc.), medical office buildings, pharmacies and medical suppliers, research and development, and education and university related uses. Not all of these uses must be on site at all times. For example, The Med currently has relationships with certain specialty doctors who are only in College Station on a part-time basis, since the market is not big enough to sustain those who focus on specific and relatively rare procedures. Thus, some services can be offered through outsourcing or even off-site relationships.

### A Special Place and Destination

The Texas A&M campus is one example of a special place: A place that people return to time and again to enjoy experiences with friends and family, that evokes memories, emotion and attachment. On the Texas A&M campus, experiences include sporting events, reunions, military services, etc. The medical district will of course have a different look, feel, and identity than the A&M campus, but it should establish a sense of place and, in doing so, create a means by which it can differentiate itself from its competition. This will help it to attract patients, doctors and residents because of a natural desire to spend time in high-quality environments.



A pathway on the A&M campus.

Research completed by Texas A&M and the Center for Health Design shows that quality of place matters. According to one in a series of articles and presentations authored by professor Leonard L. Berry of Texas A&M and his colleagues: “The buildings in which customers receive services are inherently part of the service experience...The evidence indicates that the one-time incremental costs of designing and building optimal facilities can be quickly repaid through operational savings and increased revenue and result in substantial, measureable, and sustainable financial benefits.” (“The Business Center Case for Better Buildings,” Leonard L. Berry et. al., *Healthcare Financial Management*, November 2004.)

This analysis is consistent with real estate research completed on the relationship between the quality of the built environment and the price that customers or residents will pay to be there. (Source: “The Business Case for Better Buildings,” Leonard L. Berry et. al., *Healthcare Financial Management*, November 2004. See *Valuing the New Urbanism: The Impact of the New Urbanism on Prices of Single-Family Homes*, Eppli, Mark J. et al, Urban Land Institute, 1999, and *Back to the Future: The Need for Patient Equity in Real Estate Development Finance*, Brookings Institution, 2007. The capital costs of high-quality development are also usually higher, but as these analyses show, this is offset by higher revenues when implemented properly) “Place making” can be achieved through a “village center” or active central place for commerce and social functions, design of signage, gateways and entrances, streets and sidewalks, street lighting, common architectural themes, consistent imagery, graphic design and other features.

**Holistic Wellness**

The medical district has the opportunity to incorporate aspects of health and healthcare that extend beyond the walls of its hospitals and clinics—through health and fitness clubs, walking and biking paths, restaurants that emphasize healthy eating, ball fields, yoga studios, plazas, open spaces and many other features. An example is The Med’s current partnership with Aerofit Health and Fitness that will result in a new fitness center just south of Rock Prairie Road. The American public is, today, broadly interested in a definition of health and well-being that is much broader than medicine alone. By incorporating and integrating health and wellness broadly into the medical district, and by demonstrating this approach through the area’s physical design, the City and its partners can enhance the district’s brand, improve people’s connection

to the place, and increase revenues and economic viability.

**Great Neighborhoods: Housing Options for Seniors, Medical Professionals and Families**

Two key groups—senior citizens and medical professionals—will have a distinct interest in living close to the medical district. Seniors have a demonstrated propensity for living in close proximity to quality medical care, and people tend to seek housing that is within easy access to their jobs. This suggests strong demand within the medical district for both senior housing—which includes a “continuum of care” that ranges from independent living, to assisted living, to skilled nursing facilities—and a wide range of housing for medical professionals. The types of housing sought by medical professionals will also be very broad, and may range from large-lot, single-family homes, to urban-style condominiums within walking distance of the hospitals.

Making these housing options available will enhance the value proposition of the medical district and its potential for long-term success. The medical facilities

will benefit from a consistent base of patients, and find it easier to attract the best doctors, nurses and technicians if great neighborhoods are located nearby. Finally, this population will also help the village center retail component to thrive.

**Medical and Supporting Uses**

As shown in **Figure 19**, the medical district can be generally divided into major use areas: an existing and expanded medical core and a large area of supporting uses. However, both areas—core and periphery—will include a mix of medical and non-medical uses. The types and locations of these uses are summarized in **Figure 19**.

**Land Available for Development**

The study area for the master plan is several hundred acres in size. This total area includes some areas that will remain as-is for many decades, areas that are vacant and are expected to develop and some smaller areas that are already developed but are expected to redevelop within this development program’s time frame.

| Medical and Healthcare Uses   | Supporting Uses Located in the Medical District Core  | Supporting Uses Located in Surrounding Areas  |
|---|---|---|
| <ul style="list-style-type: none"> <li>Existing Hospitals and expansions</li> <li>Medical Office Buildings</li> <li>Specialty Clinics</li> <li>Research and Development</li> <li>University/Educational Facilities</li> </ul> | <ul style="list-style-type: none"> <li>Retail / Village Center</li> <li>General Office</li> <li>Hotel and conference space</li> <li>Plazas, pathways, parks, and other public spaces</li> </ul> | <ul style="list-style-type: none"> <li>Senior Housing               <ul style="list-style-type: none"> <li>Independent Living</li> <li>Assisted Living</li> <li>Skilled Nursing Facility</li> </ul> </li> <li>Single-Family Detached and Attached Housing</li> <li>Neighborhood retail</li> </ul> |

Figure 19. Medical and Supporting Uses

Source: Leland Consulting Group

| Land Use                                  | Gross Area   | ROW/ Open Space | Not Available for Development | Net Available for Development |
|---|--------------|-----------------|-------------------------------|-------------------------------|
| <b>Vacant/Buildable</b>                   |              |                 |                               |                               |
| West Side                                 | 87           | 10%             | 9                             | 78                            |
| East Side                                 | 580          | 35%             | 203                           | 377                           |
| Subtotal                                  | 667          |                 |                               | 455                           |
| <b>Medical Uses: Existing and Planned</b> |              |                 |                               |                               |
| The Med                                   | 26           | NA              | 21                            | 5                             |
| Scott & White                             | 99           | NA              | 50                            | 49                            |
| Subtotal                                  | 125          |                 |                               | 54                            |
| <b>Constrained/Public Uses</b>            | 243          | NA              | NA                            | -                             |
| <b>Redevelopment</b>                      | 25           |                 |                               | 25                            |
| <b>Total</b>                              | <b>1,035</b> |                 |                               | <b>534</b>                    |

Table 3. Gross and Net Developable Areas (based on initial study area)

Source: Leland Consulting Group

As **Table 3** shows, there are approximately 534 net developable acres within the initial study area that can be reasonably expected to develop within the next decade or beyond. Because of the inherent uncertainty associated with large scale, long-term development (see the “Forecasting in the Fog” section) this area could build out in more or less time.

A number of considerations and inputs influence this land development analysis:

**East and West sides.** A considerable amount of land is currently vacant—most of it on the east side of SH 6. The east side of SH 6 is best suited for large-scale development, especially for residential communities; however, significant amounts of medical and supporting commercial uses will be clustered along Rock Prairie Road, particularly close to SH 6. The west side of SH 6 will also accommodate a mix of

uses; however, these are more likely to be “infill” opportunities. Because of their close proximity to The Med and other established uses, there is a more immediate opportunity to create an urban core or village center for the medical district on the west side.

**Right of Way.** The amount of land needed for right-of-way (ROW), open space and other public areas varies considerably, particularly in contrasting “developable pads” that are already surrounded by urban streets (west side) versus large parcels that still require a network of local streets to be built through them (east side). Thus, on the east side, a greater percentage of the total area must be deducted for ROW and public space.

**Expansion on The Med and Scott & White properties.** The Med and Scott & White hospitals have additional capacity to expand their services on their existing

properties—particularly Scott & White, whose primary property is approximately 99 acres. Some new development (to be planned and completed by the hospitals themselves) can take place here.

**Constrained/Public Uses.** Some properties are considered undevelopable (parkland) or are considered undevelopable pending further site-specific analysis (landfills).

**Redevelopment.** Some properties—particularly those that are not highly improved or that experience large increases in visibility or traffic due to the expansion of the medical district—are likely to redevelop.

### Development Program

**Table 4** shows the development program for the medical district at full build out, including land uses by area, density and development quantity. The time frame for this build out is generally 10 to 20 years, with the speed of absorption to be determined by a number of factors including the national and local economies, demographic patterns such as the immigration rate of seniors to College Station, timing of regulatory approvals, lending environment and other conditions.

### Medical and Healthcare Uses

#### Hospitals

As shown in **Table 5** and **Figure 20** there is a significant undersupply of hospital facilities (measured in hospital beds and physicians) in the College Station MSA in the longer term.

While this undersupply is only modest from the perspectives of the short term of the College Station-Bryan MSA alone, it becomes quite significant when viewed from the perspective of the entire 50-mile market area and over the long term. (For the purposes

| Land Use                               | Area<br>(Net acres) | Density<br>FAR<br>or DU/acre | Development Quantity   |                   | Value<br>Per<br>SF | Total<br>Development<br>Value |
|--|---------------------|------------------------------|------------------------|-------------------|--------------------|-------------------------------|
|  |                     |                              | Building<br>Area (SF ) | Dwelling<br>Units |                    |                               |
| <b>Medical land uses</b>               | <b>75</b>           |                              |                        |                   |                    |                               |
| Hospital Expansions                    | 10                  | 0.35                         | 150,000                | -                 | \$500              | \$75,000,000                  |
| New Hospitals                          | -                   | -                            | -                      | -                 | \$500              | \$0                           |
| Medical Office Buildings               | 25                  | 0.30                         | 330,000                | -                 | \$375              | \$123,750,000                 |
| Specialty Clinics                      | 25                  | 0.30                         | 330,000                | -                 | \$375              | \$123,750,000                 |
| Research and Development               | 10                  | 0.30                         | 130,000                | -                 | \$300              | \$39,000,000                  |
| Pharmacies, Medical Supplies           | 5                   | 0.30                         | 70,000                 | -                 | \$300              | \$21,000,000                  |
| <b>Subtotal</b>                        | <b>75</b>           |                              | <b>940,000</b>         | <b>-</b>          |                    |                               |
| <b>Commercial Development</b>          | <b>67</b>           |                              |                        |                   |                    |                               |
| Retail                                 | 25                  | 0.30                         | 330,000                | -                 | \$145              | \$47,850,000                  |
| Hotel                                  | 12                  | 0.50                         | 260,000                | -                 | \$275              | \$71,500,000                  |
| General Office                         | 25                  | 0.35                         | 380,000                | -                 | \$250              | \$95,000,000                  |
| Mixed Use Village Center               | 5                   | 1.00                         | 220,000                | -                 | \$250              | \$55,000,000                  |
| Other                                  | -                   | 0.35                         | -                      | -                 |                    |                               |
| <b>Subtotal</b>                        | <b>67</b>           |                              | <b>1,190,000</b>       | <b>-</b>          |                    |                               |
| <b>Housing</b>                         | <b>260</b>          |                              |                        |                   |                    |                               |
| Senior Housing                         |                     |                              |                        |                   |                    |                               |
| Independent Living                     | 95                  | 10                           | 950,000                | 950               | \$150              | \$142,500,000                 |
| Assisted Living                        | 20                  | 20                           | 390,000                | 390               | \$175              | \$68,250,000                  |
| Skilled Nursing Facility               | 5                   | 25                           | 130,000                | 130               | \$225              | \$29,250,000                  |
| Senior Housing Subtotal                | 120                 | -                            | 1,470,000              | 1,470             |                    |                               |
| General Housing                        |                     |                              |                        |                   |                    |                               |
| Single Family Housing                  | 110                 | 6.5                          | 715,000                | 715               | \$135              | \$96,525,000                  |
| Attached Housing                       | 30                  | 12                           | 360,000                | 360               | \$145              | \$52,200,000                  |
| General Housing Subtotal               | 140                 | -                            | 1,075,000              | 1,075             |                    |                               |
| <b>Housing Subtotal</b>                | <b>260</b>          |                              | <b>2,545,000</b>       | <b>2,545</b>      |                    |                               |
| <b>All Uses</b>                        | <b>402</b>          |                              |                        |                   |                    |                               |
| <b>To Be Developed in Later Phases</b> | <b>133</b>          |                              | <b>TBD</b>             | <b>TBD</b>        |                    |                               |
| <b>Total</b>                           | <b>534</b>          |                              | <b>4,675,000</b>       | <b>2,545</b>      |                    | <b>\$1,040,575,000</b>        |

Table 4.  
Medical District  
Development  
Program  
Source: Leland  
Consulting  
Group. Some  
figures may not  
sum correctly due  
to rounding  
(based on initial  
study area)



standard measures of services needed, age of the population and presence of other medical demand-drivers, and other market characteristics.

Two frequently used metrics for forecasting hospital and medical facility demand are hospital beds and physicians per 10,000 residents of a given area. The current national average is 31 hospital beds and 27 physicians for each 10,000 residents. (Source: Kaiser Family Foundation, [www.globalhealthfacts.org/data/topic/map.aspx?ind=78](http://www.globalhealthfacts.org/data/topic/map.aspx?ind=78).) On average, the Texas healthcare industry has built somewhat fewer beds per 10,000 residents, but the standard varies significantly between healthcare-intensive cities and rural areas where healthcare services are less accessible. The Houston and San Antonio regions have approximately 45 beds per 10,000 residents and are known nationally and internationally for the reputation of their respective medical districts. Given the evolving characteristics of the College Station MSA and market area, an increase in medical services and concomitant bed-count can be viewed as both reasonable and responsible public policy.

of this report, the short term is considered to be the next five years, medium term from five to 10 years, and long term from 10 to 20 years.) This is both an important community issue for the area and a significant market opportunity.

As of 2013, there will be approximately 636 operating hospital beds within College Station and Bryan, including the Scott & White Hospital now under construction and an expansion underway at the Med. (Source: *The number of hospital beds projected is as follows: College Station Medical Center, 167; Scott & White, 143; St. Joseph, 310;*

*Physician Centre Hospital, 16.*) Presently, the existing hospital bed supply is operating at or near full capacity even as some residents look elsewhere for their medical needs, especially in specialty care. As the population continues to grow and age, this supply will become more obviously inadequate just as the supply of quality senior housing is becoming more obviously inadequate.

The need for future medical facilities can be assessed in several ways and should take into account several factors. The primary factors influencing a projection of medical services include population size, industry

As explained in **Chapter 3**, age is a major factor that has a very significant impact on the demand for medical care and hospital facilities. Senior citizens over the age of 65 require more than three times the number of physicians as those in the 25 to 44 age group. The percentage of senior citizens within the market area is anticipated to nearly double from 62,000 today to 120,000 in 2030. As the market area’s population ages in keeping with national trends, and there is no rational basis for supposing College Station can or will avoid these trends, demand for hospitals and healthcare services will grow significantly. College Station’s ratio of hospital beds has clearly been low historically and comparatively due to the large percentage of college-age residents. And while this will, of course, continue to be an important part of the region’s demographic character, hospital demand should move back into line with state and national averages in the coming decades.

The projections in **Table 5 and Figure 20** were developed based on the factors outlined above: the market area’s growing and aging population, and industry standards for required hospital facilities. The need for hospital facilities has been adjusted to account for the ages of populations served. This analysis shows a gap of almost 700 beds in 2015, and more than 1,000 beds by 2030. While significant new facilities will be needed throughout College Station and Bryan, and in the medical district specifically, much of the growth within the medical district should be able to take place on property already controlled by the Med and Scott & White.

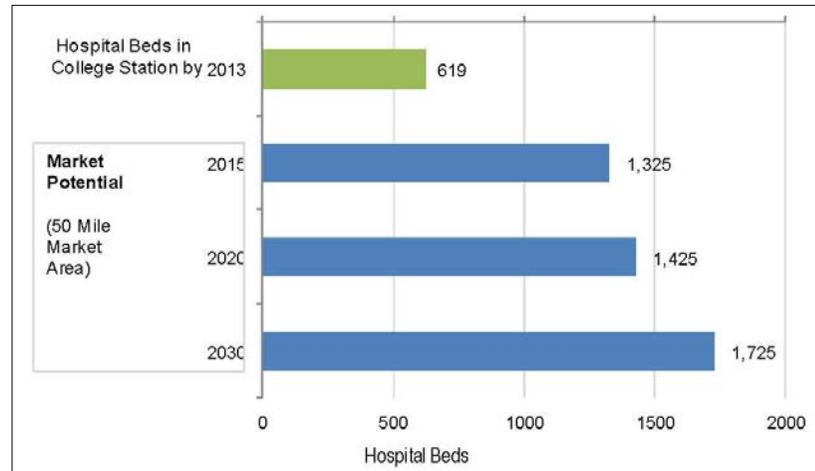


Figure 20. Elderly Living in the Community, by Type of Care

Source: Long Term Care in America, National Commission for Long Term Care, 1999; Leland Consulting Group

| Pop by Age  | Physicians needed per 10,000 | College Station Bryan |                  |                   |             | 50 Mile Market  |                  |                   |              |
|-------------|------------------------------|-----------------------|------------------|-------------------|-------------|-----------------|------------------|-------------------|--------------|
|             |                              | % of Pop by Age       | Total Population | Physicians Needed | Beds Needed | % of Pop by Age | Total Population | Physicians Needed | Beds Needed  |
| <b>2010</b> |                              |                       | <b>208,258</b>   | <b>562</b>        | <b>650</b>  |                 | <b>517,342</b>   | <b>1,050</b>      | <b>1,200</b> |
| 0-24        | 15                           | 48%                   | 99,964           | 154               |             | 40%             | 205,385          | 316               |              |
| 25-44       | 20                           | 25%                   | 52,273           | 102               |             | 25%             | 128,818          | 252               |              |
| 45-64       | 27                           | 19%                   | 38,736           | 105               |             | 24%             | 121,575          | 328               |              |
| 65+         | 66                           | 8%                    | 17,494           | 47                |             | 12%             | 62,081           | 168               |              |
| <b>2015</b> |                              |                       | <b>221,258</b>   | <b>597</b>        | <b>675</b>  |                 | <b>558,934</b>   | <b>1,150</b>      | <b>1,325</b> |
| 0-24        | 15                           | 47%                   | 104,434          | 161               |             | 39%             | 217,425          | 335               |              |
| 25-44       | 20                           | 25%                   | 56,200           | 110               |             | 25%             | 139,175          | 273               |              |
| 45-64       | 27                           | 18%                   | 40,269           | 109               |             | 23%             | 128,555          | 347               |              |
| 65+         | 66                           | 9%                    | 20,134           | 54                |             | 13%             | 73,779           | 199               |              |
| <b>2020</b> |                              |                       | <b>233,546</b>   | <b>631</b>        | <b>725</b>  |                 | <b>604,507</b>   | <b>1,250</b>      | <b>1,425</b> |
| 0-24        | 15                           | 48%                   | 112,102          | 173               |             | 40%             | 241,803          | 372               |              |
| 25-44       | 20                           | 24%                   | 56,051           | 110               |             | 24%             | 145,082          | 284               |              |
| 45-64       | 27                           | 18%                   | 42,038           | 114               |             | 23%             | 139,037          | 375               |              |
| 65+         | 66                           | 10%                   | 23,355           | 63                |             | 14%             | 84,631           | 229               |              |
| <b>2030</b> |                              |                       | <b>296,055</b>   | <b>799</b>        | <b>925</b>  |                 | <b>707,105</b>   | <b>1,500</b>      | <b>1,725</b> |
| 0-24        | 15                           | 45%                   | 133,225          | 205               |             | 37%             | 261,629          | 403               |              |
| 25-44       | 20                           | 24%                   | 71,053           | 139               |             | 24%             | 169,705          | 333               |              |
| 45-64       | 27                           | 18%                   | 53,290           | 144               |             | 23%             | 162,634          | 439               |              |
| 65+         | 66                           | 13%                   | 38,487           | 104               |             | 17%             | 120,208          | 325               |              |

Table 5. Senior Housing Demand in the Market Area and Medical District

Source: Department of Health and Human Services, US Census, Leland Consulting Group



### **Medical Office Building**

Medical office buildings (MOBs) typically include routine and preventative care facilities such as physician’s offices, dentists, ophthalmologists and various other providers. MOBs have many of the same locational requirements as typical office buildings such as easy access for clients; proximity to support services such as food, hotels, labs and medical suppliers; ample parking; and access to intra- and inter-regional transportation connections such as freeways, high capacity transit and airports. However, MOBs usually require a higher degree of technology and services, such as advanced computer systems, greater number of plumbing fixtures, and a higher standard of air quality and purification than typical office buildings.



### **Specialty Healthcare**

Specialty healthcare includes specialists in cardiology, oncology, OBGYN, mental health and other fields that cannot be completely addressed within a single general-care hospital. These specialty services can be offered in multi-tenant or single-tenant clinics, or on a contract basis within the existing hospitals. In addition, medical hardware suppliers and other support facilities are likely to locate in the medical district in the future.



### **Research and Development**

Research and Development (R&D) facilities can be comparable to office buildings, flexible warehouses, or industrial properties depending upon the type of research being conducted. Often they need both types of facilities: an office in which to develop and market concepts and a lab or production room to conduct experiments and fabricate prototypes. Like MOBs they require a greater level of technology and often have higher energy and water consumption. They also require a greater level of security, as products may be in a highly secretive phase of development. R&D facilities benefit from proximity to universities and large research hospitals for prospective employees as ideas spin off from research conducted at these institutions.



### Retail / Village Center

A village center with a strong retail component could thrive within the medical district. Retail provides activity and amenities to the residents, employees and visitors of the medical district. Retail is the “theater” that will entertain visitors and create a sense of place, making the medical district more desirable for residents, visitors and employees of the area.

#### Requirements for Success:

- Visibility. Thousands of customers must pass and see the site on a daily basis. Daily traffic volumes of approximately 20,000 are desirable for most national retailers. SH 6 running through the medical district has daily traffic counts of 60,000 at the intersection of Rock Prairie Road.
- Accessibility. Must be very easy to get to; daily-shopping or convenience retail should be on the “way home” (right) side of the street.
- Central location vis-a-vis target markets. For example, grocery anchored centers should be within approximately one mile of 10,000 residents.

- Manageable competitive environment. Most retailers will avoid an area if competitors are already located there.
- Demographic match. Retailers choose sites located near their “target market” customers.
- Anchor tenants. Retail developments are often “anchored” by one tenant (for example, a high-profile department store) who then attracts other tenants.
- Sense of place, safety, cleanliness.
- Contiguity. Urban retail must be continuous, or many shoppers will stop and turn back.
- Parking capacity.



### Hotel

Experience from other medical corridors shows that additional hotels and conference space will be needed in this medical district to accommodate visiting families, patients, and doctors.

#### Requirements for Success:

- Visitor amenities and attractions.
- Easy access to major thoroughfares.
- Co-location with other hotels.
- Visibility.
- Parking capacity.



### Office

Office uses would be an excellent addition to the medical district as they would provide daytime activity to the area and are compatible with the other uses being proposed for the area.

#### Requirements for Success:

- Easy access to and from clients.
- Accessibility to workforce and executive residences; offices tend to be sited near the center of metro regions or at major transportation hubs.
- “Address status.”
- Proximity to suppliers and collaborator firms.
- Parking capacity.
- Proximity to support services: banking, food, hotels and other services.
- Access to intra- and inter-regional transportation connections such as freeways, high capacity transit and airports.

### Supporting Uses: Senior Housing

Stakeholder interviews and research indicate strong recognition of the need for more senior housing and Long Term Care (LTC) facilities in College Station. Given the significant increases in the College Station over-65 age group over the next 20 years, and the likelihood of significant influx of retirees, the consultant team has estimated the level of senior housing demand. In the decade between 2010 and 2020, the number of residents of the City of College Station who are over the age of 65 is expected to increase by approximately 5,000, from 17,500 to 23,400. In the 50-mile market area, this demographic group is expected to increase by approximately 22,000, from 62,000 to 84,600. See **Table 2 in Chapter 3 – Healthcare Trends and Regional Demographics** for details.

The facilities listed below show the typical range of senior housing, all of which are appropriate in

varying quantities for the medical district. In addition to the categories shown below, continuing care facilities offer the full range of these senior housing types within a single large development. This allows residents to “age in place” and move easily from one housing type to another as their medical needs or preferences change. Continuing care facilities typically require a long-term contract from residents with an initial down payment, whereas the stand-alone facilities are often contracted on a monthly basis. Senior housing differs from other housing types in that it is not only a real estate investment, but also involves a hospitality and health care component that must be considered when operating the facility.

The following sections evaluate the amount of senior housing likely to be in demand within the medical district. Demand for senior housing will come from two primary sources: latent demand and the net new senior population moving to the area.

### Latent Demand

Interviews with College Station residents and those in the healthcare industry strongly indicate that while there are thousands of senior residents of the city and surrounding areas, there is very little senior housing within the City itself. Many seniors reported having to move out of the City in order to find a senior community that met their expectations. Thus, there is expected to be latent demand for senior housing in the market. Up to 420 units of senior housing could be quickly absorbed within the medical district if facilities were provided for a mere five percent of the over-65 population found in College Station-Bryan MSA in 2010, as shown in **Table 3**. This is a conservative estimate that does not take into account any seniors currently living outside of the area who would like to relocate, but have been unable to find a suitable location. With an aggressive marketing campaign the initial absorption could be even higher.



#### Independent Living

*Multi-unit complex marketed to seniors. Rent premium of approximately 10 percent (above other equivalent multifamily units) for communal dining, housekeeping and transportation services.*

*Source: [www.asla.org\\_2010awards\\_564.html](http://www.asla.org_2010awards_564.html) photo by Susan Rudiek  
Loopnet real estate brokerage service, Leland Consulting Group*



#### Assisted Living

*Support services include laundry, food service, arranged activities, limited medical oversight and assistance to those with physical impediments such as blindness or decreased mobility.*

*Source: [www.lakewayjoseyranch.com](http://www.lakewayjoseyranch.com)  
Loopnet real estate brokerage service, Leland Consulting Group*



#### Skilled Nursing

*Facilities designed to provide 24-hour care and intensive medical attention. Staff assists residents with daily tasks such as bathing, dressing and other needs.*

*Source: [www.mirabellaassistedliving.com](http://www.mirabellaassistedliving.com)  
Loopnet real estate brokerage service, Leland Consulting Group*

| Demand Factor                                     | Total or Capture Rate | Senior Housing by Type         |                    |                 |                          |
|---|-----------------------|--------------------------------|--------------------|-----------------|--------------------------|
|   |                       | Unaffiliated Private Residence | Independent Living | Assisted Living | Skilled Nursing Facility |
| Percent of total senior hsg. demand               | 100%                  | 28%                            | 47%                | 19%             | 6%                       |
| <b>Latent Demand</b>                              |                       |                                |                    |                 |                          |
| 65+ households, 2010                              | 11,214                | 3,100                          | 5,300              | 2,100           | 700                      |
| Medical district capture rate                     | 5%                    |                                |                    |                 |                          |
| Latent demand (households)                        | 420                   | 160                            | 270                | 110             | 40                       |
| <b>Demand from Net New Senior Population</b>      |                       |                                |                    |                 |                          |
| Net new 65+ households, 50 Mile Radius, 2010-2020 | 14,495                | 4,100                          | 6,800              | 2,800           | 900                      |
| Medical District Capture Rate                     | 10%                   |                                |                    |                 |                          |
| Subtotal  | 1,050                 | 410                            | 680                | 280             | 90                       |
| <b>Total</b>                                      | <b>1,470</b>          | <b>570</b>                     | <b>950</b>         | <b>390</b>      | <b>130</b>               |

Table 6: Senior Housing Demand in the Market Area and Medical District  
Source: Department of Health and Human Services, US Census, Leland Consulting Group

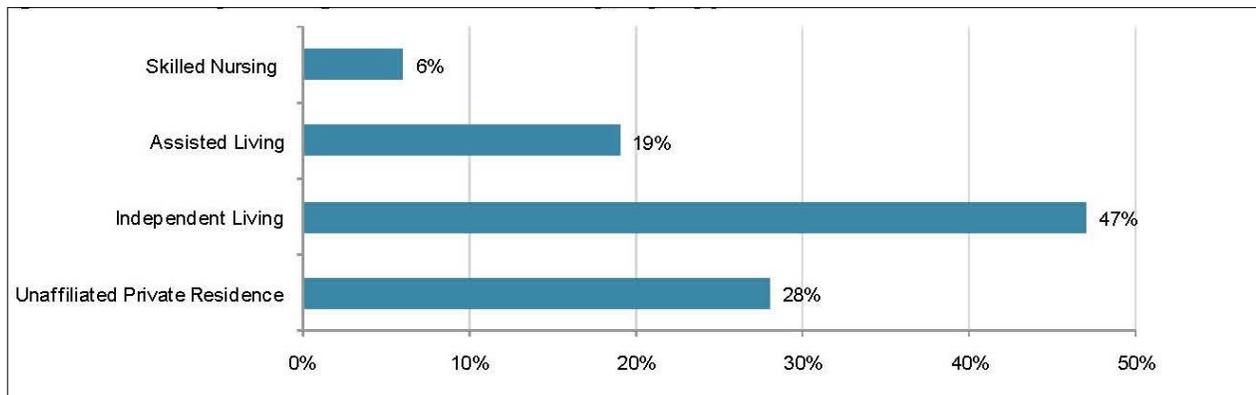


Figure 21: Elderly Living in the Community, by Type of Care  
Source: Long Term Care in America, National Commission for Long Term Care, 1999; Leland Consulting Group

### Net New Senior Housing Growth

Besides the latent demand to meet the need of seniors already living in the community, there will be a continued need to supply senior housing facilities to those who will be turning 65 over the coming decade. The primary market area, or the 50-mile radius, is projected to increase from 62,000 people over age 65 in 2010 to a little over 84,000 by 2020. This is an increase of 22,000 people who will need varying levels of specialized care. As shown in **Figure 21**, nearly 47 percent of seniors live in some type of independent living facility. If the medical district were to capture 10 percent of these new households, there would be a need for 680 independent living units by 2020, as shown in **Table 6**. This can be further broken down by number of units projected for the medical district by other facility types. Given the medical district's unique position in the region, this significant capture rate is reasonable.

While it is true that LTC facilities and assisted living facilities may be located anywhere in the primary market area, those facilities located closer to the community hospitals are more attractive to the senior population for obvious reasons. Planning for the medical district should take into account adequate land reservation for senior housing proximate to or in the medical district. According to the National Commission for Long Term Care, 28 percent of seniors prefer to remain in their homes or to live with family members rather than move to a senior housing facility. Seniors with a preference for living in unaffiliated private residences will most likely not be captured in the medical district and are not included in the senior housing demand projection.

**Supporting Uses: Single-Family and Multifamily Housing**

As previously stated, the housing market in College Station and other locales in the state has changed significantly over the past several years. In contrast to the middle of the last decade, the best selling houses in College Station are smaller (1,500 to 1,800 square feet) and considerably less expensive (\$150,000 to \$300,000 maximum). Some houses priced in the \$400,000 range have been sitting on the market for more than two years. The core of the short-term housing market is seen as those seeking affordable homes and downsizing retirees who have moved out of large homes and are now looking for comparatively smaller and lower-maintenance homes, including “cluster” or “cottage” communities. Both trends are well suited for the medical district.

**Requirements for Success**

- Critical mass: adjacent residential neighborhoods and urban amenities (schools, parks, retail, and services).
- Safety.
- Large share of one and two person households within market area.
- Easy access to employment centers.



*Single-Family Housing  
5 to 10 du/acre, 1 to 2 stories  
Surface parking  
Source: Istockphoto.com*



*Mixed Use Mid-Rise  
40 to 60 du/acre, 4 to 6 stories  
Structured parking  
Source:Leland Consulting Group*



*Wood Frame Condos or Apartments  
20 to 35 du/acre, 2 to 3 stories  
Surface, garage or tuck under parking  
Source:Leland Consulting Group*



*Town Houses or Row Houses  
15 to 25 du/acre, 2 to 3 stories  
Surface parking or parking within each unit  
Source:Leland Consulting Group*



*Cluster or Cottage Housing  
10 to 25 du/acres, 1 to 2 stories  
Surface parking  
Source:Leland Consulting Group*

**December 13, 2012**  
**Regular Agenda Item No. 3**  
**College Station Medical District Tax Increment Reinvestment Zone #19**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Public Hearing, presentation, possible action and discussion regarding an Ordinance designating the Eastern portion of the College Station Medical District as Reinvestment Zone Number 19, City of College Station, Texas, Enumerating the qualifying criteria, adopting a preliminary development and financing plan, and establishing a Board of Directors for such Zone, and other matters relating thereto.

**Relationship to Strategic Goals:** Core Services and Infrastructure, Financially Sustainable City, Diverse Growing Economy, and Improving Mobility

**Recommendation:** Staff recommends approval.

**Summary:** In October of 2012, the City Council approved an amendment of the City's Comprehensive Plan to include the College Station Medical District Master Plan. To realize the Vision and economic development opportunities realized in the Master Plan, significant barriers to development must be overcome. These barriers include, but are not limited to lack of basic infrastructure (potable water, fire flow, sanitary sewer, etc) to serve development in the area and lack of transportation capacity (vehicular, pedestrian, etc) to meet the mobility needs present in the area.

The approved Master Plan identified a series of financial and management tools necessary to overcome these barriers and to maximize the development potential of the area. A key tool identified in the Master Plan is the use of Tax Increment Reinvestment Zones (TIRZ). Staff has proposed the establishment of two TIRZ in the District. This request addresses TIRZ B, which encompasses the area east of the SH6/Rock Prairie Road Bridge and includes most of the undeveloped properties within the District. Development projects in this area include Rock Prairie Road (East), Barron Road, Lakeway Drive, potable water, fire flow water supply, greenway trails, sanitary sewer service, and other public works.

It is projected that new development in this portion of the District will meet or exceed \$283 Million over a twenty year period. This development activity would yield an increment of approximately \$30.8 Million in tax proceeds. These proceeds would be used to fund the required improvement projects, either through reimbursement to private developers, repayment of issued debt, "pay as you go" basis, or a combination of these and others.

**Budget & Financial Summary:** Refer to the Preliminary Project and Finance Plan

**Reviewed and Approved by Legal:** Yes

**Attachments:**

1. Ordinance
2. TIRZ Boundary Map and Legal Description
3. Preliminary Project and Financing Plan

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DESIGNATING THE EASTERN PORTION OF THE COLLEGE STATION MEDICAL DISTRICT AS REINVESTMENT ZONE NO. 19, CITY OF COLLEGE STATION, TEXAS, ENUMERATING THE QUALIFYING CRITERIA, ADOPTING A PRELIMINARY DEVELOPMENT AND FINANCING PLAN, ESTABLISHING A BOARD OF DIRECTORS FOR SUCH ZONE, AND OTHER MATTERS RELATING THERETO; PROVIDING FOR A SEVERABILITY CLAUSE AND AN OPEN MEETINGS CLAUSE.

WHEREAS, the City's 2009 Comprehensive Plan identified the general area around State Highway 6 and Rock Prairie Road as one of several unique districts located within the City;

WHEREAS, in 2011 the City partnered with the College Station Medical Center and other stakeholders for the creation of a Medical District to act as a focused healthcare and wellness district within the City;

WHEREAS, City Council appointed a Medical Corridor Advisory Committee to work with staff and a consultant team to complete an early plan for the Medical District;

WHEREAS, on October 11, 2012 City Council adopted a Medical District Master Plan establishing guiding principles for the development of approximately 1,700 acres in south College Station to accommodate medical facilities, walkable village centers, commercial space, and a variety of residential unit types, all in close proximity to parks, open space, and trails;

WHEREAS, the Master Plan amended the Future Land Use and Character map in the City's Comprehensive Plan, as well as an alteration to the City's Thoroughfare Plan and Thoroughfare Context maps, additional trails have been added to the Proposed Pedestrian Facilities map in the Bicycle, Pedestrian, and Greenways Master Plan, and the City's Water Master Plan, Proposed Pedestrian Facilities map, and Proposed Bicycle Facilities map will be amended in response to changed thoroughfare alignments;

WHEREAS, staff created a Medical District Master Plan Implementation Report to recognize the infrastructure needs over the life of the Medical District Master Plan, as well as to provide estimated costs associated with the infrastructure;

WHEREAS, the Implementation Report identifies a Tax Increment Reinvestment Zone as a funding source for some of the needed infrastructure in the Medical District by capturing taxes paid on the incremental increase in property values in the area as properties develop;

WHEREAS, on December 6, 2012, notice of a public hearing to be held on December 13, 2012 was published in the Bryan-College Station Eagle;

WHEREAS, a public hearing was held before the College Station City Council on December 13, 2012, at 7:00 p.m. at the regular meeting of the Council;

WHEREAS, the City Council at such hearing invited any interested person to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory, which is described by boundary survey attached hereto as **Exhibit "A"** and depicted in the diagram attached hereto as **Exhibit "B"**, should be included in such proposed reinvestment zone, the concept of tax increment financing;

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the creation of the proposed reinvestment zone or the inclusion of their property in such reinvestment zone;

WHEREAS, the City staff presented the preliminary project and financing plan for the proposed reinvestment zone attached hereto as **Exhibit "C"**; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of the foregoing matters related to the creation of the reinvestment zone;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of College Station, Texas, that:

The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

## II.

The City, after conducting such hearing and having heard such evidence and testimony and considering the preliminary project and financing plan, has made the following findings and determination based upon the evidence and testimony presented to it:

- A. That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted, and that notice of such hearing has been published as required by law.
- B. That the City has jurisdiction to hold and conduct this public hearing on the creation of the proposed reinvestment zone pursuant to the TAX INCREMENT FINANCING ACT.
- C. That creation of the proposed zone with boundaries as described in **Exhibits "A"** and **"B"** will result in benefits to the City, its residents and property owners, and to the property, residents and property owners in the reinvestment zone.
- D. That the reinvestment zone as described in **Exhibit "A"** and **"B"** meets the criteria for the creation of a reinvestment zone as set forth in the TAX INCREMENT FINANCING ACT in that:
  - (1) It is a contiguous geographic area located wholly within the corporate limits of the City.
  - (2) That the area is predominantly underproductive and underdeveloped and substantially impairs or arrests the sound growth of the municipality.
  - (3) That development of the area would not occur in the foreseeable future solely through private investment.
  - (4) The total appraised value of all taxable real property in the zone according to the most recent appraisal rolls of the City, together with the total appraised value of the taxable real property and all other taxing existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed fifty percent (50%) of the current total appraised value of the taxable real property in the City.
  - (5) Improvements in the reinvestment zone will enhance significantly the value of all taxable real property in the reinvestment zone.

- (6) That the preliminary project and financing plans have been developed and are attached hereto as **Exhibit "C"**. Such preliminary project and financing plans will be the basis for the master plan for the final project and financing plan for the reinvestment zone and shall assist the staff and board of directors in implementing a successful reinvestment zone.
- (7) That the following Council Members were present and considered the ordinance on December 13, 2012.

Nancy Berry  
Blanche Brick  
Jess Fields  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham

That the City hereby creates a reinvestment zone over the area described by the boundary survey in **Exhibit "A"** attached hereto and such reinvestment zone shall be based on the preliminary project and financing plans. This zone shall hereafter be identified as Reinvestment Zone No. 18, City of College Station, Texas (the "Zone").

#### IV.

The Board of Directors for the Zone shall consist of five (5) member directors. The City Council of the City of College Station shall appoint four (4) members who shall meet the eligibility requirements as set forth in the Act to serve on the Board of Directors. The Brazos County Commissioners Court shall appoint one (1) member who shall meet the eligibility requirements as set forth in the Act to serve as a member of the Board of Directors. The Brazos County Commissioners Court member, and two (2) members appointed by the City of College Station, shall serve an initial two (2) year term while the other two (2) appointed by the City of College Station shall serve initial one (1) year terms. All subsequent appointments will be made for two (2) staggered terms or until a successor director may be appointed thereafter. The City Council shall designate one (1) member to serve as Chairman of the Board of Directors for the year ending December 31, 2013, and each year thereafter, and authorizes the Board to elect from its members a Vice-Chairman and other officers as it sees fit. The Board shall retain all powers provided it in the Act.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone and shall prepare and cause to be prepared and adopt a Project Plan based upon the preliminary project and financing plan for the Zone and must submit such plans to the City Council for its review and approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement such Project Plan, subject to approval by the City Council, including the power to direct the staff and employ consultants to assist in the preparation of the Project Plan and in the issuance of certificates of obligations.

#### V.

That operation of the Zone shall commence immediately following the passage of this ordinance, and that termination of the operation of the Zone shall occur upon the collection of the levies of September,

2032 (due in FY 2032 -2033), or at a time designated by subsequent ordinance or at such time subsequent to the issuance of certificates of obligation as all project costs and certificates of obligation, and the interest thereon, have been paid in full.

VI.

That the tax increment base for the Zone is the total appraised value of all taxable real property in the reinvestment zone as of January 1, 2012.

VII.

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such sub-accounts as may be authorized by subsequent ordinances into which all tax increments are to be deposited. The Tax Increment Fund and any sub-accounts are to be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. The tax increments shall equal the amount of property taxes levied for a year on the captured and appraised value, that is, the amount by which the current appraised value of all taxable real property located in the Zone exceeds its tax increment base less any other funds which are to be allocated from the tax increments pursuant to the Act. All revenues from the sale of any tax increment finance bonds and notes hereafter issued by the City may be deposited into such fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

VIII.

That if any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

IX.

That it is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council of the City of College Station at which this ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City of College Station for the time required by law preceding this meeting, as required by the Open Meetings Act, and that this meeting has been open to the public as required by law, at all times during which this ordinance and the subject matter hereon has been presented, discussed, considered and finally acted upon. The City Council of the City of College Station further ratifies, approves and confirms such written notice and the contents and posting thereof.

X.

That the contents of the notice of public hearing, which hearing was held before the City Council of the City of College Station on December 13, 2012, and the publication of said notice, is hereby ratified, approved and confirmed.

PASSED, ADOPTED and APPROVED on this the 13<sup>th</sup> day of December, 2012.

ATTEST:

CITY OF COLLEGE STATION

\_\_\_\_\_  
Sherry Mashburn, City Secretary

\_\_\_\_\_  
Nancy Berry, Mayor

APPROVED:

  
\_\_\_\_\_  
Carla Robinson, City Attorney

**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777

Tax Increment Reinvestment Zone  
area B - 1301.76 acres (net)  
College Station, Texas  
December 2012

All that certain tract or parcel of land lying and being situated in the Thomas Caruthers league (abstract no. 9) and Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, generally being the area between State Highway no. 6 and Rock Prairie Road East, from Medical Avenue to William D. Fitch Parkway, save and except all of Lot 1, Rock Prairie Baptist Church (vol. 7312, pg. 207) lying south of the south right-of-way of Rock Prairie Road East, and the boundary being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (60 feet south of surveyed centerline) and the east boundary of Block 7 of the Scott & White Healthcare Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot 1, Block 7 of said subdivision, and from where City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence N 2° 42' 34" W – 120.04 feet along an extension of the said east boundary line of Block 7, to a point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (59.0 feet north of the surveyed centerline) as follows:

S 86° 27' 34" E – 1771.13 feet, S 85° 02' 05" E – 1228.54 feet and S 84° 23' 02" E – 10.29 feet to a right-of-way offset point in the common line of the Dale and Reba Conrad 26.25 acre tract (vol. 460, pg. 505) and the Flying Ace Ranch, Ltd. 26.245 acre tract (vol. 3767, pg. 237);

Thence S 24° 22' 52" W – 1.58 feet along said common tract line to another offset point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (57.5 feet north of the surveyed centerline) as follows:

S 84° 23' 02" E – 606.93 feet, S 82° 02' 02" E – 1453.40 feet, S 77° 01' 02" E – 1052.59 feet, S 76° 28' 02" E – 2876.58 feet, S 69° 53' 32" E - 2812.30 feet to the beginning of a tangent curve to the right with a radius of 1057.50 feet, along said curve through a central angle of 11° 43' 34" to a point in the old northeast prescriptive right-of-way fenceline, and S 69° 17' 50" E – 269.35 feet along said fenceline to the southeast line of the Hartzell Elkins 35.37 acre tract (vol. 1920, pg. 323) and northwest line of William D. Fitch Parkway;

Thence across Rock Prairie Road East as follows:

S 42° 32' 30" W – 32.00 feet to the south corner of said Elkins tract, called to be in the centerline of the road, S 19° 52' 04" W – 36.01 feet to the east corner of the College Station Independent School District 44.535 acre tract (vol. 8413, pg. 291) at the old right-of-way fence corner post, and S 41° 51' 48" W – 170.08 feet along the southeast line of said C.S.I.S.D. tract and northwest line of Fitch Parkway to its intersection with the south right-of-way chamfer of Rock Prairie Road East;

Thence along the south right-of-way lines of Rock Prairie Road East (57.5 feet south of the surveyed centerline) as follows:

N 5° 38' 11" W – 67.56 feet, N 53° 08' 10" W – 112.88 feet to the beginning of a tangent curve to the left with a radius of 942.50 feet, along said curve through a central angle of 16° 45' 22" to the point of tangency, and N 69° 53' 32" W – 551.37 feet to the common line of said C.S.I.S.D. tract and the Brazos Valley Solid Waste Management Agency, Inc. 76.00 acre Tract II (vol. 9857, pg. 186);

Thence S 41° 51' 48" W – 1842.68 feet along said common tract line to its southwest end in a northeast line of the B.V.S.W.M.A. 179.99 acre Tract I;

Thence S 48° 05' 47" E – 941.57 feet, along the common line of said Tract I and the C.S.I.S.D. tract to their common corner in the northwest right-of-way of William D. Fitch Parkway;

Thence S 41° 51' 48" W – 1425.30 feet, along said northwest right-of-way line, to the south corner of the said B.V.S.W.M.A. Tract I;

Thence S 41° 51' 48" W – 1066.80 feet, continuing along said northwest right-of-way line of William D. Fitch Parkway, to the east common corner of the City of College Station 140.29 acre Tract One (vol. 3900, pg. 188) and Spring Meadows Phase I (vol. 5106, pg. 284);

Thence along the southern boundaries of multiple City of College Station tracts (vol. 3900, pgs. 188 & 223, vol. 5056, pg. 43) as follows:

N 73° 00' 00" W – 496.40 feet, S 51° 00' 00" W – 175.05 feet, N 76° 00' 00" W – 200.00 feet, S 41° 51' 44" W – 51.88 feet, N 70° 46' 00" W – 157.10 feet, S 41° 51' 44" W – 262.67 feet, N 82° 55' 43" W – 700.87 feet, S 41° 52' 26" W – 650.00, N 48° 08' 02" W – 412.47 feet, S 66° 47' 54" W – 827.57 feet, N 47° 45' 25" W – 129.90 feet, S 28° 59' 29" W – 2.01 feet, S 41° 48' 43" W – 336.13 feet, S 48° 45' 08" E – 440.00 feet and S 53° 00' 00" W – 1304.90 feet to the northeast right-of-way line of State Highway no. 6;

Thence along the northeast right-of-way lines of said highway as follows:

N 49° 25' 00" W – 438.00 feet, N 55° 07' 38" W – 201.00 feet, N 49° 25' 00" W – 751.78 feet to the west corner of the City of College Station 36.9 acre tract (vol. 4329, pg. 134), and N 49° 25' 00" W – 1025.93 feet to the south corner of Barron Park Subdivision (vol. 939, pg. 209);

Thence along the southeast, northeast and northwest lines of Lots 1 and 2 of said Barron Park Subdivision as follows:

S 41° 09' 46" E – 1353.16 feet, N 49° 12' 46" W – 88.68 feet to the south corner of the City of College Station 100.64 acre tract (vol. 6927, pg. 226), N 54° 07' 24" W – 291.11 feet, N 64° 27' 21" W – 117.03 feet, N 54° 53' 54" W – 24.95 feet, N 53° 19' 32" W – 113.87 feet, N 49° 26' 59" W – 190.11 feet and S 41° 09' 38" W – 1286.04 feet to the common corner of said Lot 2 and Lot 3 in the northeast right-of-way line of State Highway no. 6;

Thence along the said northeast right-of-way lines of said highway as follows:

N 47° 46' 18" W – 537.86 feet to the southwest common corner of Lot 3 of said Barron Park Subdivision and that City of College Station 46.60 acre tract (vol. 3310, pg. 321), N 47° 46' 48" W – 65.34 feet, N 55° 07' 37" W – 201.00 feet, N 49° 25' 00" W – 600.00 feet and N 44° 08' 33" W – 147.79 feet to the southwest common corner of said 46.60 acre tract and the Barker Subdivision (vol. 5101, pg. 182);

Thence N 38° 51' 07" E – 279.95 feet along the southeast line of said Barker Subdivision to its east corner;

Thence N 47° 42' 16" W – 1053.70 feet along the northeast line of said Barker Subdivision and continuing along the northeast line of Cooper's Subdivision (vol. 4708, pg. 230) to its north corner, also being the east corner of the Harley Subdivision (vol. 3961, pg. 236) and the south corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

Thence along the south, east and north lines of said IHD Properties tract as follows:

N 42° 17' 04" E – 175.00 feet, N 47° 42' 56" W – 638.83 feet and S 72° 19' 02" W – 202.14 feet to the northeast line of said Harley Subdivision and a southwest line of that M.D. Wheeler, Ltd. 71.52 acre Tract Two (vol. 3007, pg. 341);

Thence along the southwest lines of said Wheeler Tract Two and continuing along the southeast lines of the Wheeler 10.01 acre Tract One as follows:

N 47° 42' 33" W – 177.08 feet, N 46° 46' 09" W – 304.24 feet, S 21° 27' 46" W – 145.09 feet and S 41° 43' 32" W – 194.25 feet, returning to the northeast right-of-way line of State Highway no. 6;

Thence along the said highway northeast right-of-way lines as follows:

N 42° 27' 25" W – 105.18 feet, N 36° 45' 17" W – 383.87 feet, N 27° 43' 31" W – 192.30 feet and N 34° 27' 26" W – 55.00 feet to the southeast line of Block 4 of the said Scott & White Healthcare Subdivision;

Thence along the east boundary lines of said Scott & White subdivision as follows:

N 41° 15' 39" E – 1224.44 feet, N 47° 37' 11" W – 128.13 feet, N 50° 49' 32" E – 930.60 feet and N 2° 42' 34" W – 1023.83 feet to the Point of Beginning and containing 1308.51 acres of land more or less.

SAVE and EXCEPT the following tract:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (57.5 feet south of the surveyed centerline) and the west line of Lot 1 of Rock Prairie Baptist Church (vol. 7312, pg. 207), from where City of College Station GPS control monument no. 9 bears S 78° 01' 24" E – 3240.0 feet.

Thence S 82° 02' 02" E – 414.05 feet along said south right-of-way line, parallel and 7.50 feet south of the north line of said Lot 1, to its intersection with the east line of said Lot 1;

Thence S 20° 22' 54" E – 600.82 feet along the east line of Lot 1 to its southeast corner;

Thence N 82° 02' 02" W – 699.33 feet along the south line of Lot 1 to its southwest corner;

Thence N 7° 57' 58" E – 528.77 feet along the west line of Lot 1 to the Point of Beginning and containing 6.76 acres of land more or less.

Leaving a net acreage for this described tract of 1301.76 acres more or less.

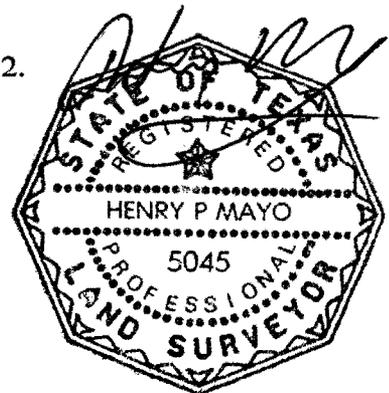
Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

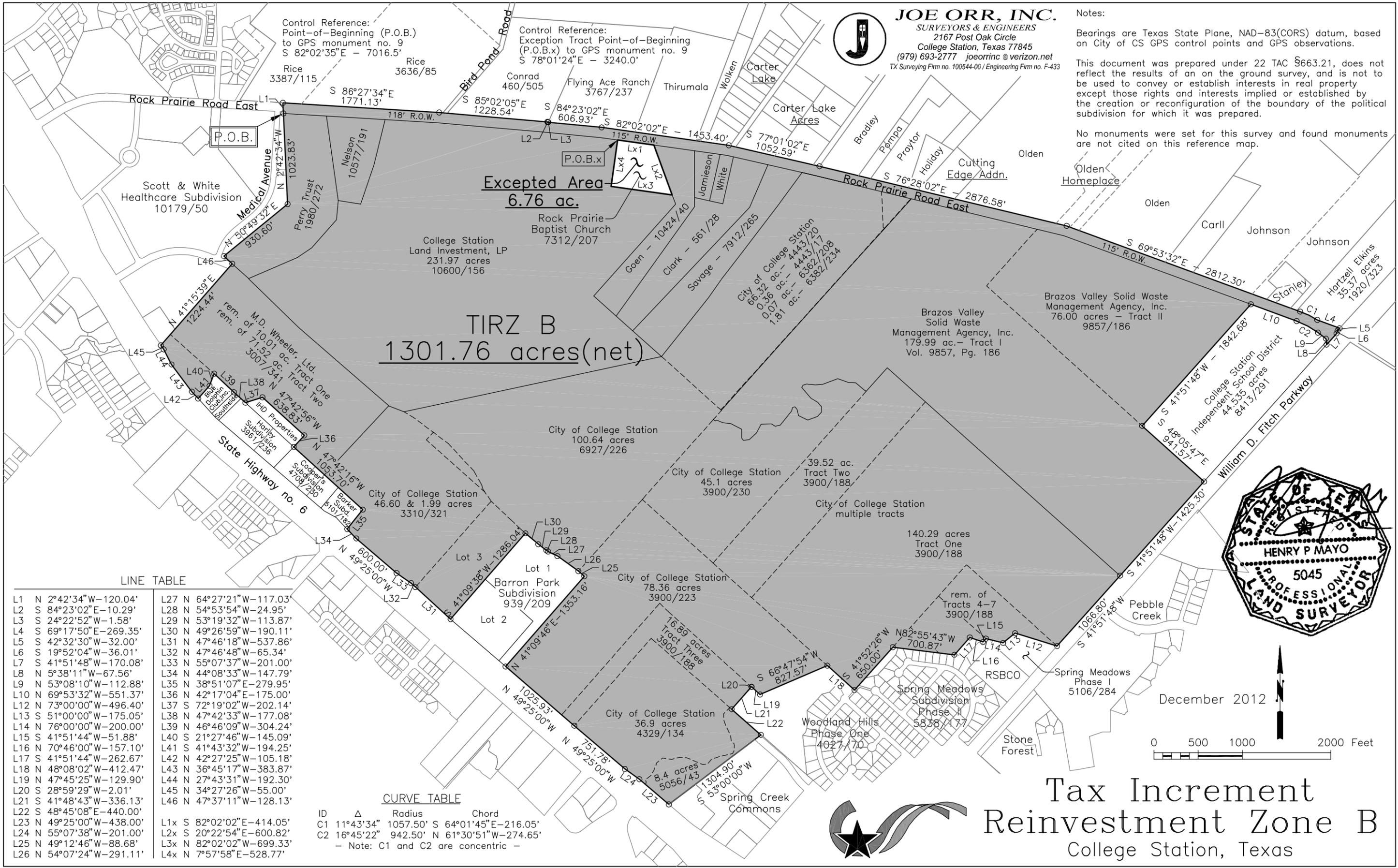
Volume and page numbers cited refer to the Brazos County public records.

No monuments were set for this survey and found monuments are not cited.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

See survey plat prepared with this description, dated December 2012.





**JOE ORR, INC.**  
 SURVEYORS & ENGINEERS  
 2167 Post Oak Circle  
 College Station, Texas 77845  
 (979) 693-2777 joerinc@verizon.net  
 TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433

Notes:  
 Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.  
 This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.  
 No monuments were set for this survey and found monuments are not cited on this reference map.

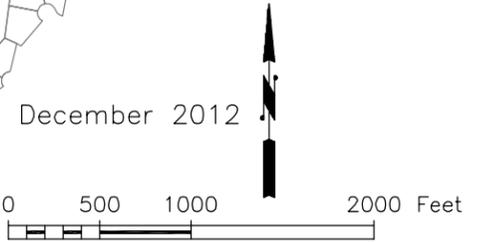
LINE TABLE

|     |                      |     |                      |
|-----|----------------------|-----|----------------------|
| L1  | N 2°42'34"W-120.04'  | L27 | N 64°27'21"W-117.03' |
| L2  | S 84°23'02"E-10.29'  | L28 | N 54°53'54"W-24.95'  |
| L3  | S 24°22'52"W-1.58'   | L29 | N 53°19'32"W-113.87' |
| L4  | S 69°17'50"E-269.35' | L30 | N 49°26'59"W-190.11' |
| L5  | S 42°32'30"W-32.00'  | L31 | N 47°46'18"W-537.86' |
| L6  | S 19°52'04"W-36.01'  | L32 | N 47°46'48"W-65.34'  |
| L7  | S 41°51'48"W-170.08' | L33 | N 55°07'37"W-201.00' |
| L8  | N 5°38'11"W-67.56'   | L34 | N 44°08'33"W-147.79' |
| L9  | N 53°08'10"W-112.88' | L35 | N 38°51'07"E-279.95' |
| L10 | N 69°53'32"W-551.37' | L36 | N 42°17'04"E-175.00' |
| L11 | N 73°00'00"W-496.40' | L37 | S 72°19'02"W-202.14' |
| L12 | S 51°00'00"W-175.05' | L38 | N 47°42'33"W-177.08' |
| L13 | N 76°00'00"W-200.00' | L39 | N 46°46'09"W-304.24' |
| L14 | S 41°51'44"W-51.88'  | L40 | S 21°27'46"W-145.09' |
| L15 | N 70°46'00"W-157.10' | L41 | S 41°43'32"W-194.25' |
| L16 | S 41°51'44"W-262.67' | L42 | N 42°27'25"W-105.18' |
| L17 | N 48°08'02"W-412.47' | L43 | N 36°45'17"W-383.87' |
| L18 | N 47°45'25"W-129.90' | L44 | N 27°43'31"W-192.30' |
| L19 | S 28°59'29"W-2.01'   | L45 | N 34°27'26"W-55.00'  |
| L20 | S 41°48'43"W-336.13' | L46 | N 47°37'11"W-128.13' |
| L21 | S 48°45'08"E-440.00' |     |                      |
| L22 | N 49°25'00"W-438.00' |     |                      |
| L23 | N 55°07'38"W-201.00' |     |                      |
| L24 | N 49°12'46"W-88.68'  |     |                      |
| L25 | N 54°07'24"W-291.11' |     |                      |

CURVE TABLE

| ID  | Δ | Radius             | Chord                |
|-----|---|--------------------|----------------------|
| L1x | S | 82°02'02"E-414.05' |                      |
| L2x | S | 20°22'54"E-600.82' |                      |
| L3x | N | 82°02'02"W-699.33' |                      |
| L4x | N | 7°57'58"E-528.77'  |                      |
| C1  |   | 11°43'34" 1057.50' | S 64°01'45"E-216.05' |
| C2  |   | 16°45'22" 942.50'  | N 61°30'51"W-274.65' |

- Note: C1 and C2 are concentric -



**Tax Increment  
 Reinvestment Zone B**  
 College Station, Texas

**City of College Station**

**TAX INCREMENT REINVESTMENT ZONE NUMBER 19**  
**Preliminary Project Plan and Preliminary Financing Plan**

**December 13, 2012**

Preliminary

## Table of Contents

### **Overview**

|  |    |
|--|----|
| Executive Summary  | 3  |
| Tax Increment Financing  | 5  |
| Tax Increment Reinvestment Zone Number 19                            | 6  |
| Priority Projects and Costs  | 7  |
| Benefits to Taxing Jurisdictions                                     | 9  |
| Statutory Requirements for the final Project Plan and Financing Plan | 10 |

### **Project Plan**

|   |    |
|---|----|
| Existing Conditions and Proposed Improvements | 12 |
| Proposed Changes of Municipal Ordinances      | 18 |
| List of Nonproject Costs                      | 19 |
| Method of Relocating Persons to be Displaced  | 20 |

### **Financing Plan**

|  |    |
|--|----|
| List of Project Costs                                      | 21 |
| Statement of Public Works/Public Improvements              | 22 |
| Economic Feasibility Study                                 | 23 |
| Estimated Amount of Bonded Indebtedness                    | 24 |
| Time When Costs or Obligations are Incurred                | 25 |
| Financing Methods and Expected Sources of Revenue          | 26 |
| Current Total Appraised Value of Property in the Zone      | 28 |
| Estimated Captured Value of Zone in Each Year of Existence | 29 |
| Duration of Zone   | 30 |

### **Appendix**

|   |    |
|---|----|
| Estimated TIRZ Number 19 Project Costs        | 32 |
| Estimated TIRZ Number 19 Revenue              | 33 |
| TIRZ Number 19 Legal Description              | 34 |
| Medical District Master Plan – Chapters 3 & 4 | 39 |

## **Executive Summary**

In 2011 the City of College Station partnered with the College Station Medical Center (The Med) and other stakeholders in the creation of a Medical District to serve as a focused healthcare and wellness district within the City. The Medical District focuses on the general area around State Highway 6 and Rock Prairie Road, and includes The Med and the future Scott & White Hospital, both along Rock Prairie Road.

The City's consulting team, led by Schrickel, Rollins and Associates, Inc. worked with a City Council appointed Advisory Committee consisting of various stakeholders from throughout the community. The Advisory Committee, consultant team, and staff completed their work on the draft plan for the Medical District in late 2011 and the results were presented to a joint meeting of the City Council and the Advisory Committee. Staff then continued to work to refine the land use and transportation components of the Master Plan, including expanding the Medical District to include properties further to the south.

Adopted October 11, 2012, the Medical District Master Plan was an amendment to the City's Comprehensive Plan, altering the Future Land Use and Character map, the City's Thoroughfare Plan, and Thoroughfare Context map. In response to changed thoroughfare alignments, the City's Water Master Plan, Proposed Pedestrian Facilities, and Proposed Bicycle Facilities maps will also need to be amended in conjunction with the new thoroughfares. Additional trails have been added to the Proposed Pedestrian Facilities map in the Bicycle, Pedestrian, and Greenways Master Plan to create the walkable community envisioned by the Medical District Master Plan.

An Implementation Report was written by City staff to accompany the Master Plan. The Report provides details regarding potential development regulations and standards, management structure, funding mechanisms, and capital expenditures needed for the success of the Medical District. The Report recommended the pursuance of the creation of Municipal Management Districts and Tax Increment Reinvestment Zones (TIRZ) as the two most appropriate tools to facilitate the implementation of the Medical District.

Prior to the creation of any TIRZ, the City must develop a Preliminary Financing Plan. A Preliminary Project Plan and the Preliminary Financing Plan identify the proposed projects, and demonstrate the financing method and expected increment for the Zone.

**Tax Increment Reinvestment Zone Number 19  
Preliminary Project Plan and Preliminary Financing Plan**

This document serves as the Preliminary Project Plan and Preliminary Financing Plan for the Tax Increment Reinvestment Zone Number 19, City of College Station, as required by Chapter 311 of the Texas Tax Code.

In addition to implementing the Medical District, the purpose of the Zone, in conjunction with a Municipal Management District, is to provide an opportunity to further diversify the economic base and enhance the overall quality of life for all College Station residents. The Zone is to finance public improvements related to construction of roadways, drainage, water, sanitary sewer, storm sewer, internet broadband, trails, greenways and open spaces to support development of medical uses, commercial activity, single family residential units, and multi-family units in the City of College Station Medical District.

The owners of real property in the Zone will advance funds for certain project costs and will be reimbursed from tax increment revenues of the Zone as provided in a separate reimbursement agreement and other documentation between the developer and the TIRZ. The City will fund other projects and a portion of those costs will be reimbursed through the Zone.

In accordance with Section 311.010(h), Texas Tax Code, the Zone's board of directors will develop and submit for City Council approval programs for the public purpose of developing or expanding transportation services, water and wastewater services, and greenway trails, parks and open space infrastructure, to encourage medical activity, other business and commercial activity and residential development in the Zone.

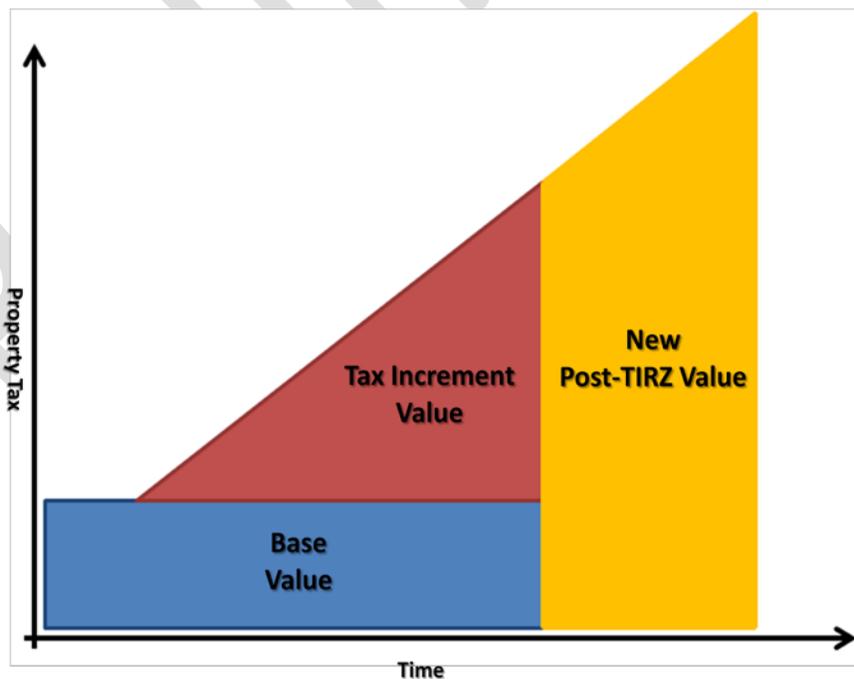
In addition, a Municipal Management District is proposed to be created through the Texas Legislature with boundaries generally contiguous to the Zone proposed in this Plan. A Municipal Management District is a special district created for the purpose of promoting, developing, encouraging, and maintaining employment, commerce, economic development, and general public welfare within a defined area. Its overall purpose is to supplement city services within the district.

The management district will be funded by an assessment and ad valorem tax on property within its boundaries to provide public projects and services such as landscaping, lighting, signage, streets and walkways, drainages, solid waste, water, wastewater, internet broadband, parks, parking facilities, transit systems, works of art, economic development and others.

## Tax Increment Financing

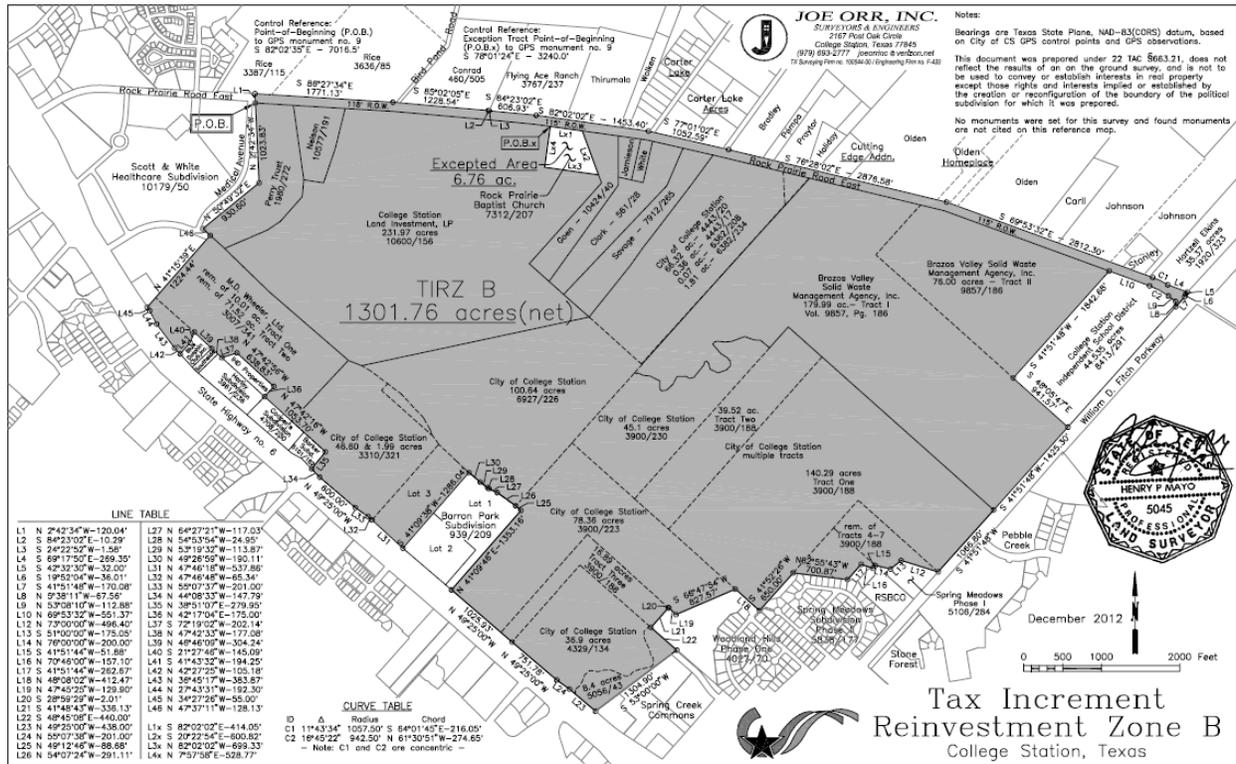
The Texas Constitution and multiple State statutes identify the role of economic development by both the State and its municipalities as a public purpose. While recognizing there is no single strategy, policy, or program for economic development, the Texas Legislature has created a vast array of tools that local governments have at their disposal. The objective of these tools is to not only encourage development and diversification of the Texas economy, but to simultaneously enhance the participating community's overall quality of life. Such available tools were carefully evaluated in order to determine how best to implement the College Station Medical District from both an administrative and financial perspective. Participation in tax increment financing through the creation of a Tax Increment Reinvestment Zone is one such tool.

According to the Texas Comptroller's Biennial Report of Tax Increment Financing Zone Registry, as of December 2010, there were 172 reported tax increment reinvestment zones in Texas. Tax increment financing is used to provide large capital projects, infrastructure improvements, or other hard-costs within a created zone. These costs are funded by the increase, or tax increment, of future ad valorem tax revenue within the zone for a participating jurisdiction (e.g. City of College Station, Brazos County). A jurisdiction may dedicate all, a portion, or none of the tax increment to the fund.



## Tax Increment Reinvestment Zone Number 19

The College Station Medical District Tax Increment Reinvestment Zone Number 19 is located generally east of the future Scott & White Hospital on Rock Prairie Road. The Zone encompasses property owned by various public, semi-public, and private landholders including the City of College Station's planned Spring Creek Corporate Campus.



The legal description of the Zone can be found in the Appendix.

## Priority Projects and Costs

The Zone includes areas that are largely underdeveloped. Though there are currently funded capital projects to serve this area, the majority of the needed infrastructure projects are unfunded.

All identified costs are for infrastructure to serve the Zone, and are primarily *within* the Medical District and Zone boundaries. The largest exception is sewer, which requires, and the costs include, notable offsite improvements beginning at the Lick Creek Wastewater Treatment Plant. It should be noted that expanded sewer service is critical for development of the Zone and much of the Medical District east of State Highway 6.

The infrastructure identified and estimated in this document is the primary or main infrastructure to serve the area. Additional future infrastructure will be required by and with the specific developments. This primary infrastructure has been previously planned and sized through general master planning efforts such as the Thoroughfare Plan, Wastewater Master Plan, etc. The City will likely play a larger role in participating or funding the initial primary infrastructure, where private developers will likely be responsible for all additional infrastructures. This additional infrastructure is not depicted or quantified in any form in this Preliminary Project Plan and Preliminary Financing Plan, though development will require many further minor extensions. For example, several roadways will be required in addition to the primary thoroughfares, not only to serve new lots, but to break block length, provide connectivity, secondary emergency access, etc.

The provided estimates were intended to be conservative or inflated, to account for design costs, future construction costs, unforeseen considerations, some enhancements, and contingencies. In the future, with more detailed information, the estimates should be updated for more accurate planning.

Additionally, the Carters Creek Wastewater Treatment Plant expansion has not been included in these estimates as it was not deemed necessary for the specific development of the District; though again, each would be appropriate for future planning consideration.

Over the course of the Medical District master planning process, a series of priority projects were identified as projects that must be completed to facilitate development within the Zone. These projects can be further delineated as Priority One Projects and Priority Two Projects. Priority One Projects are those that must be complete to accommodate any development at all.

**Tax Increment Reinvestment Zone Number 19  
Preliminary Project Plan and Preliminary Financing Plan**

Priority Two Projects are those that are needed to provide a wider range of development options.

**PRIORITY ONE PROJECTS**

**Thoroughfares**

| Description | From         | To           | Class         | Pvmt (ft) | Length (ft) | Cost (\$)   |
|-------------|--------------|--------------|---------------|-----------|-------------|-------------|
| Bird Pond   | Rock Prairie | Lakeway      | 4 Ln Min Art  | 72        | 2,800       | \$3,290,000 |
| Barron      | Lakeway      | Rock Prairie | 4 Ln Min Art  | 72        | 5,400       | \$6,345,000 |
| Lakeway     | Medical      | Barron       | 4 Ln Maj Coll | 54        | 3,000       | \$3,030,000 |

**Wastewater**

| Description               | From                | To                    | Diameter (in) | Length (ft) | Cost (\$)   |
|---------------------------|---------------------|-----------------------|---------------|-------------|-------------|
| Lick Creek – Trunk Ph II  | S of Pebble Crk Sub | WD Fitch              | 36            | 6,700       | \$3,350,000 |
| Spring Creek – Baseline C | WD Fitch            | Baseline A / C fork   | 36            | 6,000       | \$2,640,000 |
| Spring Creek – Baseline A | Baseline A / C fork | Lift Station #2 (SH6) | 24            | 7,500       | \$3,300,000 |

**Water Mains**

| Along     | From         | To           | Diameter (in) | Length (ft) | Cost (\$) |
|-----------|--------------|--------------|---------------|-------------|-----------|
| Bird Pond | Rock Prairie | SH 6         | 12            | 4,800       | \$360,000 |
| Barron    | Lakeway      | Rock Prairie | 12            | 5,400       | \$405,000 |
| Lakeway   | Medical      | Barron       | 12            | 3,000       | \$225,000 |
| Barron    | SH 6         | Lakeway      | 12            | 2,000       | \$150,000 |

**PRIORITY ONE PROJECTS TOTAL = \$23,095,000**

**PRIORITY TWO PROJECTS**

**Thoroughfares**

| Description    | From         | To        | Class         | Pvmt (ft) | Length (ft) | Cost (\$)   |
|----------------|--------------|-----------|---------------|-----------|-------------|-------------|
| Rock Prairie E | SH 6         | Bird Pond | 4 Ln Maj Art  | 78        | 5,200       | \$3,302,000 |
| Unnamed        | Rock Prairie | Lakeway   | 2 Ln Min Coll | 38        | 2,300       | \$3,367,000 |

**Greenway Trails**

| Along  | From         | To          | Width (ft) | Length (ft) | Cost (\$) |
|--------|--------------|-------------|------------|-------------|-----------|
| LCT 11 | Rock Prairie | Lick Ck (B) | 10         | 4,400       | \$760,000 |

**PRIORITY TWO PROJECTS TOTAL = \$7,429,000**

**PROJECTS TOTAL = \$30,524,000**

## Benefits to Taxing Jurisdictions

It should be noted that the majority of the planned infrastructure is required for the development of this area even if the Zone is not formed. However, this effort, in short, plans to focus and broaden medical and urban uses, enhance and accelerate the delivery of primary infrastructure, and establish financial mechanisms to make this possible and attractive, to ultimately bring an increased tax base of medical uses and activity, as well as urban densities, which likely would not occur otherwise.

It is anticipated that the proposed improvements in this plan will provide the basis for nearly \$283 million in combined commercial and residential capital development within the City of College Station, Brazos County, and the College Station Independent School District.

### **Years 1-5**

---

|                   |               |
|-------------------|---------------|
| Residential (SFR) | \$25 Million  |
| Non-Residential   | \$1.5 Million |

### **Years 6-10**

---

|                                  |                |
|----------------------------------|----------------|
| Residential (SFR)                | \$25 Million   |
| Multi-Family and Non-Residential | \$70.5 Million |

### **Years 11-20**

---

|                                  |               |
|----------------------------------|---------------|
| Multi-Family and Non-Residential | \$161 Million |
|----------------------------------|---------------|

|                        |                      |
|------------------------|----------------------|
| <b>Estimated Total</b> | <b>\$283 Million</b> |
|------------------------|----------------------|

## Statutory Requirements for the final Project Plan and Financing Plan

Texas Tax Code

Subtitle B – Special Property Tax Provisions

Chapter 311 – Tax Increment Financing Act

Section 311.011 – Project and Financing Plans

(a) The board of directors of a reinvestment zone shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the governing body of the municipality or county that designated the zone.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.

(d) The governing body of the municipality or county that designated the zone must approve a project plan or reinvestment zone financing plan after its adoption by the board. The approval must be by ordinance, in the case of a municipality, or by order, in the case of a county, that finds that the plan is feasible.

(e) The board of directors of the zone at any time may adopt an amendment to the project plan consistent with the requirements and limitations of this chapter. The amendment takes effect on approval by the governing body of the municipality or county that created the zone. That approval must be by ordinance, in the case of a municipality, or by order, in the case of a

**Tax Increment Reinvestment Zone Number 19  
Preliminary Project Plan and Preliminary Financing Plan**

county. If an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d).

(f) In a zone designated under Section 311.005(a)(4) that is located in a county with a population of 3.3 million or more, the project plan must provide that at least one-third of the tax increment of the zone be used to provide affordable housing during the term of the zone.

(g) A school district that participates in a zone is not required to increase the percentage or amount of the tax increment to be contributed by the school district because of an amendment to the project plan or reinvestment zone financing plan for the zone unless the governing body of the school district by official action approves the amendment.

(h) Unless specifically provided otherwise in the plan, all amounts contained in the project plan or reinvestment zone financing plan, including amounts of expenditures relating to project costs and amounts relating to participation by taxing units, are considered estimates and do not act as a limitation on the described items, but the amounts contained in the project plan or reinvestment zone financing plan may not vary materially from the estimates. This subsection may not be construed to increase the amount of any reduction under Section 403.302(d)(4), Government Code, in the total taxable value of the property in a school district that participates in the zone as computed under Section 403.302(d) of that code.

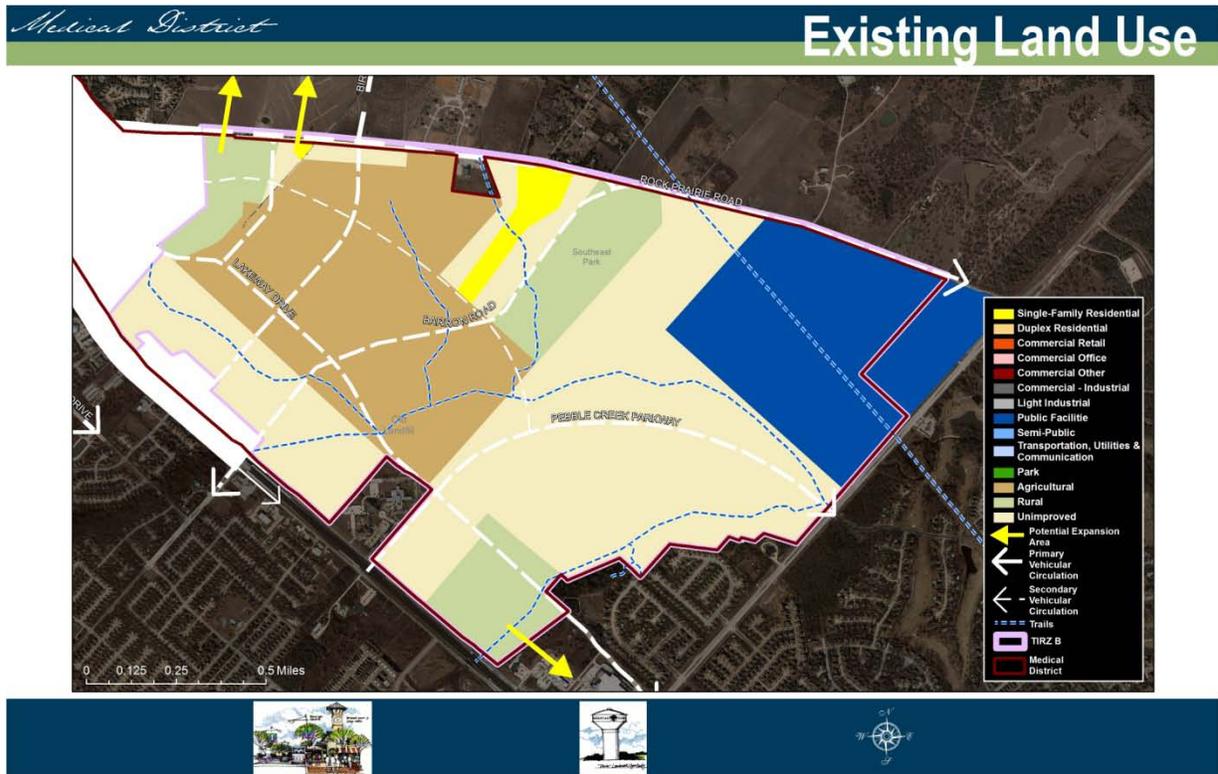
Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1137, Sec. 24, eff. Sept. 1, 1989; Acts 1999, 76th Leg., ch. 983, Sec. 4, eff. June 18, 1999; Acts 2001, 77th Leg., ch. 669, Sec. 120, eff. Sept. 1, 2001. Amended by: Acts 2005, 79th Leg., Ch. 1094, Sec. 43, eff. September 1, 2005. Acts 2007, 80th Leg., R.S., Ch. 921, Sec. 14.010, eff. September 1, 2007. Acts 2011, 82nd Leg., R.S., Ch. 1032, Sec. 11, eff. June 17, 2011.

## Existing Conditions and Proposed Improvements

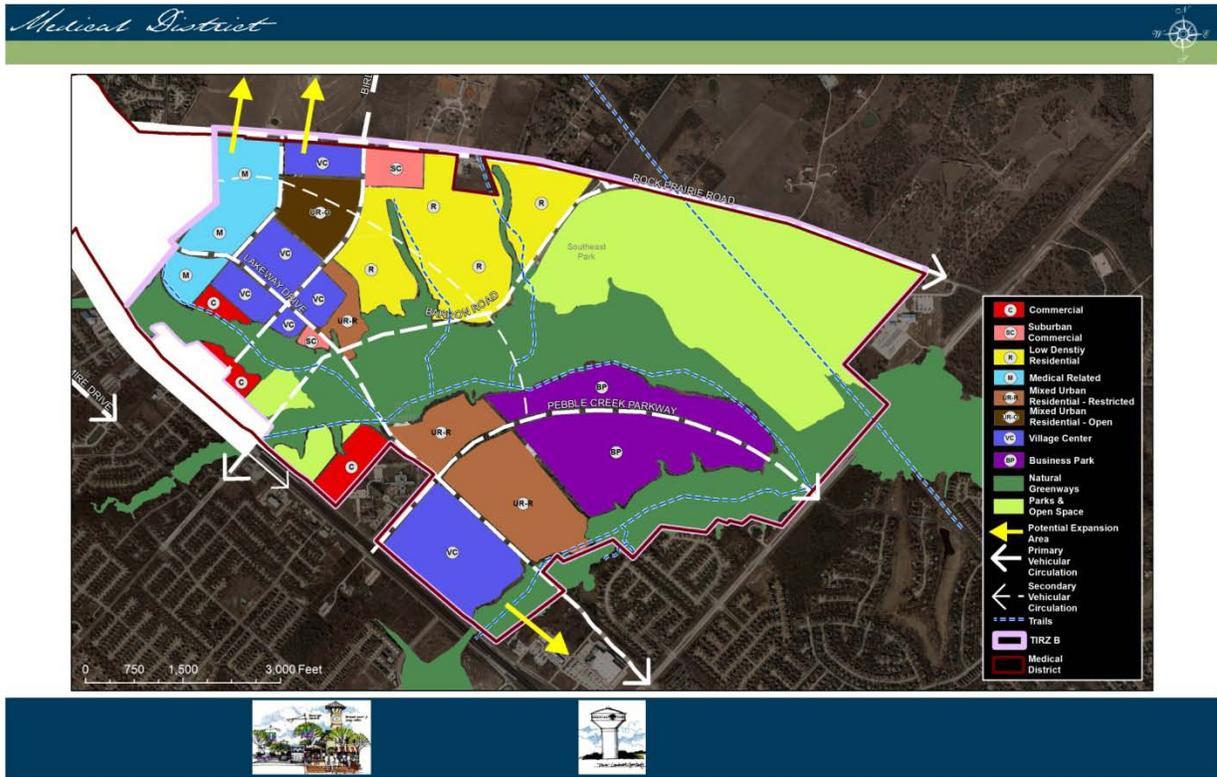
“A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property”

The following maps represent the existing land use, comprehensive land use plan, and proposed improvements to the Zone.

### Existing Land Use

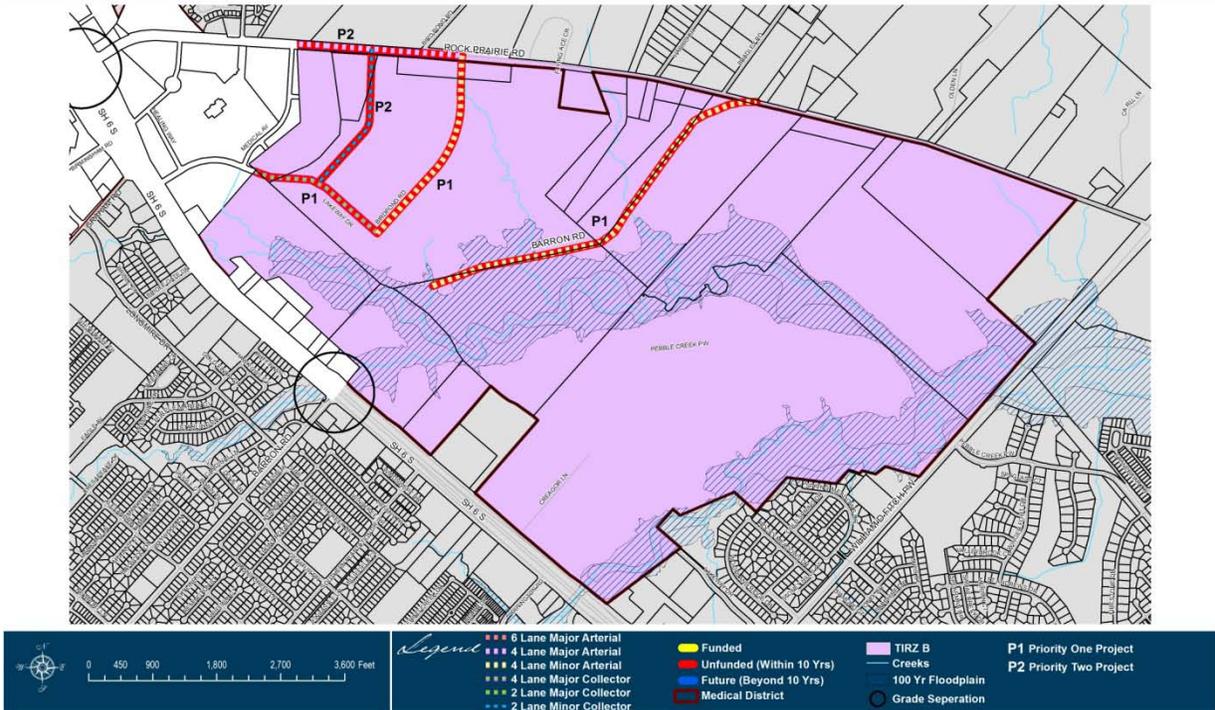


Comprehensive Land Use Plan



Preliminary

*Medical District* **Thoroughfares**



**PRIORITY ONE PROJECTS**

**Thoroughfares**

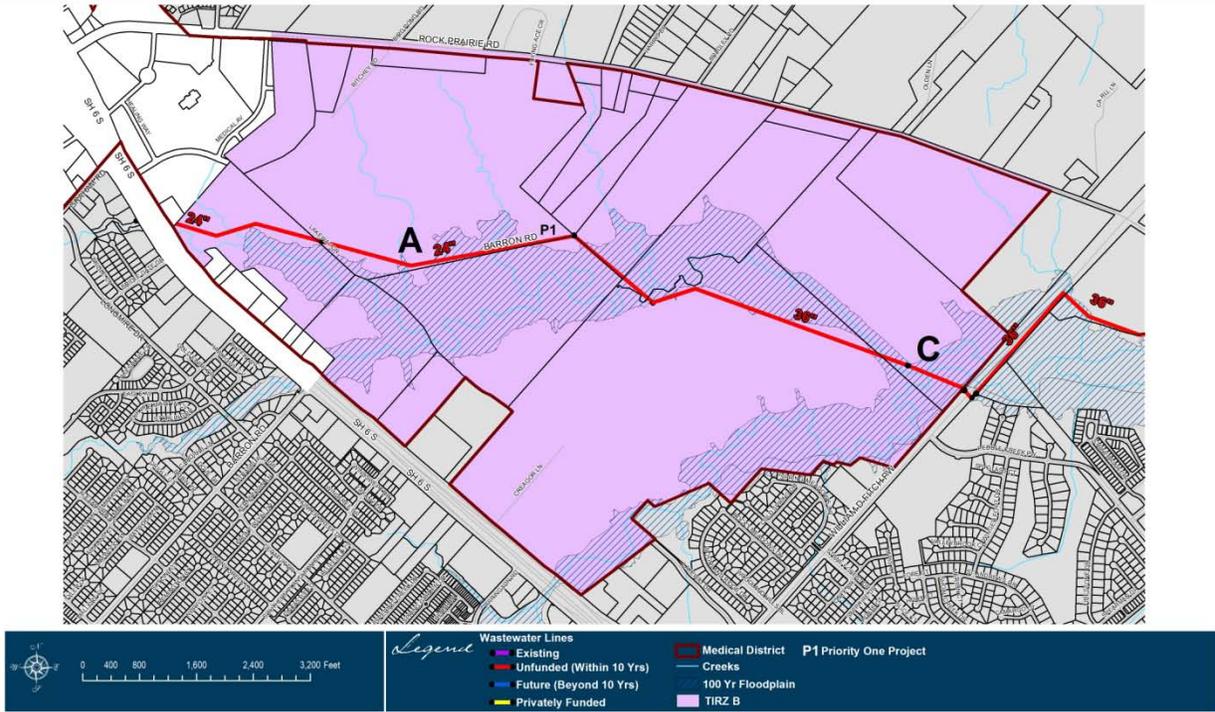
| Description      | From         | To           | Class         | Pvmt (ft) | Length (ft) | Cost (\$)   |
|------------------|--------------|--------------|---------------|-----------|-------------|-------------|
| <b>Bird Pond</b> | Rock Prairie | Lakeway      | 4 Ln Min Art  | 72        | 2,800       | \$3,290,000 |
| <b>Barron</b>    | Lakeway      | Rock Prairie | 4 Ln Min Art  | 72        | 5,400       | \$6,345,000 |
| <b>Lakeway</b>   | Medical      | Barron       | 4 Ln Maj Coll | 54        | 3,000       | \$3,030,000 |

**PRIORITY TWO PROJECTS**

**Thoroughfares**

| Description           | From         | To        | Class         | Pvmt (ft) | Length (ft) | Cost (\$)   |
|-----------------------|--------------|-----------|---------------|-----------|-------------|-------------|
| <b>Rock Prairie E</b> | SH 6         | Bird Pond | 4 Ln Maj Art  | 78        | 5,200       | \$3,302,000 |
| <b>Unnamed</b>        | Rock Prairie | Lakeway   | 2 Ln Min Coll | 38        | 2,300       | \$3,367,000 |

Medical District **Wastewater**

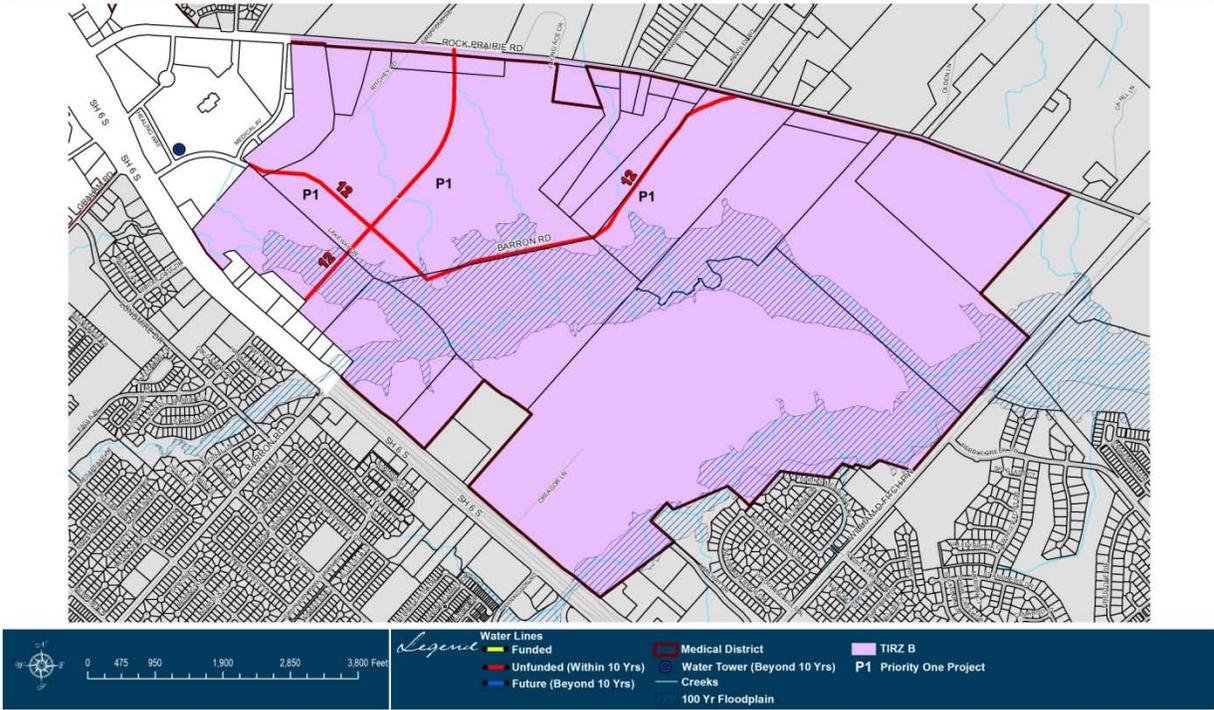


**PRIORITY ONE PROJECTS**

**Wastewater**

| Description               | From                | To                    | Diameter (in) | Length (ft) | Cost (\$)   |
|---------------------------|---------------------|-----------------------|---------------|-------------|-------------|
| Lick Creek – Trunk Ph II  | S of Pebble Crk Sub | WD Fitch              | 36            | 6,700       | \$3,350,000 |
| Spring Creek – Baseline C | WD Fitch            | Baseline A / C fork   | 36            | 6,000       | \$2,640,000 |
| Spring Creek – Baseline A | Baseline A / C fork | Lift Station #2 (SH6) | 24            | 7,500       | \$3,300,000 |

Medical District Water

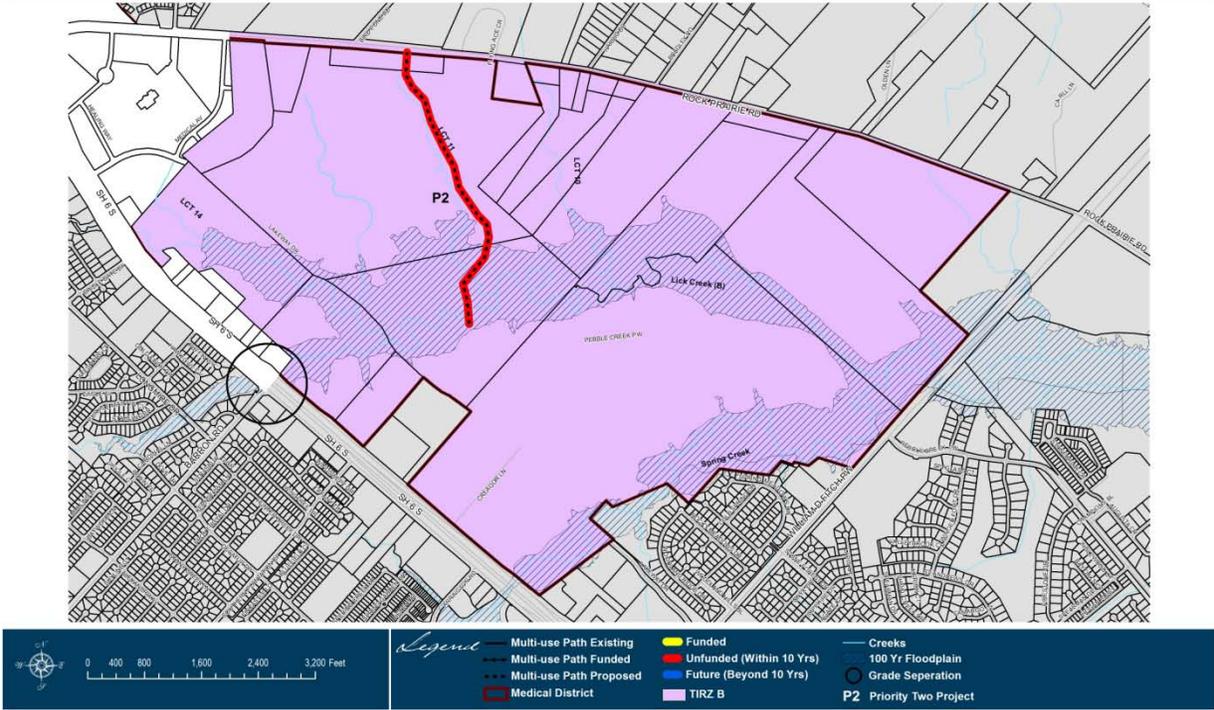


**PRIORITY ONE PROJECTS**

**Water**

| Along            | From         | To           | Diameter (in) | Length (ft) | Cost (\$) |
|------------------|--------------|--------------|---------------|-------------|-----------|
| <b>Bird Pond</b> | Rock Prairie | SH 6         | 12            | 4,800       | \$360,000 |
| <b>Barron</b>    | Lakeway      | Rock Prairie | 12            | 5,400       | \$405,000 |
| <b>Lakeway</b>   | Medical      | Barron       | 12            | 3,000       | \$225,000 |
| <b>Barron</b>    | SH 6         | Lakeway      | 12            | 2,000       | \$150,000 |

*Medical District* **Greenway Trails**



**PRIORITY TWO PROJECTS**

**Greenway Trails**

| Along  | From         | To          | Width (ft) | Length (ft) | Cost (\$) |
|--------|--------------|-------------|------------|-------------|-----------|
| LCT 11 | Rock Prairie | Lick Ck (B) | 10         | 4,400       | \$760,000 |

Preliminary

## Proposed Changes of Municipal Ordinances

**“Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable”**

Adopted October 11, 2012, the Medical District Master Plan was an amendment to the City’s Comprehensive Plan, altering the Future Land Use and Character map, the City’s Thoroughfare Plan, and Thoroughfare Context map. In response to changed thoroughfare alignments, the City’s Water Master Plan, Proposed Pedestrian Facilities, and Proposed Bicycle Facilities maps will also need to be amended in conjunction with the new thoroughfares. Additional trails have been added to the Proposed Pedestrian Facilities map in the Bicycle, Pedestrian, and Greenways Master Plan to create the walkable community envisioned by the Medical District Master Plan.

All infrastructure is proposed to follow the Bryan / College Station Unified Design Standards, except as otherwise noted in the Medical District Master Plan. The City of College Station has also adopted the following International Building Codes to regulate construction:

- International Building Code (2012 Edition) with Adopted Amendments
- International Residential Code (2012 Edition) with Adopted Amendments
- International Plumbing Code (2012 Edition) with Adopted Amendments
- International Mechanical Code (2012 Edition) with Adopted Amendments
- International Fuel Gas Code (2012 Edition) with Adopted Amendments
- International Energy Conservation Code (2012 Edition) with Adopted Amendments
- International Property Maintenance Code (2012 Edition) with Adopted Amendments
- International Fire Code (2012 Edition) with Adopted Amendments
- International Life Safety Code (2012 Edition)
- National Electrical Code (2011 Edition) with Adopted Amendments

## List of Nonproject Costs

### “A list of estimated nonproject costs”

Significant to the success of the Medical District, the following items were not included or estimated within this Preliminary Project Plan: way-finding, district branding, hardscape enhancements, transit, bus stops, and other nonproject costs. Such costs may be funded from developers, the City, a Municipal Management District, and/or other sources.

Though the majority of the needed infrastructure projects are unfunded, there is also certain funded capital projects considered to be nonproject costs. These funded projects generally mean either the project was included and approved with a bond election (i.e. Thoroughfares and Trails), included within Water Services 5-Year Budget (i.e. Water and Wastewater Mains), funded by the State, or funded privately, etc. Funded does not necessarily mean that construction costs are currently appropriated.

#### Thoroughfares

| Description    | From      | To           | Class         | Pvmt (ft) | Length (ft) | Cost (\$)   |
|----------------|-----------|--------------|---------------|-----------|-------------|-------------|
| Lakeway        | Barron    | Spring Creek | 4 Ln Maj Coll | 54        | 5,300       | \$9,868,000 |
| Barron         | SH 6      | Lakeway      | 4 Ln Min Art  | 72        | 2,000       | \$5,418,000 |
| Rock Prairie E | Bird Pond | WD Fitch     | 2 Ln Min Coll | 30        | 10,600      | \$2,055,000 |

#### Wastewater

| Description             | From             | To                      | Diameter (in) | Length (ft) | Cost (\$)   |
|-------------------------|------------------|-------------------------|---------------|-------------|-------------|
| Lick Creek – Trunk Ph I | Lick Creek Plant | South of Pebble Crk Sub | 36            | 5,400       | \$2,800,000 |

#### Greenway Trails

| Along             | From          | To       | Width (ft) | Length (ft) | Cost (\$)   |
|-------------------|---------------|----------|------------|-------------|-------------|
| Lick Creek (east) | SH 6 & Barron | WD Fitch | 10         | 10,000      | \$2,000,000 |

### **Method of Relocating Persons to be Displaced**

**“A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan”**

There is no intended displacement of residents.

Preliminary

## List of Project Costs

**“A detailed list describing the estimated project costs of the zone, including administrative expenses”**

The following table itemizes the project costs for the Zone for which reimbursement is available. The developer will advance funds necessary for the construction of certain public improvements and will be reimbursed as provided in separate agreements between the developer and the TIRZ. Total project costs are estimated in today’s dollars to be \$30,824,000. Project costs include roadway improvements, water improvements, wastewater improvements, and greenway trails. Also included in these estimates are design costs, sidewalks, floodplain mitigation, bridges, electric lines, streetlights, signals, pavers, enhanced vegetation etc. Of this amount administrative and implementation expenses are estimated to be \$300,000 over the 20 year life of the TIRZ. Pursuant to Chapter 311, Texas Tax Code, line items may be adjusted with approval of the TIRZ board of directors. These cost estimates will be revised as more detailed design occurs on the individual projects.

| Estimated TIRZ Number 19 Project Costs                 |  |    |            |
|--|--|----|------------|
| Estimated Infrastructure Costs - Priority One Projects |  |    |            |
| Lakeway - From Medical to Barron                       |  | \$ | 3,030,000  |
| Barron - From Lakeway to Rock Prairie                  |  | \$ | 6,345,000  |
| Bird Pond - From Rock Prairie to Lakeway               |  | \$ | 3,290,000  |
| Streets Subtotal                                       |  | \$ | 12,665,000 |
| Lick Creek Trunk Line Ph II                            |  | \$ | 3,350,000  |
| Spring Creek - Baseline C                              |  | \$ | 2,640,000  |
| Spring Creek - Baseline A                              |  | \$ | 3,300,000  |
| Wastewater Subtotal                                    |  | \$ | 9,290,000  |
| Bird Pond Road – From Rock Prairie to SH6              |  | \$ | 360,000    |
| Barron Road – From Lakeway to Rock Prairie             |  | \$ | 405,000    |
| Lakeway – From Medical to Barron                       |  | \$ | 225,000    |
| Barron Road – From SH 6 to Lakeway                     |  | \$ | 150,000    |
| Water Subtotal   |  | \$ | 1,140,000  |
| Estimated Infrastructure Costs - Priority One Projects |  | \$ | 23,095,000 |
| Estimated Infrastructure Costs - Priority Two Projects |  |    |            |
| Rock Prairie Road East - From SH 6 to Bird Pond        |  | \$ | 3,302,000  |
| Unnamed - From Rock Prairie to Lakeway                 |  | \$ | 3,367,000  |
| Lick Creek Trail Greenway                              |  | \$ | 760,000    |
| Subtotal   |  | \$ | 7,429,000  |
| Estimated Infrastructure Costs - Priority Two Projects |  | \$ | 7,429,000  |
| Total Estimated Infrastructure Costs                   |  | \$ | 30,524,000 |
| Other Costs  |  |    |            |
| Developer Reimbursement Interest                       |  | \$ | -          |
| Organizational Costs, Zone Creation and Administration |  | \$ | 250,000    |
| Permitting and Related Fees                            |  | \$ | 50,000     |
| Subtotal   |  | \$ | 300,000    |
| Total Estimated Costs                                  |  | \$ | 30,824,000 |

## Statement of Public Works/Public Improvements

“A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone”

The public infrastructure improvements that the TIRZ is designed to facilitate will be located throughout the Zone. These improvements will provide public infrastructure for the Medical District to include commercial and residential development. This infrastructure includes street extensions and widening, wastewater line extensions, water main extensions, and greenway trail projects. Maps on pages 14 – 17 illustrate the location of the improvements within the Zone.

The following is a list of improvements to be made in the Zone using funds generated in the Zone.

### **Street Extension/Widening Infrastructure**

#### Priority One

- Lakeway Extension – From Medical to Barron
- Barron Extension – From Lakeway to Rock Prairie
- Bird Pond Extension – From Rock Prairie to Lakeway

#### Priority Two

- Rock Prairie Road East Widening – From SH 6 to Bird Pond
- Unnamed Extension – From Rock Prairie to Lakeway

### **Wastewater Service Infrastructure**

#### Priority One

- Lick Creek Trunk Line Phase II
- Spring Creek – Baseline C
- Spring Creek – Baseline A

### **Water Service Infrastructure**

#### Priority One

- Bird Pond Road – From Rock Prairie to SH6
- Barron Road – From Lakeway to Rock Prairie
- Lakeway – From Medical to Barron
- Barron Road – From SH 6 to Lakeway

### **Greenway Trails, Parks and Open Space Infrastructure**

#### Priority Two

- Lick Creek Trail Greenway – From Rock Prairie to Lick Creek

## Economic Feasibility Study

### **“A finding that the plan is economically feasible and an economic feasibility study”**

Included in the Medical District Master Plan and as part of its corresponding work efforts, the City’s consultant team conducted market research and a market analysis to determine the economic feasibility of 1,700 acres that encompasses the Zone and adopted Medical District. The analysis included, but was not limited to, medical/healthcare uses, retail/village center, senior housing, and single-family/multi-family housing. The market research, market analysis, and resulting development program can be found in the Appendix.

Prior to the adoption of the Final Financing Plan an Economic Feasibility Study will be completed on the estimated impact of the \$283,000,000 in new development that is projected over the life of the Zone.

Preliminary

## Estimated Amount of Bonded Indebtedness

**“The estimated amount of bonded indebtedness to be incurred”**

Bonds may be issued by the City of College Station and the MMD pursuant to an interlocal agreement with the Zone which pledges incremental revenue for debt service. Bond sizing will be based on the maximum amount Zone revenues could reasonably sustain according to the City’s financial advisor and market conditions at the time of issuance.

Preliminary



## Financing Methods and Expected Sources of Revenue

**“A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone”**

**Methods of Financing** – The developer will advance funds for certain project costs, and the Zone will reimburse these costs from tax increment revenues as they are realized. The reimbursement will be as described in a separate agreement and other documentation between the developer and the city. A portion of the project costs will be borne by the developer as described in the Reimbursement Agreement. The City will also finance a portion of the cost of the projects through the sources outlined below.

**Sources of Tax Increment Revenues** – The tax increment revenue necessary to pay the project costs is expected to come from increased property values in the Zone due to the construction of new commercial and residential buildings in the Zone. A Participation Agreement will be entered into with Brazos County formalizing the level of participation from Brazos County.

### ***Captured Value***

The following schedule shows the residential and commercial development schedules, and the assessed valuations resulting from the development. This represents the estimated incremental property values associated with the development. It is estimated that there will be \$283,000,000 in captured property value in the Zone.

### ***Participation Levels***

City of College Station will participate at 100% of its ad valorem tax rate.

Brazos County is proposed to participate with only the M&O portion of its ad valorem tax rate at the following levels.

|             |      |             |     |
|-------------|------|-------------|-----|
| Years 1–5   | 0%   | Years 15-16 | 60% |
| Years 6-12  | 100% | Years 17-18 | 40% |
| Years 13-14 | 80%  | Years 19-20 | 20% |

### ***Estimated TIRZ Revenue***

The estimated captured property value in the Zone of \$283,000,000 will generate captured property tax revenue from the City of College Station and Brazos County

**Tax Increment Reinvestment Zone Number 19  
Preliminary Project Plan and Preliminary Financing Plan**

totaling \$16.7 million over the life of the TIRZ. These new revenues will be used to pay for a portion of the costs in the Zone.

| Estimated TIRZ Number 19 Revenue |                 |                            |                       |                          |                       |                                 |                          |
|----------------------------------|-----------------|----------------------------|-----------------------|--------------------------|-----------------------|---------------------------------|--------------------------|
|                                  | New Residential | New Non Res & Multi Family | Total New Development | Captured Appraised Value | 100% COCS Tax Revenue | 83.94% BC Tax Revenue           | Annual Total TIF Revenue |
| Year 1                           | \$0             | \$0                        | \$0                   | \$ -                     | \$ -                  | \$ -                            | \$ -                     |
| Year 2                           | \$3,000,000     | \$0                        | \$3,000,000           | \$ 3,000,000             | \$ 12,921             | \$ -                            | \$ 12,921                |
| Year 3                           | \$5,000,000     | \$500,000                  | \$5,500,000           | \$ 8,500,000             | \$ 36,608             | \$ -                            | \$ 36,608                |
| Year 4                           | \$8,000,000     | \$500,000                  | \$8,500,000           | \$ 17,000,000            | \$ 73,217             | \$ -                            | \$ 73,217                |
| Year 5                           | \$9,000,000     | \$500,000                  | \$9,500,000           | \$ 26,500,000            | \$ 114,132            | \$ -                            | \$ 114,132               |
| Year 6                           | \$5,000,000     | \$5,000,000                | \$10,000,000          | \$ 36,500,000            | \$ 157,201            | \$ 148,595                      | \$ 305,796               |
| Year 7                           | \$5,000,000     | \$10,000,000               | \$15,000,000          | \$ 51,500,000            | \$ 221,804            | \$ 209,661                      | \$ 431,465               |
| Year 8                           | \$5,000,000     | \$18,000,000               | \$23,000,000          | \$ 74,500,000            | \$ 320,862            | \$ 303,296                      | \$ 624,158               |
| Year 9                           | \$5,000,000     | \$18,000,000               | \$23,000,000          | \$ 97,500,000            | \$ 419,920            | \$ 396,931                      | \$ 816,851               |
| Year 10                          | \$5,000,000     | \$19,500,000               | \$24,500,000          | \$ 122,000,000           | \$ 525,438            | \$ 496,673                      | \$ 1,022,111             |
| Year 11                          | \$0             | \$10,000,000               | \$10,000,000          | \$ 132,000,000           | \$ 568,507            | \$ 537,384                      | \$ 1,105,891             |
| Year 12                          | \$0             | \$15,000,000               | \$15,000,000          | \$ 147,000,000           | \$ 633,110            | \$ 598,450                      | \$ 1,231,560             |
| Year 13                          | \$0             | \$15,000,000               | \$15,000,000          | \$ 162,000,000           | \$ 697,713            | \$ 527,613                      | \$ 1,225,326             |
| Year 14                          | \$0             | \$20,000,000               | \$20,000,000          | \$ 182,000,000           | \$ 783,850            | \$ 592,751                      | \$ 1,376,601             |
| Year 15                          | \$0             | \$20,000,000               | \$20,000,000          | \$ 202,000,000           | \$ 869,988            | \$ 493,416                      | \$ 1,363,404             |
| Year 16                          | \$0             | \$10,000,000               | \$10,000,000          | \$ 212,000,000           | \$ 913,056            | \$ 517,843                      | \$ 1,430,899             |
| Year 17                          | \$0             | \$15,000,000               | \$15,000,000          | \$ 227,000,000           | \$ 977,659            | \$ 369,655                      | \$ 1,347,314             |
| Year 18                          | \$0             | \$15,000,000               | \$15,000,000          | \$ 242,000,000           | \$ 1,042,263          | \$ 394,082                      | \$ 1,436,344             |
| Year 19                          | \$0             | \$20,000,000               | \$20,000,000          | \$ 262,000,000           | \$ 1,128,400          | \$ 213,325                      | \$ 1,341,725             |
| Year 20                          | \$0             | \$21,000,000               | \$21,000,000          | \$ 283,000,000           | \$ 1,218,844          | \$ 230,424                      | \$ 1,449,268             |
|                                  | \$50,000,000    | \$233,000,000              | \$283,000,000         |                          | \$ 10,715,493         | \$ 6,030,099                    | \$ 16,745,591            |
|                                  |                 |                            |                       |                          |                       | Brazos County 20 Years O&M Rate |                          |
|                                  |                 |                            |                       |                          |                       |                                 | Years 1-5 0%             |
|                                  |                 |                            |                       |                          |                       |                                 | Years 6-12 100%          |
|                                  |                 |                            |                       |                          |                       |                                 | Years 13-14 80%          |
|                                  |                 |                            |                       |                          |                       |                                 | Years 15-16 60%          |
|                                  |                 |                            |                       |                          |                       |                                 | Years 17-18 40%          |
|                                  |                 |                            |                       |                          |                       |                                 | Years 19-20 20%          |

**Other Revenue Sources** – The City will provide other sources of revenue to fund a portion of these projects.

- Funds generated through a proposed Municipal Management District (MMD) will also be a potential revenue source for the projects.
- Utility revenues from the Water Fund and the Wastewater Fund will be used to pay for a portion of the water and wastewater projects.
- Property tax revenues in the General Debt Service Fund may be used for the transportation and Trail projects through future bond authorizations for the issuance of General Obligation Bonds and/or the issuance of Certificates of Obligation.
- If necessary, existing cash resources from the City’s General Fund may also be utilized to fund these projects.

## Current Total Appraised Value of Property in the Zone

**“The current total appraised value of taxable real property in the zone”**

The current total appraised value of taxable real property within the Zone at the time of creation was \$ 9,846,850.

| PROP_ID | OWNERNAME                           | EXEMPTCODE    | LANDACRES | TOTALLANDV       | IMPVALUE        | TOTALVALUE       |                           |  |
|---------|-------------------------------------|---------------|-----------|------------------|-----------------|------------------|---------------------------|--|
| R10720  | BRAZOS VALLEY SOLID WASTE           | EX            | 119.53    | \$ 418,360.00    | \$ 230,350.00   | \$ 648,710.00    |                           |  |
| R10603  | BRAZOS VALLEY SOLID WASTE           | EX            | 76.00     | \$ 940,500.00    | \$ 22,170.00    | \$ 962,670.00    |                           |  |
| R10579  | BRAZOS VALLEY SOLID WASTE           | EX            | 7.17      | \$ 118,310.00    | \$ 590,090.00   | \$ 708,400.00    |                           |  |
| R10578  | BRAZOS VALLEY SOLID WASTE           | EX            | 68.00     | \$ 1,122,000.00  | \$ -            | \$ 1,122,000.00  |                           |  |
| R10694  | CLARK ARCHIE P                      |               | 17.37     | \$ 420,350.00    | \$ 3,500.00     | \$ 423,850.00    |                           |  |
| R10693  | CLARK ARCHIE P                      |               | 2.24      | \$ 54,210.00     | \$ 42,340.00    | \$ 96,550.00     |                           |  |
| R10581  | COLLEGE STATION CITY OF             | EX            | 384.19    | \$ 12,551,490.00 | \$ -            | \$ 12,551,490.00 |                           |  |
| R302665 | COLLEGE STATION CITY OF             | EX            | 100.64    | \$ 754,800.00    | \$ -            | \$ 754,800.00    |                           |  |
| R10644  | COLLEGE STATION CITY OF             | EX            | 68.56     | \$ 1,131,240.00  | \$ -            | \$ 1,131,240.00  |                           |  |
| R13867  | COLLEGE STATION CITY OF             | EX            | 48.59     | \$ 48,590.00     | \$ -            | \$ 48,590.00     |                           |  |
| R10583  | COLLEGE STATION LAND INVESTMENT LP  | HS, OV65      | 10.00     | \$ 247,940.00    | \$ 151,910.00   | \$ 399,850.00    |                           |  |
| R10584  | COLLEGE STATION LAND INVESTMENT LP  |               | 221.97    | \$ 1,664,750.00  | \$ 53,010.00    | \$ 1,717,760.00  |                           |  |
| R82254  | DWS DEVELOPMENT INC &               |               | 15.81     | \$ 837,100.00    | \$ -            | \$ 837,100.00    |                           |  |
| R10663  | GOEN GRACE E TESTAMENTARY TRUST     |               | 2.53      | \$ 42,860.00     | \$ 126,000.00   | \$ 168,860.00    |                           |  |
| R10661  | GOEN GRACE E TESTAMENTARY TRUST     |               | 11.42     | \$ 193,460.00    | \$ 1,200.00     | \$ 194,660.00    |                           |  |
| R10635  | JAMIESON REGINA L                   |               | 2.99      | \$ 107,450.00    | \$ 88,250.00    | \$ 195,700.00    |                           |  |
| R13877  | M D WHEELER LTD                     |               | 58.71     | \$ 3,781,760.00  | \$ -            | \$ 3,781,760.00  |                           |  |
| R10646  | NELSON BARRY CRAIG                  | DV2, HS, OV65 | 10.35     | \$ 250,470.00    | \$ 75,250.00    | \$ 325,720.00    |                           |  |
| R10637  | PERRY BRIAN HOWARD                  | HS            | 25.46     | \$ 493,140.00    | \$ 615,390.00   | \$ 1,108,530.00  |                           |  |
| R10696  | SAVAGE EUGENE B III REVOCABLE TRUST |               | 17.45     | \$ 422,290.00    | \$ -            | \$ 422,290.00    |                           |  |
| R10695  | SAVAGE EUGENE B III REVOCABLE TRUST |               | 2.24      | \$ 54,210.00     | \$ -            | \$ 54,210.00     |                           |  |
| R10634  | WHITE HOUSTON                       |               | 2.00      | \$ 71,870.00     | \$ 48,140.00    | \$ 120,010.00    |                           |  |
|         |                                     |               | 1,273.22  | \$ 25,727,150.00 | \$ 2,047,600.00 | \$ 27,774,750.00 | (=) Appraised Value       |  |
|         |                                     |               |           |                  |                 | \$ 17,927,900.00 | (-) Exempt                |  |
|         |                                     |               |           |                  |                 | \$ 9,846,850.00  | (=) Taxable Real Property |  |



## Duration of Zone

### “The duration of the zone”

The duration of the Zone is 20 years. The TIRZ will take effect on the date it is created. January 1, 2012 will be established as the base year and the TIRZ will terminate on December 31, 2032, or the date when all project costs are paid and all debt is retired, or by subsequent city ordinance terminating the Zone.

Preliminary

**Appendix**

Preliminary

**Tax Increment Reinvestment Zone Number 19  
Preliminary Project Plan and Preliminary Financing Plan**

**Estimated TIRZ Number 19 Project Costs**

| <b>Estimated TIRZ Number 19 Project Costs</b>                 |  |           |                   |
|---|--|-----------|-------------------|
| <b>Estimated Infrastructure Costs - Priority One Projects</b> |  |           |                   |
| Lakeway - From Medical to Barron                              |  | \$        | 3,030,000         |
| Barron - From Lakeway to Rock Prairie                         |  | \$        | 6,345,000         |
| Bird Pond - From Rock Prairie to Lakeway                      |  | \$        | 3,290,000         |
| <b>Streets Subtotal</b>                                       |  | <b>\$</b> | <b>12,665,000</b> |
| Lick Creek Trunk Line Ph II                                   |  | \$        | 3,350,000         |
| Spring Creek - Baseline C                                     |  | \$        | 2,640,000         |
| Spring Creek - Baseline A                                     |  | \$        | 3,300,000         |
| <b>Wastewater Subtotal</b>                                    |  | <b>\$</b> | <b>9,290,000</b>  |
| Bird Pond Road – From Rock Prairie to SH6                     |  | \$        | 360,000           |
| Barron Road – From Lakeway to Rock Prairie                    |  | \$        | 405,000           |
| Lakeway – From Medical to Barron                              |  | \$        | 225,000           |
| Barron Road – From SH 6 to Lakeway                            |  | \$        | 150,000           |
| <b>Water Subtotal</b>   |  | <b>\$</b> | <b>1,140,000</b>  |
| <b>Estimated Infrastructure Costs - Priority One Projects</b> |  | <b>\$</b> | <b>23,095,000</b> |
| <b>Estimated Infrastructure Costs - Priority Two Projects</b> |  |           |                   |
| Rock Prairie Road East - From SH 6 to Bird Pond               |  | \$        | 3,302,000         |
| Unnamed - From Rock Prairie to Lakeway                        |  | \$        | 3,367,000         |
| Lick Creek Trail Greenway                                     |  | \$        | 760,000           |
| <b>Subtotal</b>   |  | <b>\$</b> | <b>7,429,000</b>  |
| <b>Estimated Infrastructure Costs - Priority Two Projects</b> |  | <b>\$</b> | <b>7,429,000</b>  |
| <b>Total Estimated Infrastructure Costs</b>                   |  | <b>\$</b> | <b>30,524,000</b> |
| <b>Other Costs</b>  |  |           |                   |
| Developer Reimbursement Interest                              |  | \$        | -                 |
| Organizational Costs, Zone Creation and Administration        |  | \$        | 250,000           |
| Permitting and Related Fees                                   |  | \$        | 50,000            |
| <b>Subtotal</b>   |  | <b>\$</b> | <b>300,000</b>    |
| <b>Total Estimated Costs</b>                                  |  | <b>\$</b> | <b>30,824,000</b> |



**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777

Tax Increment Reinvestment Zone  
area B - 1301.76 acres (net)  
College Station, Texas  
December 2012

All that certain tract or parcel of land lying and being situated in the Thomas Caruthers league (abstract no. 9) and Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, generally being the area between State Highway no. 6 and Rock Prairie Road East, from Medical Avenue to William D. Fitch Parkway, save and except all of Lot 1, Rock Prairie Baptist Church (vol. 7312, pg. 207) lying south of the south right-of-way of Rock Prairie Road East, and the boundary being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (60 feet south of surveyed centerline) and the east boundary of Block 7 of the Scott & White Healthcare Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot 1, Block 7 of said subdivision, and from where City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence N 2° 42' 34" W – 120.04 feet along an extension of the said east boundary line of Block 7, to a point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (59.0 feet north of the surveyed centerline) as follows:

S 86° 27' 34" E – 1771.13 feet, S 85° 02' 05" E – 1228.54 feet and S 84° 23' 02" E – 10.29 feet to a right-of-way offset point in the common line of the Dale and Reba Conrad 26.25 acre tract (vol. 460, pg. 505) and the Flying Ace Ranch, Ltd. 26.245 acre tract (vol. 3767, pg. 237);

Thence S 24° 22' 52" W – 1.58 feet along said common tract line to another offset point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (57.5 feet north of the surveyed centerline) as follows:

S 84° 23' 02" E – 606.93 feet, S 82° 02' 02" E – 1453.40 feet, S 77° 01' 02" E – 1052.59 feet, S 76° 28' 02" E – 2876.58 feet, S 69° 53' 32" E - 2812.30 feet to the beginning of a tangent curve to the right with a radius of 1057.50 feet, along said curve through a central angle of 11° 43' 34" to a point in the old northeast prescriptive right-of-way fenceline, and S 69° 17' 50" E – 269.35 feet along said fenceline to the southeast line of the Hartzell Elkins 35.37 acre tract (vol. 1920, pg. 323) and northwest line of William D. Fitch Parkway;

Thence across Rock Prairie Road East as follows:

S 42° 32' 30" W – 32.00 feet to the south corner of said Elkins tract, called to be in the centerline of the road, S 19° 52' 04" W – 36.01 feet to the east corner of the College Station Independent School District 44.535 acre tract (vol. 8413, pg. 291) at the old right-of-way fence corner post, and S 41° 51' 48" W – 170.08 feet along the southeast line of said C.S.I.S.D. tract and northwest line of Fitch Parkway to its intersection with the south right-of-way chamfer of Rock Prairie Road East;

Thence along the south right-of-way lines of Rock Prairie Road East (57.5 feet south of the surveyed centerline) as follows:

N 5° 38' 11" W – 67.56 feet, N 53° 08' 10" W – 112.88 feet to the beginning of a tangent curve to the left with a radius of 942.50 feet, along said curve through a central angle of 16° 45' 22" to the point of tangency, and N 69° 53' 32" W – 551.37 feet to the common line of said C.S.I.S.D. tract and the Brazos Valley Solid Waste Management Agency, Inc. 76.00 acre Tract II (vol. 9857, pg. 186);

Thence S 41° 51' 48" W – 1842.68 feet along said common tract line to its southwest end in a northeast line of the B.V.S.W.M.A. 179.99 acre Tract I;

Thence S 48° 05' 47" E – 941.57 feet, along the common line of said Tract I and the C.S.I.S.D. tract to their common corner in the northwest right-of-way of William D. Fitch Parkway;

Thence S 41° 51' 48" W – 1425.30 feet, along said northwest right-of-way line, to the south corner of the said B.V.S.W.M.A. Tract I;

Thence S 41° 51' 48" W – 1066.80 feet, continuing along said northwest right-of-way line of William D. Fitch Parkway, to the east common corner of the City of College Station 140.29 acre Tract One (vol. 3900, pg. 188) and Spring Meadows Phase I (vol. 5106, pg. 284);

Thence along the southern boundaries of multiple City of College Station tracts (vol. 3900, pgs. 188 & 223, vol. 5056, pg. 43) as follows:

N 73° 00' 00" W – 496.40 feet, S 51° 00' 00" W – 175.05 feet, N 76° 00' 00" W – 200.00 feet, S 41° 51' 44" W – 51.88 feet, N 70° 46' 00" W – 157.10 feet, S 41° 51' 44" W – 262.67 feet, N 82° 55' 43" W – 700.87 feet, S 41° 52' 26" W – 650.00, N 48° 08' 02" W – 412.47 feet, S 66° 47' 54" W – 827.57 feet, N 47° 45' 25" W – 129.90 feet, S 28° 59' 29" W – 2.01 feet, S 41° 48' 43" W – 336.13 feet, S 48° 45' 08" E – 440.00 feet and S 53° 00' 00" W – 1304.90 feet to the northeast right-of-way line of State Highway no. 6;

Thence along the northeast right-of-way lines of said highway as follows:

N 49° 25' 00" W – 438.00 feet, N 55° 07' 38" W – 201.00 feet, N 49° 25' 00" W – 751.78 feet to the west corner of the City of College Station 36.9 acre tract (vol. 4329, pg. 134), and N 49° 25' 00" W – 1025.93 feet to the south corner of Barron Park Subdivision (vol. 939, pg. 209);

Thence along the southeast, northeast and northwest lines of Lots 1 and 2 of said Barron Park Subdivision as follows:

S 41° 09' 46" E – 1353.16 feet, N 49° 12' 46" W – 88.68 feet to the south corner of the City of College Station 100.64 acre tract (vol. 6927, pg. 226), N 54° 07' 24" W – 291.11 feet, N 64° 27' 21" W – 117.03 feet, N 54° 53' 54" W – 24.95 feet, N 53° 19' 32" W – 113.87 feet, N 49° 26' 59" W – 190.11 feet and S 41° 09' 38" W – 1286.04 feet to the common corner of said Lot 2 and Lot 3 in the northeast right-of-way line of State Highway no. 6;

Thence along the said northeast right-of-way lines of said highway as follows:

N 47° 46' 18" W – 537.86 feet to the southwest common corner of Lot 3 of said Barron Park Subdivision and that City of College Station 46.60 acre tract (vol. 3310, pg. 321), N 47° 46' 48" W – 65.34 feet, N 55° 07' 37" W – 201.00 feet, N 49° 25' 00" W – 600.00 feet and N 44° 08' 33" W – 147.79 feet to the southwest common corner of said 46.60 acre tract and the Barker Subdivision (vol. 5101, pg. 182);

Thence N 38° 51' 07" E – 279.95 feet along the southeast line of said Barker Subdivision to its east corner;

Thence N 47° 42' 16" W – 1053.70 feet along the northeast line of said Barker Subdivision and continuing along the northeast line of Cooper's Subdivision (vol. 4708, pg. 230) to its north corner, also being the east corner of the Harley Subdivision (vol. 3961, pg. 236) and the south corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

Thence along the south, east and north lines of said IHD Properties tract as follows:

N 42° 17' 04" E – 175.00 feet, N 47° 42' 56" W – 638.83 feet and S 72° 19' 02" W – 202.14 feet to the northeast line of said Harley Subdivision and a southwest line of that M.D. Wheeler, Ltd. 71.52 acre Tract Two (vol. 3007, pg. 341);

Thence along the southwest lines of said Wheeler Tract Two and continuing along the southeast lines of the Wheeler 10.01 acre Tract One as follows:

N 47° 42' 33" W – 177.08 feet, N 46° 46' 09" W – 304.24 feet, S 21° 27' 46" W – 145.09 feet and S 41° 43' 32" W – 194.25 feet, returning to the northeast right-of-way line of State Highway no. 6;

Thence along the said highway northeast right-of-way lines as follows:

N 42° 27' 25" W – 105.18 feet, N 36° 45' 17" W – 383.87 feet, N 27° 43' 31" W – 192.30 feet and N 34° 27' 26" W – 55.00 feet to the southeast line of Block 4 of the said Scott & White Healthcare Subdivision;

Thence along the east boundary lines of said Scott & White subdivision as follows:

N 41° 15' 39" E – 1224.44 feet, N 47° 37' 11" W – 128.13 feet, N 50° 49' 32" E – 930.60 feet and N 2° 42' 34" W – 1023.83 feet to the Point of Beginning and containing 1308.51 acres of land more or less.

SAVE and EXCEPT the following tract:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (57.5 feet south of the surveyed centerline) and the west line of Lot 1 of Rock Prairie Baptist Church (vol. 7312, pg. 207), from where City of College Station GPS control monument no. 9 bears S 78° 01' 24" E – 3240.0 feet.

Thence S 82° 02' 02" E – 414.05 feet along said south right-of-way line, parallel and 7.50 feet south of the north line of said Lot 1, to its intersection with the east line of said Lot 1;

Thence S 20° 22' 54" E – 600.82 feet along the east line of Lot 1 to its southeast corner;

Thence N 82° 02' 02" W – 699.33 feet along the south line of Lot 1 to its southwest corner;

Thence N 7° 57' 58" E – 528.77 feet along the west line of Lot 1 to the Point of Beginning and containing 6.76 acres of land more or less.

Leaving a net acreage for this described tract of 1301.76 acres more or less.

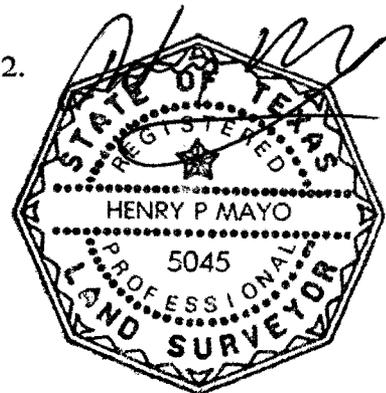
Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

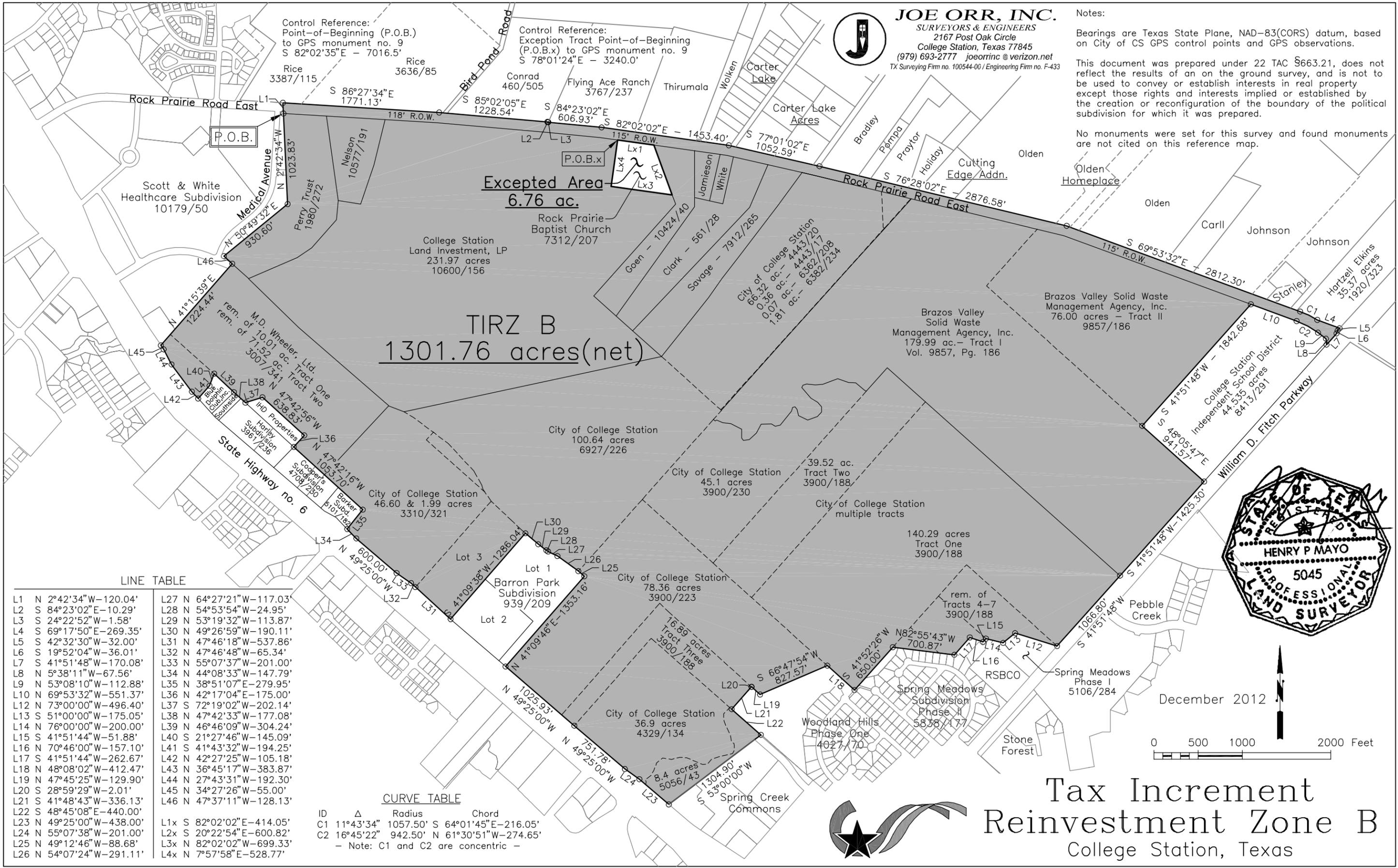
Volume and page numbers cited refer to the Brazos County public records.

No monuments were set for this survey and found monuments are not cited.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

See survey plat prepared with this description, dated December 2012.





**JOE ORR, INC.**  
 SURVEYORS & ENGINEERS  
 2167 Post Oak Circle  
 College Station, Texas 77845  
 (979) 693-2777 joerinc@verizon.net  
 TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433

Notes:  
 Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

No monuments were set for this survey and found monuments are not cited on this reference map.

**Excepted Area**  
 6.76 ac.

**TIRZ B**  
 1301.76 acres(net)

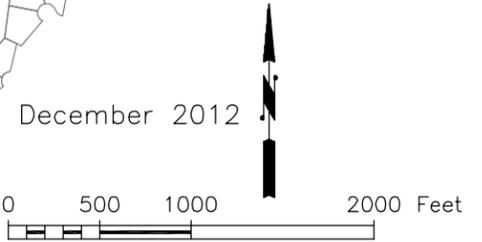
LINE TABLE

|     |                      |     |                      |
|-----|----------------------|-----|----------------------|
| L1  | N 2°42'34"W-120.04'  | L27 | N 64°27'21"W-117.03' |
| L2  | S 84°23'02"E-10.29'  | L28 | N 54°53'54"W-24.95'  |
| L3  | S 24°22'52"W-1.58'   | L29 | N 53°19'32"W-113.87' |
| L4  | S 69°17'50"E-269.35' | L30 | N 49°26'59"W-190.11' |
| L5  | S 42°32'30"W-32.00'  | L31 | N 47°46'18"W-537.86' |
| L6  | S 19°52'04"W-36.01'  | L32 | N 47°46'48"W-65.34'  |
| L7  | S 41°51'48"W-170.08' | L33 | N 55°07'37"W-201.00' |
| L8  | N 5°38'11"W-67.56'   | L34 | N 44°08'33"W-147.79' |
| L9  | N 53°08'10"W-112.88' | L35 | N 38°51'07"E-279.95' |
| L10 | N 69°53'32"W-551.37' | L36 | N 42°17'04"E-175.00' |
| L11 | N 73°00'00"W-496.40' | L37 | S 72°19'02"W-202.14' |
| L12 | S 51°00'00"W-175.05' | L38 | N 47°42'33"W-177.08' |
| L13 | N 76°00'00"W-200.00' | L39 | N 46°46'09"W-304.24' |
| L14 | S 41°51'44"W-51.88'  | L40 | S 21°27'46"W-145.09' |
| L15 | N 70°46'00"W-157.10' | L41 | S 41°43'32"W-194.25' |
| L16 | S 41°51'44"W-262.67' | L42 | N 42°27'25"W-105.18' |
| L17 | N 48°08'02"W-412.47' | L43 | N 36°45'17"W-383.87' |
| L18 | N 47°45'25"W-129.90' | L44 | N 27°43'31"W-192.30' |
| L19 | S 28°59'29"W-2.01'   | L45 | N 34°27'26"W-55.00'  |
| L20 | S 41°48'43"W-336.13' | L46 | N 47°37'11"W-128.13' |
| L21 | S 48°45'08"E-440.00' |     |                      |
| L22 | N 49°25'00"W-438.00' |     |                      |
| L23 | N 55°07'38"W-201.00' |     |                      |
| L24 | N 49°12'46"W-88.68'  |     |                      |
| L25 | N 54°07'24"W-291.11' |     |                      |

CURVE TABLE

| ID  | Δ | Radius             | Chord                |
|-----|---|--------------------|----------------------|
| L1x | S | 82°02'02"E-414.05' |                      |
| C1  | N | 11°43'34" 1057.50' | S 64°01'45"E-216.05' |
| C2  | N | 16°45'22" 942.50'  | N 61°30'51"W-274.65' |

- Note: C1 and C2 are concentric -



**Tax Increment  
 Reinvestment Zone B**  
 College Station, Texas

## 3 - Healthcare Trends & Demographics



### Healthcare Drivers

Both in the College Station area and nationwide, healthcare is a large, strong and growing industry—in sharp contrast to most other sectors of the nation’s economy over the past three years. The fundamental drivers of this growth are:

- The growing number of Americans who are over 65 years of age.
- General population growth.
- Affluent demographic groups around the globe that will travel if necessary to seek out the best healthcare and wellness facilities available.
- National policy that has expanded the number of citizens covered by insurance.
- Strong continued growth potential for the biosciences, pharmaceutical, medical devices, and related industries.
- The growing awareness of the need and benefits for health and wellness programs.

### The Graying of America

Throughout their lives—as America’s largest generation—baby boomers (born between 1946 and 1964) have made headlines. This continues today, as economists, demographers and forecasters attempt to discern the impacts that aging baby boomers will have on America in the 21st century. The impact will be broad and will include impacts to the workplace, public policy, retail and other facets of life. **Figure 5** shows the dramatically changing shape of America’s population over the past half-century. Between 2010 and 2040, the US Census projects that the number of Americans over the age of 65 will double—from approximately 40 million today, to 80 million in 2040. Beginning in January 2011, and over the next 19 years, at least 10,000 baby boomers per day will turn 65.

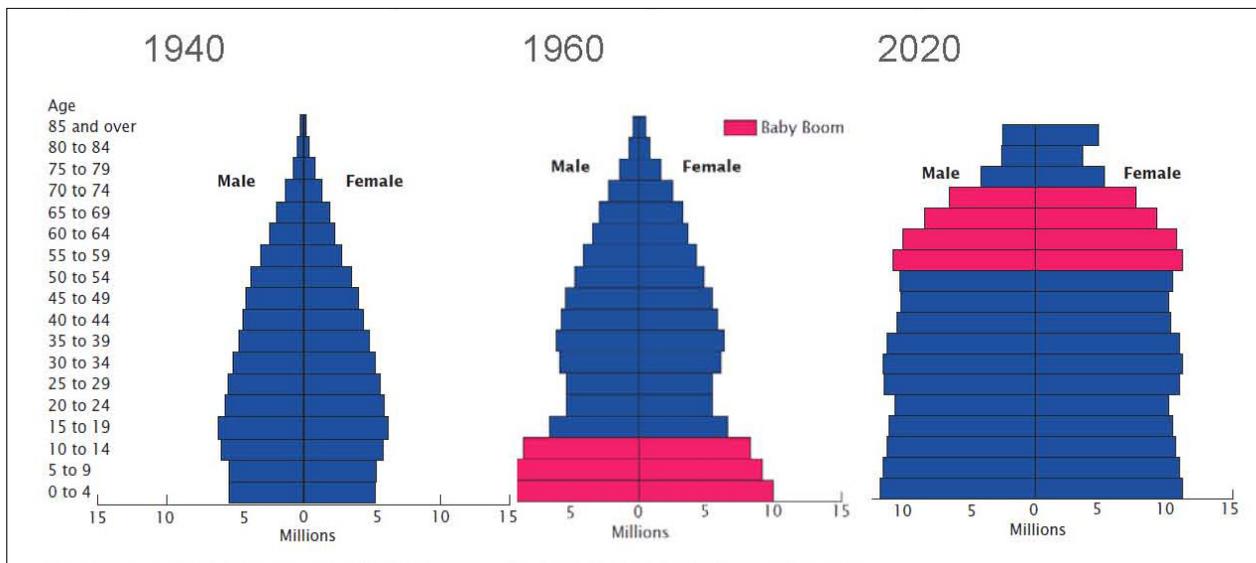


Figure 5. America's Population: From Pyramid to Rectangle  
Source: US Bureau of Census, Leland Consulting Group

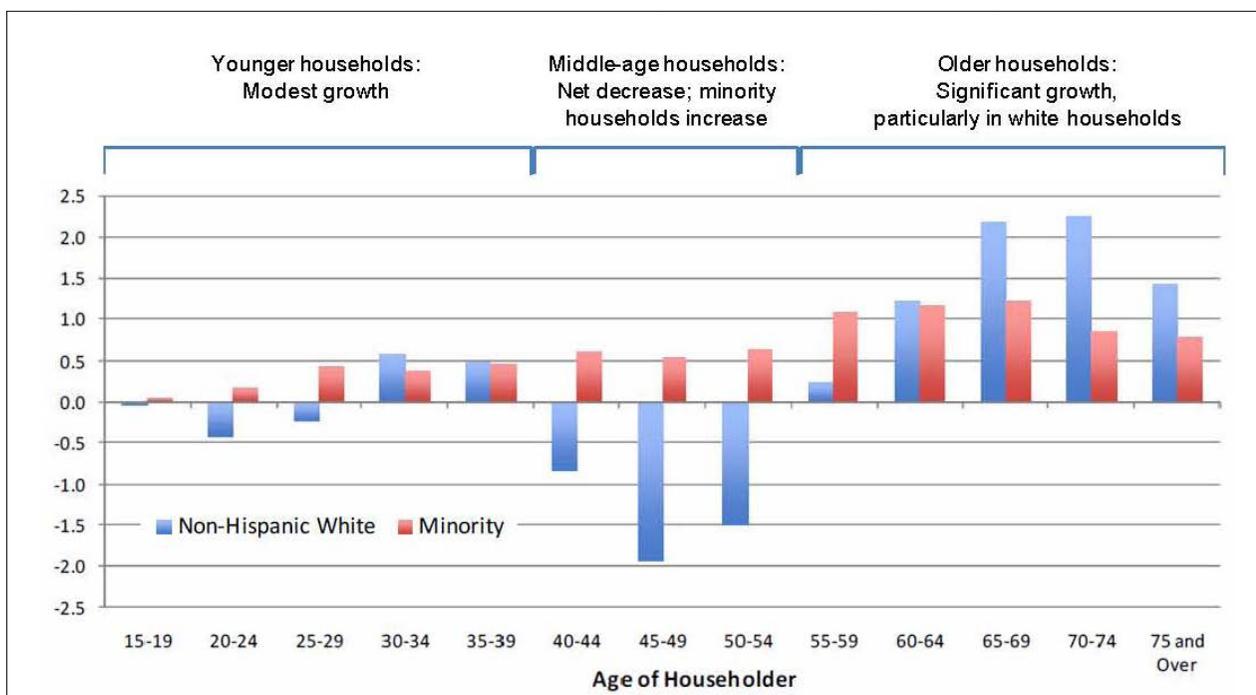


Figure 6. Nationwide Household Growth, 2010 – 2020 (Millions)  
Source: Joint Center for Housing Studies at Harvard University, Leland Consulting Group

**Figure 6** underscores the scale of the growth in older households nationwide, while also illustrating some additional elements of the nation's changing demographics. This data also portends a growing need for smaller dwelling units with a richer variety. As referenced above, the greatest amount of overall household growth during the coming decade will come from the baby boomer generation. Younger households, with heads-of-households younger than 40 years of age, will also grow—though at a lesser pace. In particular, households aged 25 to 34—a key demographic that drives apartment demand and development—will experience strong growth. The number of middle-age households, however, will decrease, because of the relatively small number of “Generation X” (born between the early to mid 1960s and the early 1980s) households compared to baby boomers. The decrease in this age group—which has the largest percentage of families and children—suggests that the single-family housing market will continue to stagnate for some time. However, there will be a growth in the number of minority-headed middle-age households.

#### Seniors Drive Healthcare Demand

America's aging population will require more medical and healthcare services. Healthcare industry experts estimate that as much as 60 percent of all physician demand is driven by the 65-plus population. (Source: *Medical Office Development Continues to Rise, Real Estate Finance, April 2008.*) As **Figure 7** shows, senior citizens require approximately three times more physicians, in all categories of medicine, compared with younger age groups. The demand for services in turn stimulates strong demand for healthcare and healthcare related real estate including hospitals, clinics, physician offices, outpatient centers, senior housing and related facilities. The specific need for these facilities is outlined in **Chapter 4 – Development Program**.

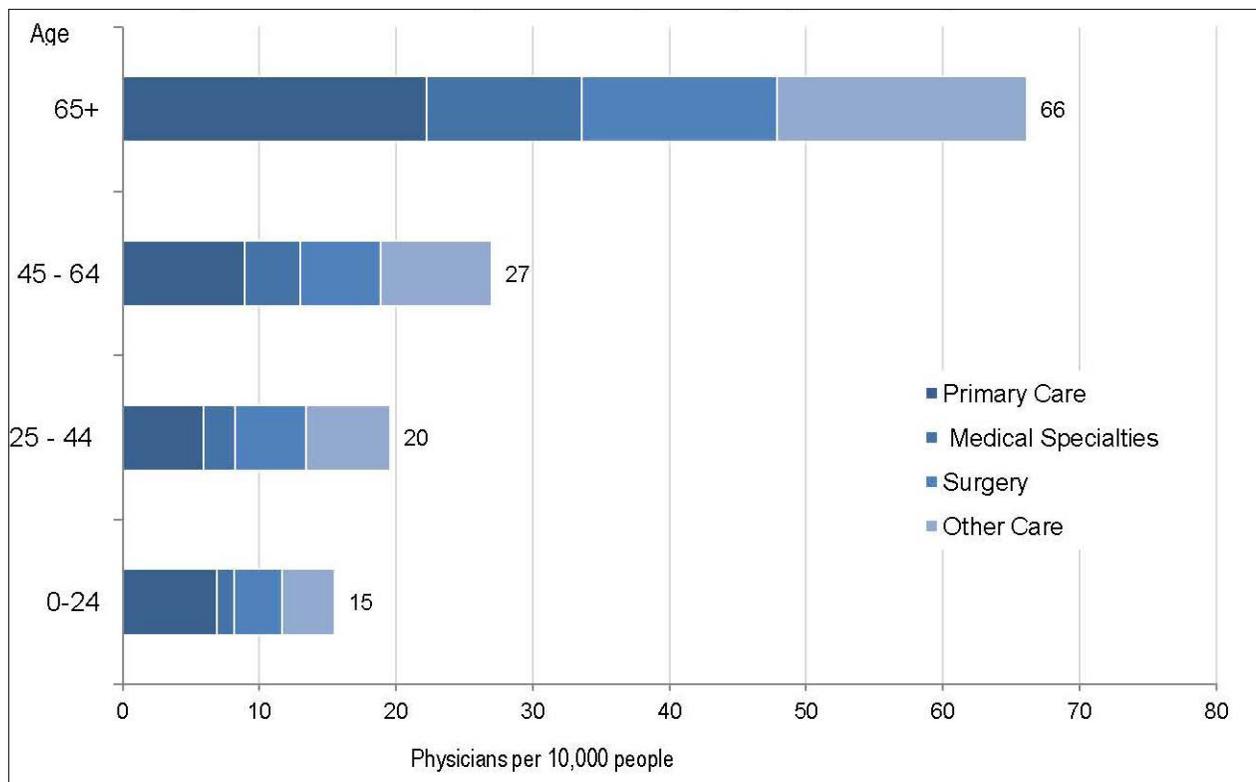


Figure 7. Physicians Required per 100,000 Population by Age Group  
 Source: Department of Health and Human Services, Leland Consulting Group

### More than Healthcare—Lifestyle

As the generation that came of age with rock and roll, increasing mobility and personal freedom, and amidst a seemingly limitless American economic expansion, baby boomers are unlikely to want to register at a retirement community and live out the rest of their days apart from the outside world. They will be seeking more from their communities than simply reliable healthcare. According to a 2007 survey, the following are some of the key features that baby boomers will look for in their future housing choices and communities (Source: “Who are you calling a senior?” *Urban Land Magazine*, January 2011):

- Working will continue to be an important part of the boomer lifestyle. Fifty-five percent of boomers plan to continue to work at least part-time, making urban areas close to job opportunities and transportation more desirable. Urban workforces are better plugged into the new economy, a trend that only stands to strengthen as the U.S. information economy expands.
- Arts and culture. Boomers overwhelmingly seek locations that offer travel, arts, hobbies, fitness, entertainment, dining, culture, shopping and gardening—raising the question, what are boomers not interested in? Surprisingly, they agree on their lack of interest in golf, tennis or a move to a warmer climate.
- Of the boomers who are anticipating a move, only 20 percent are very interested in golf and/or warm locales, and plan to include those factors as part of their moving decision.
- Eighty-six percent of baby boomers want to live in a typical community setting where people of all ages live; diversity of age and experience is critical to boomers.

Information suggests that our definition of “senior housing” will change. Rather than seclusion and exclusivity, many boomers will want activity and connection—with their children, grandchildren, friends and communities. Along with outdoor pursuits, seniors will be looking for arts, culture, food, continuing education and lifelong learning and other pastimes. Further, while high quality healthcare is very important to senior citizens, they are looking for communities in which it is part of an overall puzzle, not the entire picture.

**Increase in Healthcare-Related Jobs**

Job growth in the United States has stagnated over the past several years. In the coming decades, job growth is expected to come from several well-defined industry segments, led overwhelmingly by healthcare and professional services. The Bureau of Labor Services (BLS) predicts that the healthcare industry will generate 3.2 million new jobs between 2008 and 2018. Therefore, the opportunity to accelerate the development of a medical district or cluster of institutions is a major economic development opportunity, since this industry sector is expected to be among the fastest growing in the country.

Figures 9 and 10 show both the types and locations (by development type) of jobs expected to be created in the healthcare fields. This information is relevant because it is indicative of the types of development likely to take place in College Station, and because it shows the breadth of jobs that could be created within the City and region. The greatest demand, as shown in Figure 9, will be for those trained as nurses, physicians and surgeons, followed by many other professionals including social workers, lab technicians and physician assistants. These job types

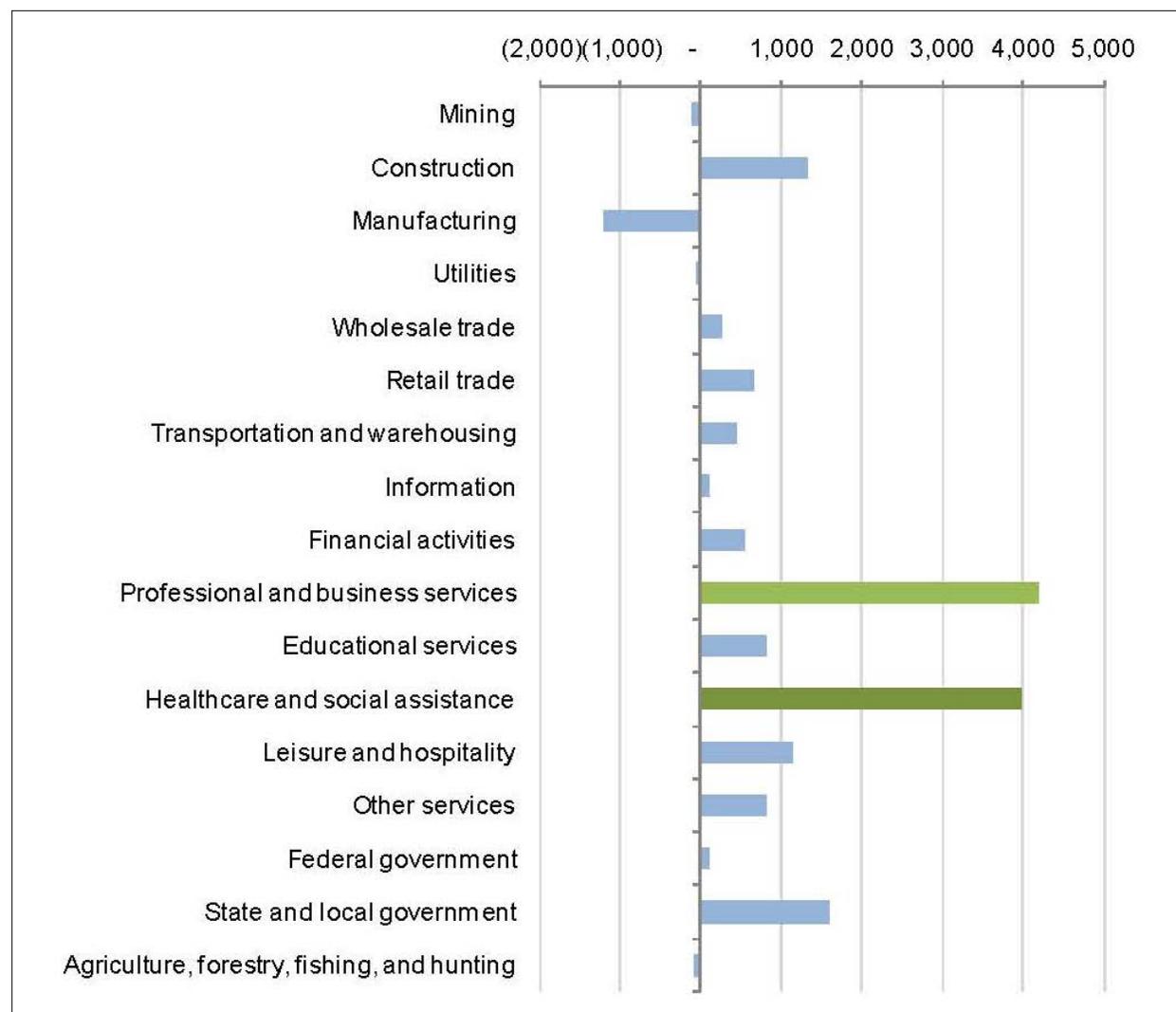


Figure 8. National Employment Growth by Industry Sector, 2008 – 2018 (thousands of jobs)  
 Source: Bureau of Labor Services, Leland Consulting Group

in general offer relatively high wages and security compared with national averages.

College Station’s educational institutions, led by Texas A&M’s Health Sciences Center, have already begun preparing to meet the need for a highly-educated healthcare workforce. **Figure 10** shows that the locations where healthcare professionals will work is diverse and extends well beyond the traditional hospital, to physicians offices, senior housing communities, patient’s homes and clinics. Thus, a diverse range of real estate types will be needed within the medical district.

### Real Estate Development Outlook

Real estate development was a major source of the national recession, and an industry that continues to suffer in its aftermath. Nationwide, most types of real estate development continue to be out-of-favor with investors due to dramatic overbuilding in the early part of the last decade, increased unemployment and stagnating wages, more caution on the part of consumers, increased scrutiny by lending managers, ratings agencies, and regulators and other related factors. These conditions are reflected in **Figure 11**, which shows some of the key findings from the Urban Land Institute’s (ULI) 2011 Emerging Trends in Real Estate, a leading annual real estate industry publication.

While industry leaders are extremely pessimistic about most types of development—most development types are seen as nearly “abysmal”—development within several land uses is “fair”, that is, financeable and profitable under the right conditions. These include apartments, medical offices, senior housing and other types of affordable and infill housing—all

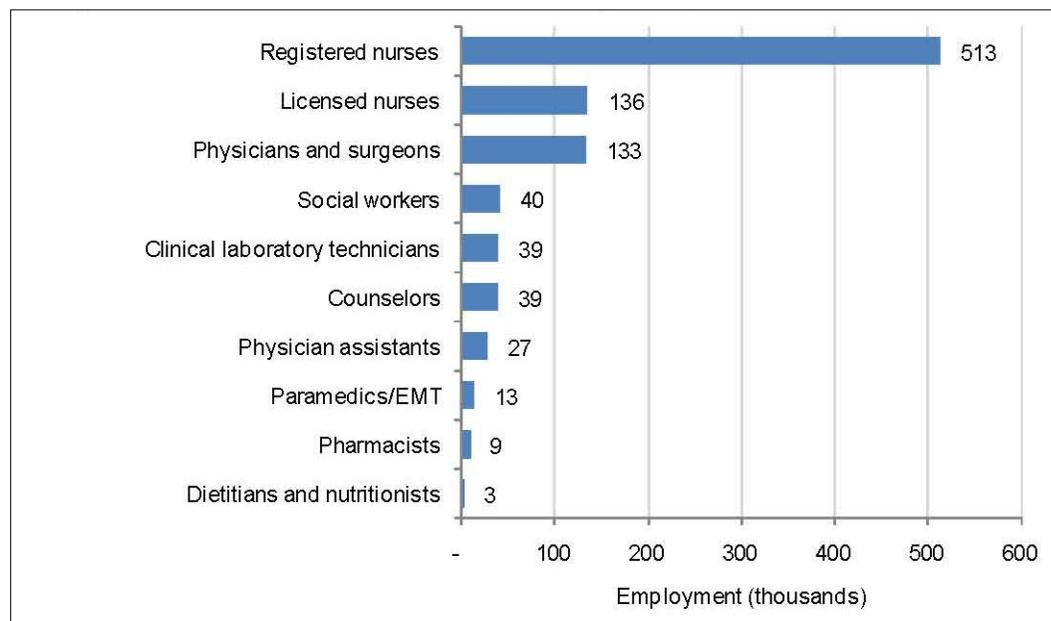


Figure 9. Net New Healthcare Jobs by Title, 2008 – 2018

Source: BLS Guide to Healthcare Industry, 2010-11 Edition, Leland Consulting Group

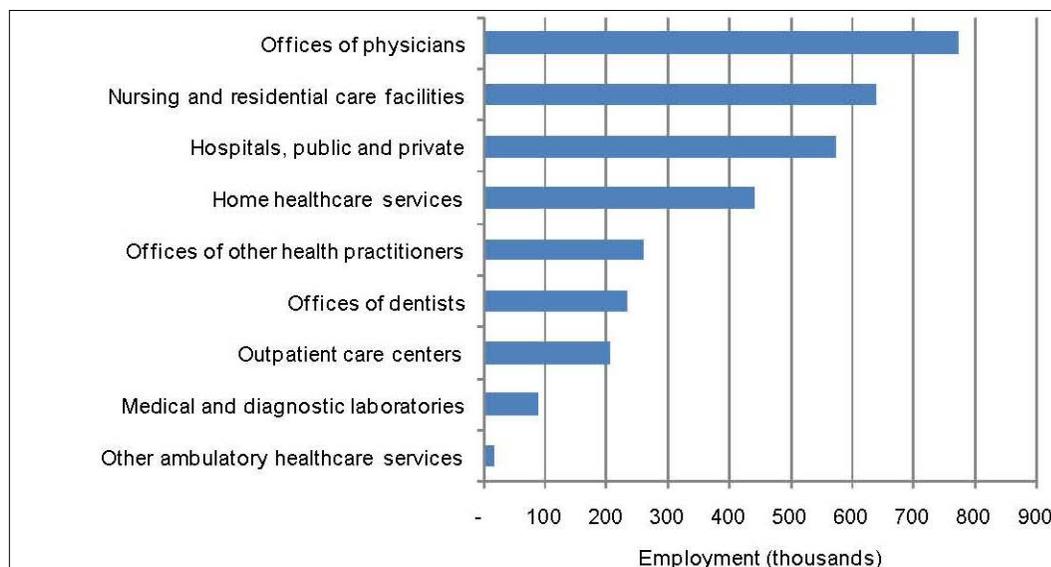


Figure 10. Net New Employment by Facility Type, 2008-2018

Source: BLS Guide to Healthcare Industry, 2010-11 Edition, Leland Consulting Group

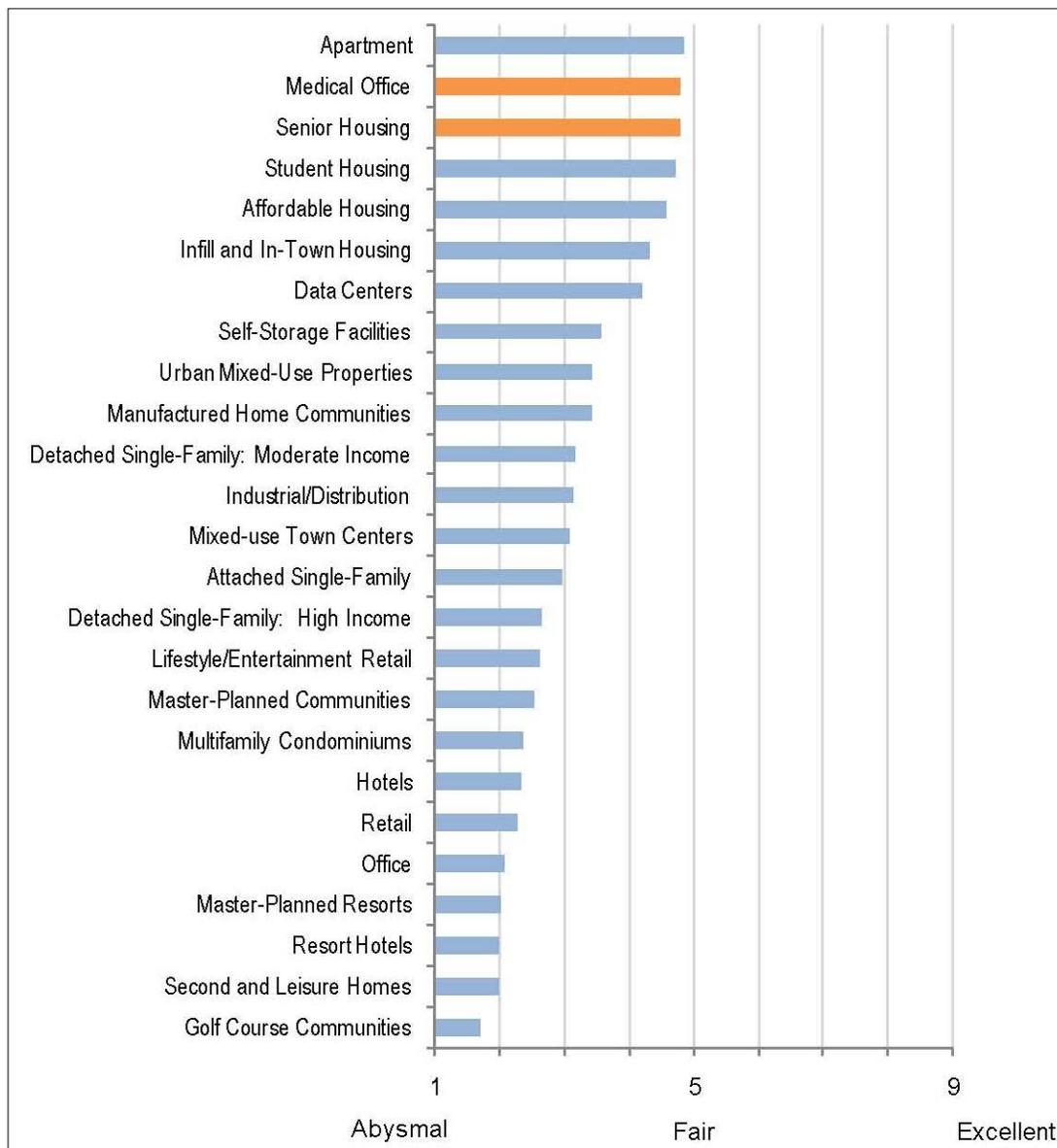


Figure 11. 2011 Real Estate Development Prospects  
 Source: Urban Land Institute, Leland Consulting Group

development types with strong long-term demand drivers that did not suffer from the same scale of dramatic overbuilding as single-family housing and other types did in the early 2000s.

While these trends are important for the medical district, there are a number of qualifications to this information that should be recognized. The Emerging Trends analysis is nationwide and intended for the short term (multi-year outlook focusing on 2011). In fact, we know that every real estate market is highly localized, with its own demand drivers (economy, demographics, etc.) and players (existing development, developers, property owners, etc.). Many Texas cities and metropolitan areas have continued to create jobs and enjoy strong real estate markets through much of the last several years, thus avoiding the worst of the national real estate downturn. In addition, the medical district is intended to be a long-term vision with a long-term build out, and thus, the trends in effect in 2020 and beyond will be nearly as important as those for next year.

However, with these caveats in mind, the land uses anticipated to be strong opportunities in 2011 should continue to maintain their top positions for much of the coming decade. Nationally, the medical office sector has outperformed most other commercial property types through the recession. Texas was expected to add 1.7 million square feet of medical office space in 2010, an increase of 2.5 percent. Asking rents are strong, averaging nearly \$23 per square foot. (Source: Medical Office Research Report, Marcus & Millichap, Q3 and 4 2010) The City and its medical district development partners should take these uses into account when planning and implementing the master plan.

#### Previously Uninsured Entering the Healthcare System

In addition to the growth of the over-65 population and other demand drivers discussed above, the expansion of healthcare to a broader segment of the population, particularly through greater access to insurance, is expected to increase the need for hospitals and other medical real estate.

Healthcare and health insurance has, of course, been much in the news during the past two years. As of 2010, approximately 46 million Americans were estimated to be uninsured. The federal healthcare reform bill, signed into law in March 2010, is expected to lead to coverage for approximately 32 million, and thus an increase of approximately 64 million square feet of healthcare related real estate nationwide. (Source: "Can Healthcare Rescue Real Estate?" Meyer, Kenneth and Rob Grossman, Deloitte Consulting)

**Figure 12** shows the demographic groups that are currently least likely to carry insurance today, but would be covered in the future. Some of these groups—particularly Hispanics, households aged 18 – 29, and southern and western households—are also groups expected to grow quickly in the coming decades, and thus, their impact on healthcare demand will be amplified. Expanded coverage is generally expected to be neutral to positive for the financial health of medical service providers (although its impact on the health insurance industry may be negative). More patients will be able to pay fair-market rates for care through insurance, but insurers may be forced to reduce their co-payments across the board.

However, fierce disagreements about the proper direction of federal and state policy continue. While it is likely that at least some of the insurance expansion put in place in 2010 will continue, it is also possible that the insurance expansions could be diminished or eliminated. This report assumes that at least some of the insurance expansion will stay in place, and that this in turn, will contribute to demand for healthcare related real estate.

#### Additional Trends Affecting Healthcare Real Estate

The following are additional trends affecting the development and operation of healthcare-related real estate within the state and across the nation.

- **Healthcare reform.** New legislation will change healthcare delivery over the next several years, as uninsured people are brought into the system. Insurance companies will be challenged because those who can afford healthcare already have it. Those who have to be added typically cannot pay for services and will have to be supplemented in some way, which will probably mean lower reimbursements for providers. Therefore insurance companies and medical providers will have to look for ways to streamline costs. Many of the uninsured are young and healthy, 20 to 30 year olds. Others are extreme poverty situations,

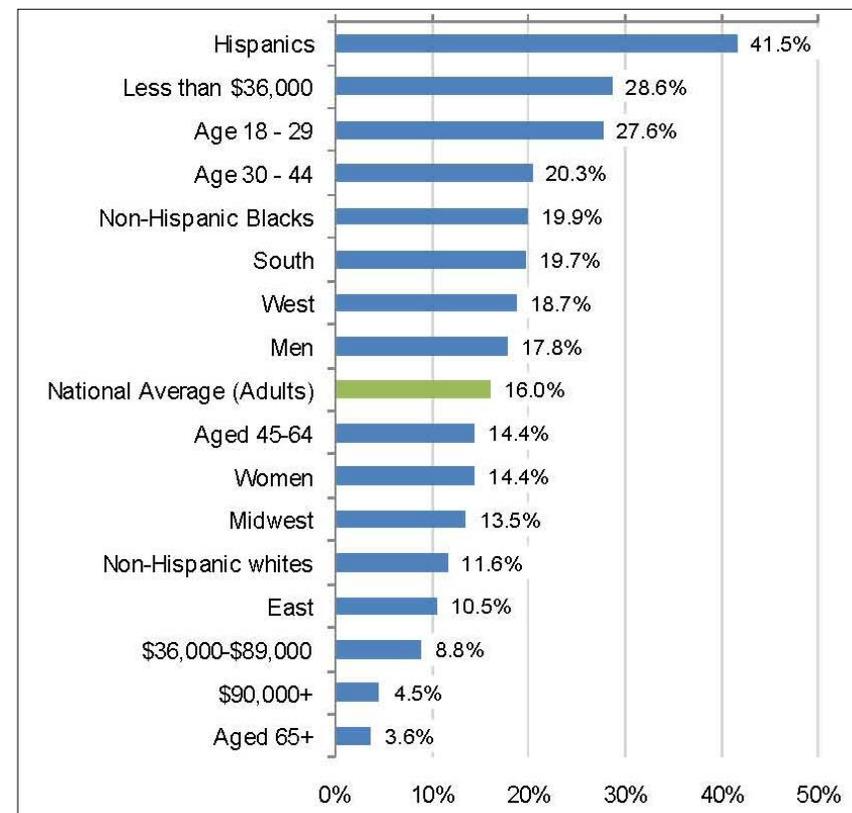


Figure 12. Demographic Characteristics of the Uninsured, 2009  
Source: Gallup Well-Being Index, June 2009, Leland Consulting Group

and will likely need assistance to pay for healthcare. Dental care will be especially critical to this group.

- **Insurance.** The first step in the process will be primarily focused on insurance, getting the uninsured into an insurance group.
- **Delivery:** The second step in the process will be delivery focused, streamlining costs in the system and providing care for an increased number of people.
- **Access and Affordability.** Many HMOs will do well in the future because they control costs with an integrated approach. They are financially stable and will continue to grow.
- **Consolidation.** Physicians will have to be part of a group, as most will not be able to stand alone because the costs of running a private office continues to increase significantly.
- **Streamline Costs.** There will be even greater emphasis placed on reducing redundancies and streamlining the “flow” of patients (as measured by through-put metrics). For example, electronic healthcare records give access to a patient’s medical history, lab tests, etc., to all providers and specialists, thereby reducing repetitive tests and consolidating office visits.
- **Reimbursement.** New members will be paying less than others will. Payments through Medicare/Medicaid barely cover the costs of administration; however, providers will at least get some (albeit low) reimbursement for patients that previously had to be covered for free in the ER.
- **Robotic surgery.** Larger operating rooms will be required.
- **Insurers.** Regional providers will be supporting their communities and will step up to provide

care to the currently uninsured. National for-profit providers are looking for self-funded members where they can get higher profit margins.

- **Collaborative effort.** Healthcare will be less of a hierarchical system. There will be more groups that deliver care through nurse practitioners and other support staff when possible, and fewer stand-alone physicians, mostly out of a necessity to reduce costs.
- **In-home monitoring.** The advent and improvement of electrical monitoring technology allows more patients to be at home, and yet have distant professionals monitoring vital signs and looking for signs that they may need critical attention.
- **Military technology.** The military has long been a leader in technological advances. Equipment and technology developed for use by the military will change the medical community.
- **Electronic ICU (EICU) critical care monitor.** One facility can monitor multiple hospitals, similar to flight control at an airport monitoring multiple airlines. This could help lower costs for regional facilities in areas with several critical care or ICU units.
- **Streamline real estate holdings.** Healthcare institutions will look for ways to cut costs including real estate holdings. Some hospital groups are currently looking to downsize administrative space. They are experimenting with alternate workspaces, such as shared stations, and allowing employees to work at home or otherwise off site.
- **Dental and Medical Synergy.** Providers are recognizing the importance of dental health

in a person’s overall health. More dental care providers will be needed in the future.

- **Information Systems.** Information systems and electronic records streamline costs and improve care by being accessible to multiple providers.
- **eVisits.** Physicians have started responding to patients through email, and can sometimes avoid an office visit. Industry experts expect to see a reduction in office visits, but this has not been the case yet.
- **Rural innovations.** Providers are looking for ways to provide cost effective care to rural areas, where it has traditionally been difficult to attract physicians and other providers. At least one hospital group is testing a small 2,500 square foot clinic for rural areas. Another experiment is a mobile mammogram van, which, while it requires a low level of capital investment, is still costly to operate and requires “partner sites” for water, power and other services.

#### **Medical Districts and Urban Development**

Major healthcare institutions and related uses have clustered together in medical districts across the country. These districts are a result of deliberate and assertive action by healthcare providers, the public sector, and other stakeholders, who seek to provide their patients with more complete offerings for care; proximity to other experts, suppliers and complementary uses; and increased economic outcomes such as growth in jobs and tax bases. The following case studies summarize some of the key characteristics of medical corridors and districts nationwide.

Research of medical districts across the nation indicates successful medical districts tend to be

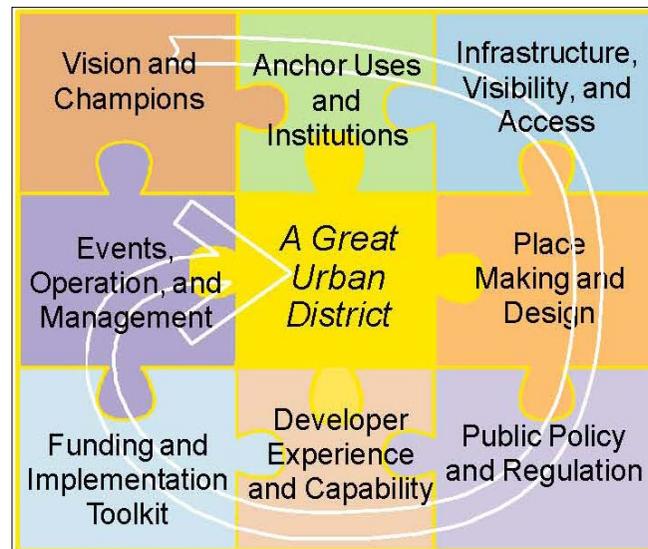
located in larger communities with populations in excess of 500,000. However, one well established and notable example is Winston-Salem, NC. With a population of nearly 230,000, Winston-Salem is comparable to the combined population of College Station and Bryan. Tyler, Texas is also in the process of evaluating and planning a medical corridor with a population similar to College Station and Bryan, but it is too early to identify useful lessons. Communities of less than 50,000 are known to have established medical districts, with East St. Louis, IL being a good example. Attempts to identify a distinct set of success factors for medical districts is problematic given the variation in the size of host cities and the history of medical district development.

### Common Traits of Highly Successful Downtowns and Vibrant Urban Districts

(Source: "Common Traits of Highly Successful Downtowns," Gary Ferguson, *Ithaca Downtown Partnership*, 2005)

1. **No single organizational model exists.** While College Station can and should learn from other medical district models in similar locations, the approach adopted in College Station will be distinctive to College Station.
2. **Multiple traffic generators are within short walking distances.** The medical district cannot be a single-purpose district. Visitors to and residents of the district will demand a variety of accessible activities including health, wellness, and recreational services, as well as dining, retail and jobs.
3. **Great urban districts are beloved by their citizenry.** Pride in the medical district must be promoted and instilled internally to city residents. The district could be useful in establishing a distinct gathering place for meetings focused on medical issues and for patients and their friends and families in the course of access to comprehensive health care solutions.
4. **Great downtowns and urban districts are able to overcome obstacles.** This requires partnerships, shared resources, vision and patience. The premise of the medical district itself is the product of a shared vision and shared resources. This lesson needs to be extended throughout the district and the community. In the context of current and predicted economic reality, there is no viable alternative to a robust public-private partnership to get things done.
5. **Great districts are walkable and have pedestrian scale.** There must be interesting features that capture the attention of pedestrians while assuring personal safety. The variety of patrons and residents of medical district institutions will help to attract a variety of businesses, public art, aesthetically pleasing streetscapes and visual diversity.
6. **Great urban districts have a commitment to mixed-use development.** Developers and investors are urged to build for and attract a range of occupants, business types and institutional services. Virtually by definition, the medical district will itself be a form of a mixed-use development, so this theme can be applied more broadly, too.
7. **There is broad public/private investment in the future of downtowns and urban districts.** Partnerships are essential for the private, public and non-profit realms. The medical district can and must demonstrate that public/private investments can achieve significant results, and should include a variety of private interests (developers, etc.), public leadership and non-profits such as a district steering committee or business association.
8. **Entertainment is the driving market segment.** Revitalized downtowns increasingly serve as places for dining and recreation rather than simply centers for retail merchandise. The medical district can be a leader in attracting and sponsoring public events (fairs, concerts, art walks, "healthy foods" farmers market, etc.) that instill interest in the medical district, eventually leading to a wide range of investments.
9. **There is a prevalence of strong, adjacent residential neighborhoods that are within walking distance of an urban district.** Respecting the existing area neighborhoods while establishing new residential neighborhoods is essential for the success of the medical district. Access to and from housing in the neighborhoods must be redesigned to encourage pedestrians into the medical district.
10. **Housing is either prevalent or underway.** The medical district must add a substantial amount of housing in addition to improvements in transportation and pedestrian routes. Such housing should appeal to the workforce in the medical district as well as seniors, include affordable options, and be walkable neighborhoods.
11. **Colleges and Universities help, but are not the sole answer.** Many of the medical districts studied are university towns, but the research found that universities are not automatic keys

to district vitality. However, research indicates that a strategic partnership with institutions of higher education is vital to medical districts, is an attraction for regional visitors and a source of well-trained labor for the entire area. Certainly this is true for all major medical providers in the College Station-Bryan market today. Texas A&M University is foundational to the development of a regionally competitive medical district. Additionally, the excellence of the College Station Independent School District is a major asset in the successful establishment of a medical district and is a key element in attracting medical professionals and organizations into the medical district.



*Approaches to urban revitalization success must be multifaceted, multidisciplinary, and holistic. Keep the puzzle pieces together!*

*Source: Leland Consulting Group*

With these metrics in mind, a strategic model for establishment of a medical district in College Station and the broader community that leverages the characteristics of its existing strengths can be designed. Such a model, however, must be unique to College Station and must be supported by those who use or would use the medical district more actively.

**National Medical Corridors and Districts: Key Characteristics and Tenants**

Successful medical corridors and districts have been established in a wide spectrum of urban areas.

**Table 1** provides a sample of some of these districts.

| Community          | University Affiliation                              | Population, 2010 |
|--------------------|---|------------------|
| Dallas, TX         | University of Texas at Dallas                       | 6,500,000        |
| Houston, TX        | At least 15 Health related University Organizations | 6,100,000        |
| Philadelphia, PA   | University of Pennsylvania                          | 6,100,000        |
| Miami, FL          | University of Miami                                 | 5,547,000        |
| Boston, MA         | Harvard Medical School                              | 4,500,000        |
| San Antonio, TX    | University of Texas at San Antonio                  | 2,140,000        |
| Oklahoma City, OK  | University of Oklahoma                              | 1,253,000        |
| New Orleans, LA    | Tulane University                                   | 1,236,000        |
| Memphis, TN        | University of Tennessee                             | 647,000          |
| Aurora, CO         | University of Colorado Denver Anschutz Campus, VA   | 325,000          |
| Birmingham, AL     | University of Alabama                               | 212,000          |
| Tyler, TX          | University of Texas at Tyler, Texas College         | 210,000          |
| Englewood, CO      | University of Colorado Denver                       | 32,532           |
| East St. Louis, IL | University of Illinois                              | 27,000           |
| Bryn Mawr, PA      | Bryn Mawr College (Pre-Med)                         | 21,000           |

*Table 1. Successful Medical Districts, University Affiliation and Population Size  
Source: Leland Consulting Group, US Census*



Source: Texas Medical District

**Texas Medical Center  
Houston, Texas**

- World's largest medical center.
- 93,500 employees.
- 1000 acres.
- 14 hospitals and two specialized patient facilities.
- 160,000 daily visitors.
- 69,000 students, 5,000 of whom are international students.
- 5.6 million annual patient visits.
- 50-year Master Plan completed in 2006.
- \$7.1 billion in building and infrastructure investments approved between 2010-2014.
- Annual Economic Impact – \$14 billion.
- Annual Research Expenditures \$1.2 billion.



Source: City of Dallas

**Stemmons Corridor  
Southwest Medical District Study Area  
Dallas, Texas**

- Plan adopted 2010 (to be implemented through 2013).
- TIF district.
- 100,000 employees.
- 5,000 businesses.
- Biotechnology and medical services – key targeted industries.
- Key healthcare providers and tenants:
  - UT Southwestern Medical Center.
  - Parkland Health & Hospital System.
  - Children's Medical Center.
  - Texas Woman's University School of Nursing.
  - 40 Hotels (Stemmons Corridor).
  - Planned expansion of clinical care and new research buildings.
  - Planned 350,000 SF biotech and life science research park.



Source: Urban Land Institute Special Report: Office/ Medical Development, 2008

**Texas Research Park - San Antonio, Texas**

- UT - Institute for Biotechnology.
- UT - Institute for Longevity and Aging.
- Biomanufacturing firms.
- TEKSA Innovations Corporation.



Source: 10th Street Medical Business District Development Strategy, 2006

**10th Street Medical Business District  
Oklahoma City, Oklahoma**

- Recommended Development Program, 2006 to 2020:
  - Office: 450,000 to 800,000 SF.
  - Retail: 130,000 to 175,000 SF, groceries, restaurants, bars, drug stores, household goods, gas stations, apparel, day care, bars.
  - Mid-size hotel: 200-250 rooms.
  - Residential: 1,500 to 2,000 units (average of 1,200 SF per unit).



Source: health.usnews.com

**Five Points Medical District  
Birmingham, Alabama**

- Key healthcare providers:
- University of Alabama Hospital – 908 beds.
  - HealthSouth Medical Center – 73 beds.
  - HealthSouth Lakeshore – 100 beds.
  - Callahan Eye Foundation Hospital – 20 beds.
  - Children’s Hospital Of Alabama – 310 beds.
  - Cooper Green Mercy Hosp – 141 beds.
  - Veterans Affairs Medical Center – 122 beds.
  - St. Vincent’s Hospital – 372 beds.
  - Brookwood Medical Center – 602 beds.
  - Princeton Baptist Medical Center – 368.
  - Birmingham Baptist Medical Center – 375 beds.
  - Select Specialty Hospital – 38 beds.
  - Hill Crest Behavioral – 80 beds.



Source: health.usnews.com

**Sugarland, Texas  
Key healthcare providers**

- Key healthcare providers:
- Memorial Herman Sugar Land Hospital – 77 beds.
  - Triumph Hospital Southwest – 170 beds.
  - Sugar Land Surgical Hospital – 6 beds.
  - Methodist Sugar Land Hospital – 127 beds.

## College Station: Local Demographics and Healthcare Context

The population and demographic trends at work in the City of College Station and its surrounding areas reflect the conditions under which a concentrated medical district would be expected to thrive.

College Station is part of the College Station-Bryan Metropolitan Statistical Area (MSA, a US Census designation), and at a larger geographic scale, Texas' "golden triangle," the super-region framed by three large metropolitan areas: Dallas-Fort Worth, Houston, and San Antonio. The Golden Triangle contains most of the economic engines that are powering the state's economy and population growth. Because of its location within the triangle and its own unique attributes, College Station is also experiencing rapid growth. As **Figure 15** shows, the College Station MSA grew nearly 24 percent between 2000 and 2010, the sixth fastest rate in a fast-growing state. The City itself has grown dramatically, from a population of just over 52,000 in 1990, to an estimated 113,000 by the year 2020. All five of the major metropolitan areas in the Golden Triangle grew faster than the state average in the last decade. This population growth will surely drive demand for medical and healthcare services.

The market area for the medical district, however, extends beyond the City's boundaries and even the officially designated metropolitan area. A market area is the area from which most patients and customers will come from and within which most of the medical district's competition will be found. The estimated market area for the medical district is approximately a 50-mile radius from the City (also shown in **Figure 13**). Those who live fewer than 50 miles from College Station will tend to come here for medical services, assuming that the medical district is competitive in terms of quality of care; those who live further away will tend to go to the city center that they are closest to. Obviously a number of intangible factors—quality of care, availability of specialists, insurance coverage, patients' familiarity with providers—have a large impact on people's choice of providers, so this market area is an approximate rather than exact area.

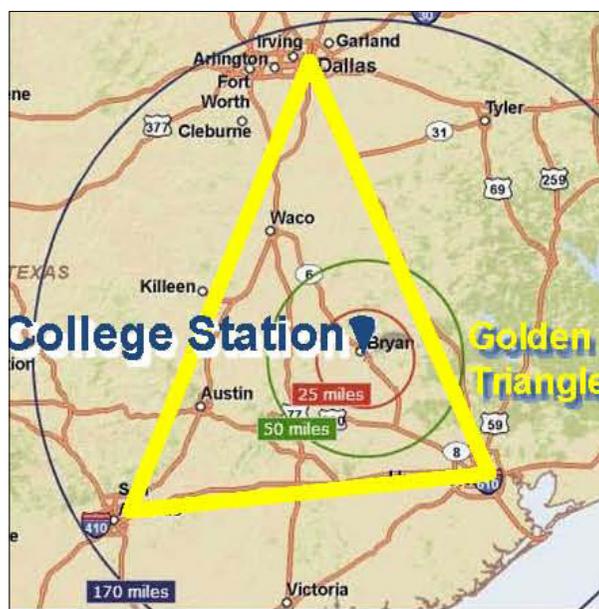


Figure 13. College Station and the Golden Triangle  
Source: ESRI, Leland Consulting Group

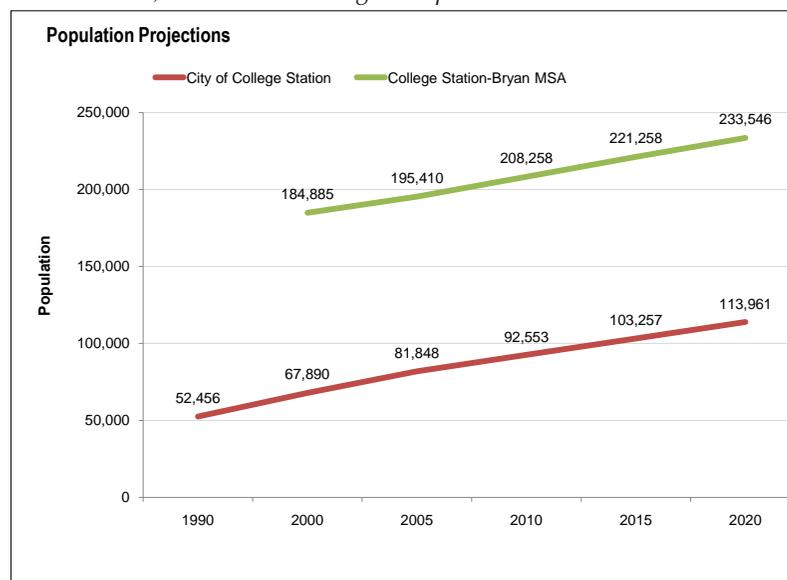


Figure 14. Population Forecasts for College Station and Metropolitan Area  
Source: City of College Station (linear growth projection), Texas State Research Center, Leland Consulting Group

### Senior Population and “Old Aggies”

As discussed above, the other primary driver of healthcare demand beyond raw population growth is the rate of growth amongst the senior population. Here, as well, demographic trends point towards increasing demand for medical services. **Table 2** shows that, while there are 4,000 residents of the City of College Station who were 65 or older in 2010, 62,000 residents (or 12 percent) of the 50-mile market area are seniors. This is a far larger group, in terms of share and total numbers, than the City’s population alone, and indicates a large population of aging seniors. This group is also growing, and will represent 28 percent (nearly 12,000 new seniors) of the total population growth in the market area in the next five years.

The consultant team’s research and interviews support the story told by the Census data. Those interviewed consistently stated that “lots of ‘Old Ags’ are moving back to town” to reconnect with their old friends and community. Old Ags are certainly potential patrons for the medical services in the medical district, as well as the residential and retail components. A story from 2007 in *The Eagle* stated that, “Many senior citizens consider Brazos County a retirement haven because of Texas A&M, the region’s medical facilities and its friendliness. And Texas overall—partly because of inexpensive housing relative to many other states and partly because it has no state income tax—is popular with retirees, ranking No.2 among the 50 states as a retirement destination. The Kovars, both 63, had a long history with Texas and Brazos County. They met at A&M, where Gary Kovar was a guard on the football team. They married while still in school, and when he retired after 35 years with Amoco Chemical Co., they moved back to Aggieland.” Retirees like Bryan-College Station due to A&M, healthcare, social life.” *The Eagle*, December 16, 2007.

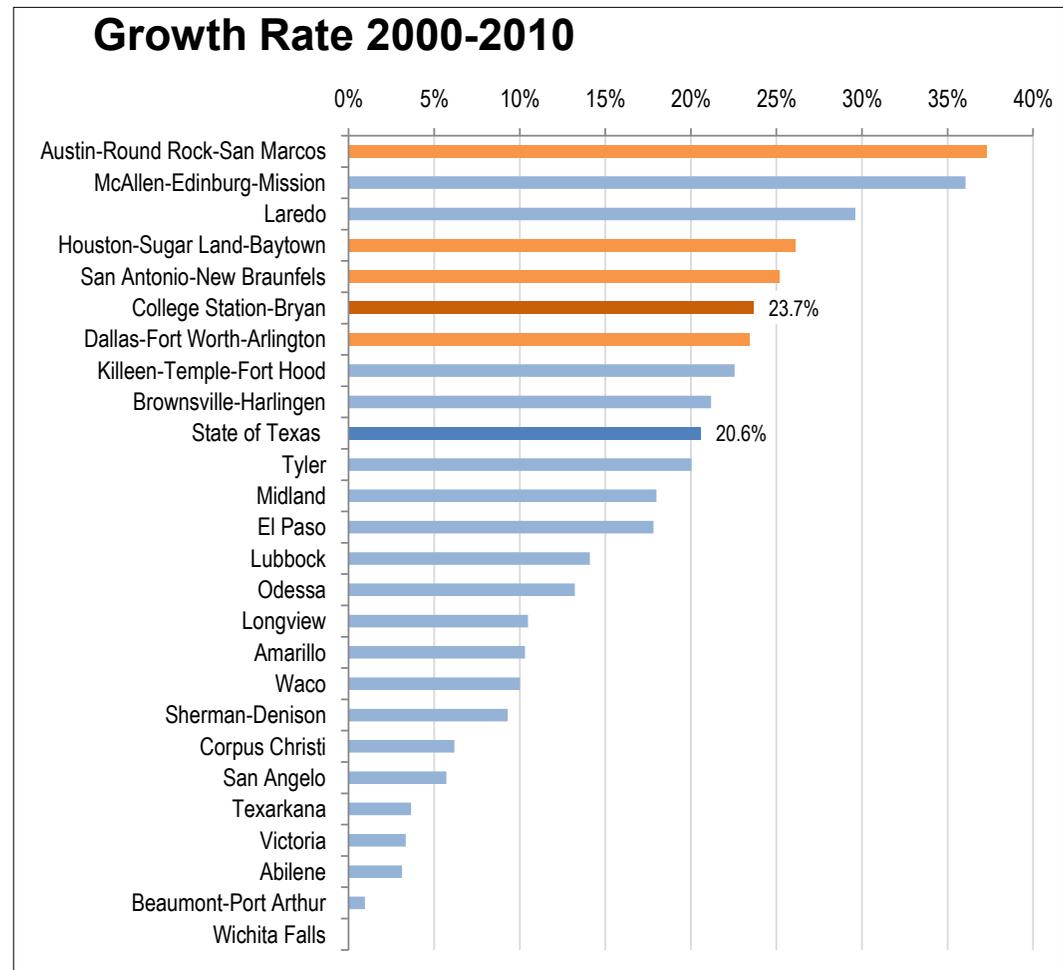


Figure 15. Growth Rate of Texas Metropolitan Areas, 2000 - 2010  
Source: Texas State Data Center, Leland Consulting Group

Another important demographic feature of the College Station area is the tremendous number of young, college age residents. As **Table 2** shows, approximately 48 percent of the City's population is between the ages of 0 and 24, while this percentage is only 40 percent of the 50-mile market area. The percentage of college age residents in College Station is said to be among the highest in the nation, and is certainly one of the highest in Texas. Historically, this high percentage of younger residents has been one of the reasons that the number of hospitals and healthcare-related uses has been lower than average on a per-capita basis—younger people need less care than older people. However, the percentage of the population that is over 65 is expected to grow over time, reaching 13 percent in the City by 2030, as opposed to the eight percent of the population that was over 65 in 2010. The 50 mile market area is expected to have even more seniors, reaching 17 percent by 2030. As is happening nationally, this regional shift to an older population will create more demand for healthcare.

### Housing Demand

Based on existing and projected demographic trends, there is expected to be demand for approximately 10,100 new housing units of all types within the College Station-Bryan MSA. This amount of demand will help to gauge the potential demand for housing in the medical district, outlined in the Development Program. This is based on population growth of over 25,000 in the MSA, and the City's expected average housing size of 2.5. This is a rough projection of demand, since housing can be provided in many forms, ranging from student housing, to single-family housing to a variety of senior housing. These housing types are explored in greater depth in **Chapter 4 – Development Program**.

As shown in **Figure 16**, College Station grew at a faster rate than Bryan over the past decade and is expected to continue this trend. Therefore, it is reasonable to assume that College Station will capture a greater share of the projected housing demand for the College-Station-Bryan MSA than will the City of Bryan.

### College Station Healthcare Environment

College Station and Bryan already serve as the focal point for healthcare services within the market area. There are two large-scale, established general medical

| Population   | College Station-Bryan MSA |                | 50 mile Radius |                |
|--------------|---------------------------|----------------|----------------|----------------|
|              | %                         | Pop.           | %              | Pop.           |
| <b>2010</b>  |                           |                |                |                |
| Age 0 - 24   | 48%                       | 99,964         | 40%            | 205,385        |
| Age 25 - 44  | 25%                       | 52,273         | 25%            | 128,818        |
| Age 45 - 64  | 19%                       | 38,736         | 24%            | 121,575        |
| Age 65+      | 8%                        | 17,494         | 12%            | 62,081         |
| <b>Total</b> | <b>100%</b>               | <b>208,258</b> | <b>100%</b>    | <b>517,342</b> |
| <b>2015</b>  |                           |                |                |                |
| Age 0 - 24   | 47%                       | 104,434        | 39%            | 217,425        |
| Age 25 - 44  | 25%                       | 56,200         | 25%            | 139,175        |
| Age 45 - 64  | 18%                       | 40,269         | 23%            | 128,555        |
| Age 65+      | 9%                        | 20,134         | 13%            | 73,779         |
| <b>Total</b> | <b>100%</b>               | <b>221,258</b> | <b>100%</b>    | <b>558,934</b> |
| <b>2020</b>  |                           |                |                |                |
| Age 0 - 24   | 48%                       | 112,102        | 40%            | 241,803        |
| Age 25 - 44  | 24%                       | 56,051         | 24%            | 145,082        |
| Age 45 - 64  | 18%                       | 42,038         | 23%            | 139,037        |
| Age 65+      | 10%                       | 23,355         | 14%            | 84,631         |
| <b>Total</b> | <b>100%</b>               | <b>233,546</b> | <b>100%</b>    | <b>604,507</b> |
| <b>2030</b>  |                           |                |                |                |
| Age 0 - 24   | 45%                       | 133,225        | 37%            | 261,629        |
| Age 25 - 44  | 24%                       | 71,053         | 24%            | 169,705        |
| Age 45 - 64  | 18%                       | 53,290         | 23%            | 162,634        |
| Age 65+      | 13%                       | 38,487         | 17%            | 120,208        |
| <b>Total</b> | <b>100%</b>               | <b>296,055</b> | <b>100%</b>    | <b>707,105</b> |

Table 2. Population of College Station and 50-Mile Market Area by Age Group  
Source: US Census, ESRI, Leland Consulting Group

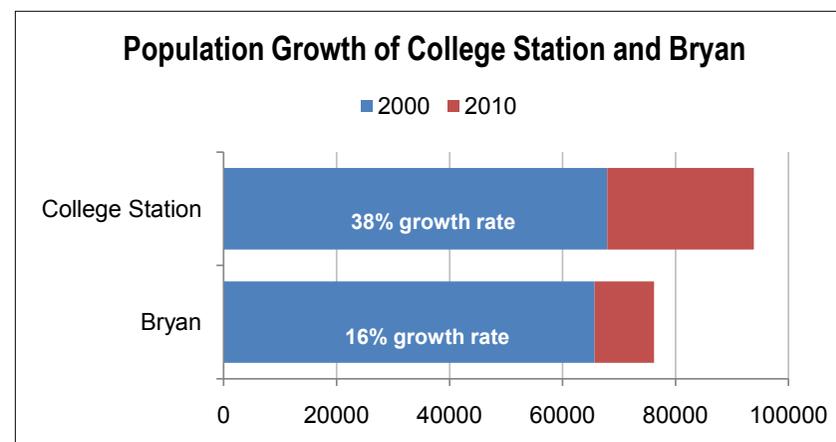


Figure 16. Growth Rate and Population of College Station and Bryan 2000-2010 - Source: Census Bureau, Leland Consulting Group

hospitals, College Station Medical Center (The Med) and St. Joseph Regional Health Center (Bryan). The new Scott & White Hospital is currently under construction at the intersection of SH 6 and Rock Prairie Road in College Station. In addition, two new healthcare-related institutions are expected to grow rapidly in the College Station-Bryan area: Texas A&M University's Health Science Center (HSC) and Research Park. Supplementing these major facilities and institutions are an array of physician's offices, pharmacies and small local clinics that serve nearby neighborhoods.

A medical district has already begun to take shape in the vicinity of SH 6 and Rock Prairie Road. This has long been the site of The Med (approximately 150 beds), which will be joined by the new Scott & White Hospital (projected capacity of 143 beds upon completion). The Med, with 217 active physicians, was founded in 1931 as an acute care hospital and moved from Bryan to College Station in 1997. Through construction of additional floors on the existing building, The Med could accommodate as many as 250 total beds.

The two hospitals form the nucleus of a medical cluster, or medical district, and are complemented by a range of other "supporting uses" such as medical office buildings, pharmacies and physician's offices. In their own way, the existing retail, housing and parks are also supporting uses.

St. Joseph Regional Health Center's main campus in Bryan has 310 beds. Their outpatient facility in College Station is located on 27 acres at William D. Fitch Parkway and SH 6. The St. Joseph outpatient

facility is outside the study area, however, St. Joseph is an important institution and part of the College Station medical community. In 2010, approximately, 24,000 College Station residents chose St. Joseph for their outpatient care while 2,951 residents used St. Joseph for inpatient care. The Physicians Centre Hospital is also located in Bryan, but has only 16 beds and is not considered a full service hospital.

The medical facilities that are currently on the ground or under construction show that the private market is already confident that a medical district is feasible. Thus, the questions for the future really revolve around not if the medical district will happen, but how and at what scale. In other words, what are the scales of medical and related non-medical uses, the time frame for development, qualities of the physical environment and how can new facilities be introduced without creating excessive competition for existing providers?

In planning for future medical facility expansions and additions, the College Station medical community and the City should carefully review the area's competitive position vis-à-vis other areas—particularly larger metro areas such as Houston and Austin. The City's healthcare institutions can and should be able to offer general hospital/medical and acute care facilities that are every bit as good as those in larger metro areas. However, in some specialty care areas—for example, oncology, cardiology and gastroenterology—local institutions will have trouble competing directly and should offer these services through strategic relationships with larger, regional specialty healthcare providers. This dynamic is explained in greater detail in **Chapter 4 -Development Program.**



## 4 - Development Program



A development program is a narrative description of how a property or area should be developed. The program serves as a guide to the physical planners (land planners, landscape architects, architects and engineers) who are responsible for translating the narrative program into a physical land use, transportation and utility plan. The development program describes an overall identity for the project including theme, image and attributes to be merchandised; the overall objective is to capture target markets, maintain economically viable conditions, and create a positive, long-term identity for the project.

Product and amenity opportunities are based on the research and analysis of markets for the project—all of which should be simultaneously pursued for the purpose of accelerating project sales and mitigating absorption risk.

Programming includes identifying and formulating alternative concepts for the master plan, including:

- Development theme and character.
- Timing and phasing. This development program is intended for an approximately 10- to 20-year period. However, some uses will develop before others.
- Land uses by type, including a wide range of medical and non-medical components.
- Land use mix.
- Number, type and land (acreage) needs of the various land uses.
- Likely amounts of medical and commercial uses (measured in square feet) and housing (measured in dwelling units).
- Recommended amenities.

### **Forecasting in the Fog: The Past and the “New Normal”**

Making accurate long-term development projections has never been easy. But it is arguably more difficult now than ever before, given the dramatic changes to the nation’s economy and real estate markets that have taken place over the past four years, and the ripple effect this has had on consumer preferences and demand for housing, retail space and other components of the built landscape.

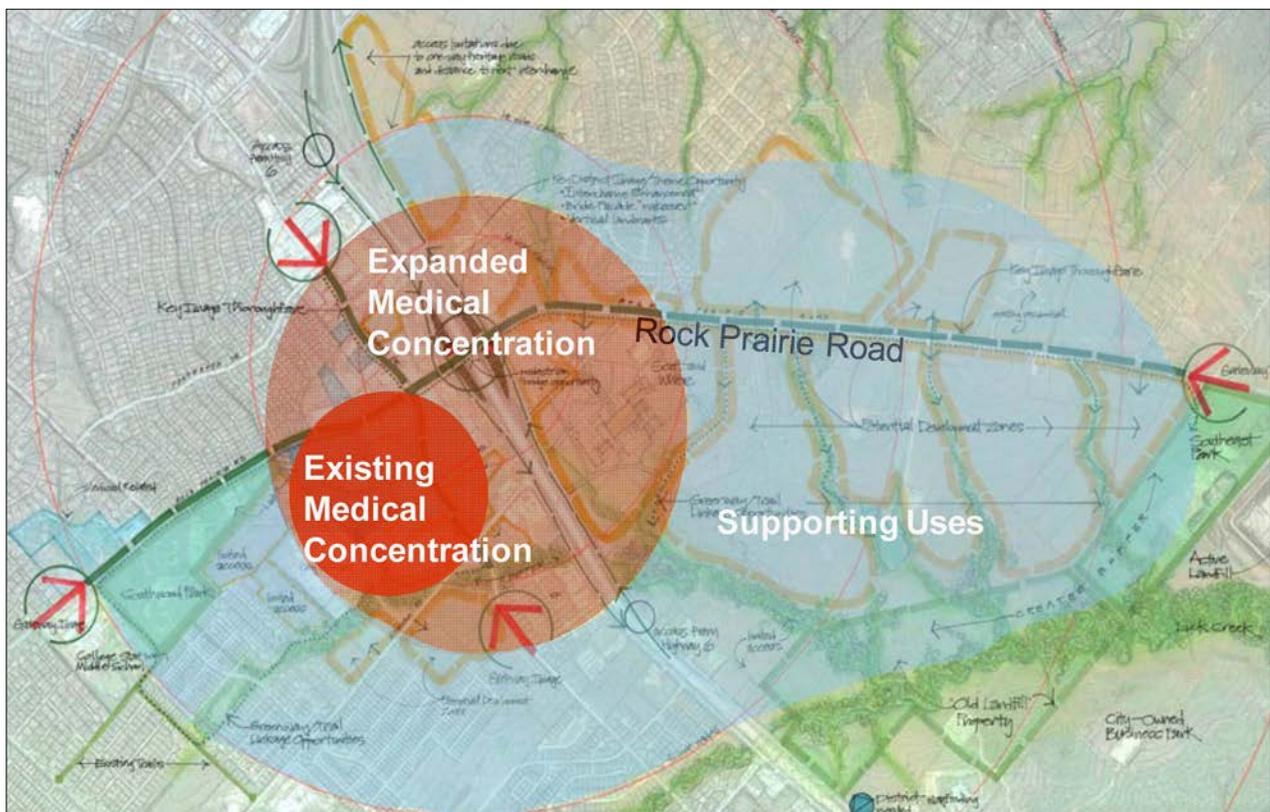


Figure 17. Medical District with Land Use Concentrations  
Source: Leland Consulting Group, SRA, Townscape

**Figure 18** illustrates the difficulty of “forecasting in the fog:” pre-crash data shows a red-hot market in which all real estate products—ranging from single-family homes to commercial real estate—were funded and leased quickly, while post-crash data shows just the opposite. Neither can be relied upon to accurately predict long-term trends, and thus, determining the precise pace or timing of redevelopment in College Station and most other markets is very difficult.

The future market realities are almost certainly somewhere between the 2007 peak and the current trough. This principle is likely to be true with respect to measurements such as annual housing starts,

commercial real estate absorption, rent and lease rates and other metrics throughout the College Station market area.

However, the downturn and eventual upturn—expected in 2011, 2012 or potentially later—will be “lumpy”. Traditional lending institutions are hesitant to make loans to developers, and when they do, the parameters of the loan are often prohibitive. Many households have seen serious wealth depletion, as much of the household worth depends on the value of single-family homes, access to home equity loans, retirement accounts and other funds related to the value of financial markets. No one knows when these forces will return to a state of normalcy

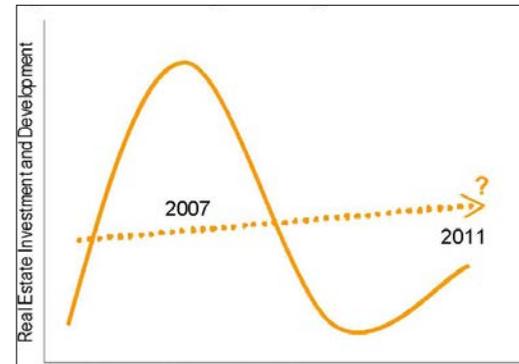


Figure 18. Forecasting in the Fog  
Source: Leland Consulting Group

and exactly what the “new normal” will be. Some markets—defined geographically or by real estate product type—will fare much better than others. For example, the apartment market is in most cases seen as a more desirable area for investment at the moment than single-family homes—which are in most areas overbuilt.

Similarly, in retail, some stores will fare better than others or even be more profitable than before. Sales among fast casual restaurants are up. Movie theaters are generally doing well as consumers redefine leisure as dinner and a movie rather than a week long vacation abroad.

In summary, College Station should take a long view of real estate redevelopment, hope for the best but also plan to be patient with the still-struggling economy.

#### Successful Programs are Market-Driven

The master plan, which can expect successful implementation, must address, to the extent possible, the goals of the City. The additional and equally rigorous layer of considerations that impact the program consists of:

- Market willingness to seek out medical services, housing, shopping or leisure activities, or other products and experiences in the physical environment to be developed.
- Market capacity to pay either through equity, debt service, rents, home ownership or commercial rents.
- Lending and loan underwriting policy and criteria.
- Achieving reasonable levels of profitability commensurate with risk to attract private development capital to the study area.
- Establishing an arrangement of land uses which can be successfully introduced in the marketplace with sufficient velocity (rate of sales) to generate revenues adequate to cover or partially cover the cost of infrastructure both on-site and off-site.

Hence, all development strategies must thoughtfully consider the needs of the potential employers, residents, and shoppers who will come to the district. These considerations include price, size, quality levels, image, quality of life and other factors.

### Development Identity and Character

Preparing a development program for the medical district begins with establishing a statement of the recommended overall identity and character for the project. This statement of the project should be adopted by the medical district leadership and organization. It is analogous to the mission statement in a business plan. It is the guiding statement against which later program details can be “tested” for compliance in support of the overall theme. The recommended program is for a medical district and mixed-use community, as illustrated in the following graphic.



### Exceptional Medical Care

This is the key differentiating feature of the district and the set of uses that will drive its success. Exceptional medical care currently brings substantial numbers of patients and employees to the district every year, and will continue to do so in greater numbers in the future. These visitors then make up the market for the other uses and activities in the medical district, including the “village center” retail, office space, housing and parks. It is absolutely critical to the long-term success of the district that residents of the College Station market area believe in the quality of care and receive the best care possible.

The land use components of medical care include hospitals, specialty and subspecialty clinics (such as children’s medicine, oncology, mental health, etc.), medical office buildings, pharmacies and medical suppliers, research and development, and education and university related uses. Not all of these uses must be on site at all times. For example, The Med currently has relationships with certain specialty doctors who are only in College Station on a part-time basis, since the market is not big enough to sustain those who focus on specific and relatively rare procedures. Thus, some services can be offered through outsourcing or even off-site relationships.

### A Special Place and Destination

The Texas A&M campus is one example of a special place: A place that people return to time and again to enjoy experiences with friends and family, that evokes memories, emotion and attachment. On the Texas A&M campus, experiences include sporting events, reunions, military services, etc. The medical district will of course have a different look, feel, and identity than the A&M campus, but it should establish a sense of place and, in doing so, create a means by which it can differentiate itself from its competition. This will help it to attract patients, doctors and residents because of a natural desire to spend time in high-quality environments.



A pathway on the A&M campus.

Research completed by Texas A&M and the Center for Health Design shows that quality of place matters. According to one in a series of articles and presentations authored by professor Leonard L. Berry of Texas A&M and his colleagues: “The buildings in which customers receive services are inherently part of the service experience...The evidence indicates that the one-time incremental costs of designing and building optimal facilities can be quickly repaid through operational savings and increased revenue and result in substantial, measureable, and sustainable financial benefits.” (“The Business Center Case for Better Buildings,” Leonard L. Berry et. al., *Healthcare Financial Management*, November 2004.)

This analysis is consistent with real estate research completed on the relationship between the quality of the built environment and the price that customers or residents will pay to be there. (Source: “The Business Case for Better Buildings,” Leonard L. Berry et. al., *Healthcare Financial Management*, November 2004. See *Valuing the New Urbanism: The Impact of the New Urbanism on Prices of Single-Family Homes*, Eppli, Mark J. et al, Urban Land Institute, 1999, and *Back to the Future: The Need for Patient Equity in Real Estate Development Finance*, Brookings Institution, 2007. The capital costs of high-quality development are also usually higher, but as these analyses show, this is offset by higher revenues when implemented properly) “Place making” can be achieved through a “village center” or active central place for commerce and social functions, design of signage, gateways and entrances, streets and sidewalks, street lighting, common architectural themes, consistent imagery, graphic design and other features.

**Holistic Wellness**

The medical district has the opportunity to incorporate aspects of health and healthcare that extend beyond the walls of its hospitals and clinics—through health and fitness clubs, walking and biking paths, restaurants that emphasize healthy eating, ball fields, yoga studios, plazas, open spaces and many other features. An example is The Med’s current partnership with Aerofit Health and Fitness that will result in a new fitness center just south of Rock Prairie Road. The American public is, today, broadly interested in a definition of health and well-being that is much broader than medicine alone. By incorporating and integrating health and wellness broadly into the medical district, and by demonstrating this approach through the area’s physical design, the City and its partners can enhance the district’s brand, improve people’s connection

to the place, and increase revenues and economic viability.

**Great Neighborhoods: Housing Options for Seniors, Medical Professionals and Families**

Two key groups—senior citizens and medical professionals—will have a distinct interest in living close to the medical district. Seniors have a demonstrated propensity for living in close proximity to quality medical care, and people tend to seek housing that is within easy access to their jobs. This suggests strong demand within the medical district for both senior housing—which includes a “continuum of care” that ranges from independent living, to assisted living, to skilled nursing facilities—and a wide range of housing for medical professionals. The types of housing sought by medical professionals will also be very broad, and may range from large-lot, single-family homes, to urban-style condominiums within walking distance of the hospitals.

Making these housing options available will enhance the value proposition of the medical district and its potential for long-term success. The medical facilities

will benefit from a consistent base of patients, and find it easier to attract the best doctors, nurses and technicians if great neighborhoods are located nearby. Finally, this population will also help the village center retail component to thrive.

**Medical and Supporting Uses**

As shown in **Figure 19**, the medical district can be generally divided into major use areas: an existing and expanded medical core and a large area of supporting uses. However, both areas—core and periphery—will include a mix of medical and non-medical uses. The types and locations of these uses are summarized in **Figure 19**.

**Land Available for Development**

The study area for the master plan is several hundred acres in size. This total area includes some areas that will remain as-is for many decades, areas that are vacant and are expected to develop and some smaller areas that are already developed but are expected to redevelop within this development program’s time frame.

| Medical and Healthcare Uses   | Supporting Uses Located in the Medical District Core  | Supporting Uses Located in Surrounding Areas  |
|---|---|---|
| <ul style="list-style-type: none"> <li>Existing Hospitals and expansions</li> <li>Medical Office Buildings</li> <li>Specialty Clinics</li> <li>Research and Development</li> <li>University/Educational Facilities</li> </ul> | <ul style="list-style-type: none"> <li>Retail / Village Center</li> <li>General Office</li> <li>Hotel and conference space</li> <li>Plazas, pathways, parks, and other public spaces</li> </ul> | <ul style="list-style-type: none"> <li>Senior Housing               <ul style="list-style-type: none"> <li>Independent Living</li> <li>Assisted Living</li> <li>Skilled Nursing Facility</li> </ul> </li> <li>Single-Family Detached and Attached Housing</li> <li>Neighborhood retail</li> </ul> |

Figure 19. Medical and Supporting Uses

Source: Leland Consulting Group

| Land Use                                  | Gross Area   | ROW/ Open Space | Not Available for Development | Net Available for Development |
|---|--------------|-----------------|-------------------------------|-------------------------------|
| <b>Vacant/Buildable</b>                   |              |                 |                               |                               |
| West Side                                 | 87           | 10%             | 9                             | 78                            |
| East Side                                 | 580          | 35%             | 203                           | 377                           |
| Subtotal                                  | 667          |                 |                               | 455                           |
| <b>Medical Uses: Existing and Planned</b> |              |                 |                               |                               |
| The Med                                   | 26           | NA              | 21                            | 5                             |
| Scott & White                             | 99           | NA              | 50                            | 49                            |
| Subtotal                                  | 125          |                 |                               | 54                            |
| <b>Constrained/Public Uses</b>            | 243          | NA              | NA                            | -                             |
| <b>Redevelopment</b>                      | 25           |                 |                               | 25                            |
| <b>Total</b>                              | <b>1,035</b> |                 |                               | <b>534</b>                    |

Table 3. Gross and Net Developable Areas (based on initial study area)

Source: Leland Consulting Group

As **Table 3** shows, there are approximately 534 net developable acres within the initial study area that can be reasonably expected to develop within the next decade or beyond. Because of the inherent uncertainty associated with large scale, long-term development (see the “Forecasting in the Fog” section) this area could build out in more or less time.

A number of considerations and inputs influence this land development analysis:

**East and West sides.** A considerable amount of land is currently vacant—most of it on the east side of SH 6. The east side of SH 6 is best suited for large-scale development, especially for residential communities; however, significant amounts of medical and supporting commercial uses will be clustered along Rock Prairie Road, particularly close to SH 6. The west side of SH 6 will also accommodate a mix of

uses; however, these are more likely to be “infill” opportunities. Because of their close proximity to The Med and other established uses, there is a more immediate opportunity to create an urban core or village center for the medical district on the west side.

**Right of Way.** The amount of land needed for right-of-way (ROW), open space and other public areas varies considerably, particularly in contrasting “developable pads” that are already surrounded by urban streets (west side) versus large parcels that still require a network of local streets to be built through them (east side). Thus, on the east side, a greater percentage of the total area must be deducted for ROW and public space.

**Expansion on The Med and Scott & White properties.** The Med and Scott & White hospitals have additional capacity to expand their services on their existing

properties—particularly Scott & White, whose primary property is approximately 99 acres. Some new development (to be planned and completed by the hospitals themselves) can take place here.

**Constrained/Public Uses.** Some properties are considered undevelopable (parkland) or are considered undevelopable pending further site-specific analysis (landfills).

**Redevelopment.** Some properties—particularly those that are not highly improved or that experience large increases in visibility or traffic due to the expansion of the medical district—are likely to redevelop.

### Development Program

**Table 4** shows the development program for the medical district at full build out, including land uses by area, density and development quantity. The time frame for this build out is generally 10 to 20 years, with the speed of absorption to be determined by a number of factors including the national and local economies, demographic patterns such as the immigration rate of seniors to College Station, timing of regulatory approvals, lending environment and other conditions.

### Medical and Healthcare Uses

#### Hospitals

As shown in **Table 5** and **Figure 20** there is a significant undersupply of hospital facilities (measured in hospital beds and physicians) in the College Station MSA in the longer term.

While this undersupply is only modest from the perspectives of the short term of the College Station-Bryan MSA alone, it becomes quite significant when viewed from the perspective of the entire 50-mile market area and over the long term. (For the purposes

| Land Use                               | Area<br>(Net acres) | Density<br>FAR<br>or DU/acre | Development Quantity   |                   | Value<br>Per<br>SF | Total<br>Development<br>Value |
|--|---------------------|------------------------------|------------------------|-------------------|--------------------|-------------------------------|
|  |                     |                              | Building<br>Area (SF ) | Dwelling<br>Units |                    |                               |
| <b>Medical land uses</b>               | <b>75</b>           |                              |                        |                   |                    |                               |
| Hospital Expansions                    | 10                  | 0.35                         | 150,000                | -                 | \$500              | \$75,000,000                  |
| New Hospitals                          | -                   | -                            | -                      | -                 | \$500              | \$0                           |
| Medical Office Buildings               | 25                  | 0.30                         | 330,000                | -                 | \$375              | \$123,750,000                 |
| Specialty Clinics                      | 25                  | 0.30                         | 330,000                | -                 | \$375              | \$123,750,000                 |
| Research and Development               | 10                  | 0.30                         | 130,000                | -                 | \$300              | \$39,000,000                  |
| Pharmacies, Medical Supplies           | 5                   | 0.30                         | 70,000                 | -                 | \$300              | \$21,000,000                  |
| <b>Subtotal</b>                        | <b>75</b>           |                              | <b>940,000</b>         | <b>-</b>          |                    |                               |
| <b>Commercial Development</b>          | <b>67</b>           |                              |                        |                   |                    |                               |
| Retail                                 | 25                  | 0.30                         | 330,000                | -                 | \$145              | \$47,850,000                  |
| Hotel                                  | 12                  | 0.50                         | 260,000                | -                 | \$275              | \$71,500,000                  |
| General Office                         | 25                  | 0.35                         | 380,000                | -                 | \$250              | \$95,000,000                  |
| Mixed Use Village Center               | 5                   | 1.00                         | 220,000                | -                 | \$250              | \$55,000,000                  |
| Other                                  | -                   | 0.35                         | -                      | -                 |                    |                               |
| <b>Subtotal</b>                        | <b>67</b>           |                              | <b>1,190,000</b>       | <b>-</b>          |                    |                               |
| <b>Housing</b>                         | <b>260</b>          |                              |                        |                   |                    |                               |
| Senior Housing                         |                     |                              |                        |                   |                    |                               |
| Independent Living                     | 95                  | 10                           | 950,000                | 950               | \$150              | \$142,500,000                 |
| Assisted Living                        | 20                  | 20                           | 390,000                | 390               | \$175              | \$68,250,000                  |
| Skilled Nursing Facility               | 5                   | 25                           | 130,000                | 130               | \$225              | \$29,250,000                  |
| Senior Housing Subtotal                | 120                 | -                            | 1,470,000              | 1,470             |                    |                               |
| General Housing                        |                     |                              |                        |                   |                    |                               |
| Single Family Housing                  | 110                 | 6.5                          | 715,000                | 715               | \$135              | \$96,525,000                  |
| Attached Housing                       | 30                  | 12                           | 360,000                | 360               | \$145              | \$52,200,000                  |
| General Housing Subtotal               | 140                 | -                            | 1,075,000              | 1,075             |                    |                               |
| <b>Housing Subtotal</b>                | <b>260</b>          |                              | <b>2,545,000</b>       | <b>2,545</b>      |                    |                               |
| <b>All Uses</b>                        | <b>402</b>          |                              |                        |                   |                    |                               |
| <b>To Be Developed in Later Phases</b> | <b>133</b>          |                              | <b>TBD</b>             | <b>TBD</b>        |                    |                               |
| <b>Total</b>                           | <b>534</b>          |                              | <b>4,675,000</b>       | <b>2,545</b>      |                    | <b>\$1,040,575,000</b>        |

Table 4.  
Medical District  
Development  
Program  
Source: Leland  
Consulting  
Group. Some  
figures may not  
sum correctly due  
to rounding  
(based on initial  
study area)



standard measures of services needed, age of the population and presence of other medical demand-drivers, and other market characteristics.

Two frequently used metrics for forecasting hospital and medical facility demand are hospital beds and physicians per 10,000 residents of a given area. The current national average is 31 hospital beds and 27 physicians for each 10,000 residents. (Source: Kaiser Family Foundation, [www.globalhealthfacts.org/data/topic/map.aspx?ind=78](http://www.globalhealthfacts.org/data/topic/map.aspx?ind=78).) On average, the Texas healthcare industry has built somewhat fewer beds per 10,000 residents, but the standard varies significantly between healthcare-intensive cities and rural areas where healthcare services are less accessible. The Houston and San Antonio regions have approximately 45 beds per 10,000 residents and are known nationally and internationally for the reputation of their respective medical districts. Given the evolving characteristics of the College Station MSA and market area, an increase in medical services and concomitant bed-count can be viewed as both reasonable and responsible public policy.

of this report, the short term is considered to be the next five years, medium term from five to 10 years, and long term from 10 to 20 years.) This is both an important community issue for the area and a significant market opportunity.

As of 2013, there will be approximately 636 operating hospital beds within College Station and Bryan, including the Scott & White Hospital now under construction and an expansion underway at the Med. (Source: *The number of hospital beds projected is as follows: College Station Medical Center, 167; Scott & White, 143; St. Joseph, 310;*

*Physician Centre Hospital, 16.*) Presently, the existing hospital bed supply is operating at or near full capacity even as some residents look elsewhere for their medical needs, especially in specialty care. As the population continues to grow and age, this supply will become more obviously inadequate just as the supply of quality senior housing is becoming more obviously inadequate.

The need for future medical facilities can be assessed in several ways and should take into account several factors. The primary factors influencing a projection of medical services include population size, industry

As explained in **Chapter 3**, age is a major factor that has a very significant impact on the demand for medical care and hospital facilities. Senior citizens over the age of 65 require more than three times the number of physicians as those in the 25 to 44 age group. The percentage of senior citizens within the market area is anticipated to nearly double from 62,000 today to 120,000 in 2030. As the market area’s population ages in keeping with national trends, and there is no rational basis for supposing College Station can or will avoid these trends, demand for hospitals and healthcare services will grow significantly. College Station’s ratio of hospital beds has clearly been low historically and comparatively due to the large percentage of college-age residents. And while this will, of course, continue to be an important part of the region’s demographic character, hospital demand should move back into line with state and national averages in the coming decades.

The projections in **Table 5** and **Figure 20** were developed based on the factors outlined above: the market area’s growing and aging population, and industry standards for required hospital facilities. The need for hospital facilities has been adjusted to account for the ages of populations served. This analysis shows a gap of almost 700 beds in 2015, and more than 1,000 beds by 2030. While significant new facilities will be needed throughout College Station and Bryan, and in the medical district specifically, much of the growth within the medical district should be able to take place on property already controlled by the Med and Scott & White.

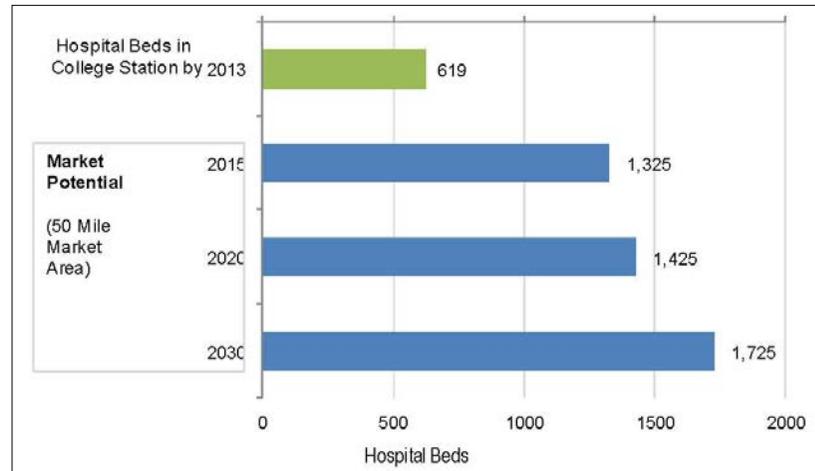


Figure 20. Elderly Living in the Community, by Type of Care

Source: Long Term Care in America, National Commission for Long Term Care, 1999; Leland Consulting Group

| Pop by Age  | Physicians needed per 10,000 | College Station Bryan |                  |                   |             | 50 Mile Market  |                  |                   |              |
|-------------|------------------------------|-----------------------|------------------|-------------------|-------------|-----------------|------------------|-------------------|--------------|
|             |                              | % of Pop by Age       | Total Population | Physicians Needed | Beds Needed | % of Pop by Age | Total Population | Physicians Needed | Beds Needed  |
| <b>2010</b> |                              |                       | <b>208,258</b>   | <b>562</b>        | <b>650</b>  |                 | <b>517,342</b>   | <b>1,050</b>      | <b>1,200</b> |
| 0-24        | 15                           | 48%                   | 99,964           | 154               |             | 40%             | 205,385          | 316               |              |
| 25-44       | 20                           | 25%                   | 52,273           | 102               |             | 25%             | 128,818          | 252               |              |
| 45-64       | 27                           | 19%                   | 38,736           | 105               |             | 24%             | 121,575          | 328               |              |
| 65+         | 66                           | 8%                    | 17,494           | 47                |             | 12%             | 62,081           | 168               |              |
| <b>2015</b> |                              |                       | <b>221,258</b>   | <b>597</b>        | <b>675</b>  |                 | <b>558,934</b>   | <b>1,150</b>      | <b>1,325</b> |
| 0-24        | 15                           | 47%                   | 104,434          | 161               |             | 39%             | 217,425          | 335               |              |
| 25-44       | 20                           | 25%                   | 56,200           | 110               |             | 25%             | 139,175          | 273               |              |
| 45-64       | 27                           | 18%                   | 40,269           | 109               |             | 23%             | 128,555          | 347               |              |
| 65+         | 66                           | 9%                    | 20,134           | 54                |             | 13%             | 73,779           | 199               |              |
| <b>2020</b> |                              |                       | <b>233,546</b>   | <b>631</b>        | <b>725</b>  |                 | <b>604,507</b>   | <b>1,250</b>      | <b>1,425</b> |
| 0-24        | 15                           | 48%                   | 112,102          | 173               |             | 40%             | 241,803          | 372               |              |
| 25-44       | 20                           | 24%                   | 56,051           | 110               |             | 24%             | 145,082          | 284               |              |
| 45-64       | 27                           | 18%                   | 42,038           | 114               |             | 23%             | 139,037          | 375               |              |
| 65+         | 66                           | 10%                   | 23,355           | 63                |             | 14%             | 84,631           | 229               |              |
| <b>2030</b> |                              |                       | <b>296,055</b>   | <b>799</b>        | <b>925</b>  |                 | <b>707,105</b>   | <b>1,500</b>      | <b>1,725</b> |
| 0-24        | 15                           | 45%                   | 133,225          | 205               |             | 37%             | 261,629          | 403               |              |
| 25-44       | 20                           | 24%                   | 71,053           | 139               |             | 24%             | 169,705          | 333               |              |
| 45-64       | 27                           | 18%                   | 53,290           | 144               |             | 23%             | 162,634          | 439               |              |
| 65+         | 66                           | 13%                   | 38,487           | 104               |             | 17%             | 120,208          | 325               |              |

Table 5. Senior Housing Demand in the Market Area and Medical District

Source: Department of Health and Human Services, US Census, Leland Consulting Group



### **Medical Office Building**

Medical office buildings (MOBs) typically include routine and preventative care facilities such as physician’s offices, dentists, ophthalmologists and various other providers. MOBs have many of the same locational requirements as typical office buildings such as easy access for clients; proximity to support services such as food, hotels, labs and medical suppliers; ample parking; and access to intra- and inter-regional transportation connections such as freeways, high capacity transit and airports. However, MOBs usually require a higher degree of technology and services, such as advanced computer systems, greater number of plumbing fixtures, and a higher standard of air quality and purification than typical office buildings.



### **Specialty Healthcare**

Specialty healthcare includes specialists in cardiology, oncology, OBGYN, mental health and other fields that cannot be completely addressed within a single general-care hospital. These specialty services can be offered in multi-tenant or single-tenant clinics, or on a contract basis within the existing hospitals. In addition, medical hardware suppliers and other support facilities are likely to locate in the medical district in the future.



### **Research and Development**

Research and Development (R&D) facilities can be comparable to office buildings, flexible warehouses, or industrial properties depending upon the type of research being conducted. Often they need both types of facilities: an office in which to develop and market concepts and a lab or production room to conduct experiments and fabricate prototypes. Like MOBs they require a greater level of technology and often have higher energy and water consumption. They also require a greater level of security, as products may be in a highly secretive phase of development. R&D facilities benefit from proximity to universities and large research hospitals for prospective employees as ideas spin off from research conducted at these institutions.



### Retail / Village Center

A village center with a strong retail component could thrive within the medical district. Retail provides activity and amenities to the residents, employees and visitors of the medical district. Retail is the “theater” that will entertain visitors and create a sense of place, making the medical district more desirable for residents, visitors and employees of the area.

#### *Requirements for Success:*

- Visibility. Thousands of customers must pass and see the site on a daily basis. Daily traffic volumes of approximately 20,000 are desirable for most national retailers. SH 6 running through the medical district has daily traffic counts of 60,000 at the intersection of Rock Prairie Road.
- Accessibility. Must be very easy to get to; daily-shopping or convenience retail should be on the “way home” (right) side of the street.
- Central location vis-a-vis target markets. For example, grocery anchored centers should be within approximately one mile of 10,000 residents.

- Manageable competitive environment. Most retailers will avoid an area if competitors are already located there.
- Demographic match. Retailers choose sites located near their “target market” customers.
- Anchor tenants. Retail developments are often “anchored” by one tenant (for example, a high-profile department store) who then attracts other tenants.
- Sense of place, safety, cleanliness.
- Contiguity. Urban retail must be continuous, or many shoppers will stop and turn back.
- Parking capacity.



### Hotel

Experience from other medical corridors shows that additional hotels and conference space will be needed in this medical district to accommodate visiting families, patients, and doctors.

#### *Requirements for Success:*

- Visitor amenities and attractions.
- Easy access to major thoroughfares.
- Co-location with other hotels.
- Visibility.
- Parking capacity.



### Office

Office uses would be an excellent addition to the medical district as they would provide daytime activity to the area and are compatible with the other uses being proposed for the area.

#### *Requirements for Success:*

- Easy access to and from clients.
- Accessibility to workforce and executive residences; offices tend to be sited near the center of metro regions or at major transportation hubs.
- “Address status.”
- Proximity to suppliers and collaborator firms.
- Parking capacity.
- Proximity to support services: banking, food, hotels and other services.
- Access to intra- and inter-regional transportation connections such as freeways, high capacity transit and airports.

### Supporting Uses: Senior Housing

Stakeholder interviews and research indicate strong recognition of the need for more senior housing and Long Term Care (LTC) facilities in College Station. Given the significant increases in the College Station over-65 age group over the next 20 years, and the likelihood of significant influx of retirees, the consultant team has estimated the level of senior housing demand. In the decade between 2010 and 2020, the number of residents of the City of College Station who are over the age of 65 is expected to increase by approximately 5,000, from 17,500 to 23,400. In the 50-mile market area, this demographic group is expected to increase by approximately 22,000, from 62,000 to 84,600. See **Table 2 in Chapter 3 – Healthcare Trends and Regional Demographics** for details.

The facilities listed below show the typical range of senior housing, all of which are appropriate in

varying quantities for the medical district. In addition to the categories shown below, continuing care facilities offer the full range of these senior housing types within a single large development. This allows residents to “age in place” and move easily from one housing type to another as their medical needs or preferences change. Continuing care facilities typically require a long-term contract from residents with an initial down payment, whereas the stand-alone facilities are often contracted on a monthly basis. Senior housing differs from other housing types in that it is not only a real estate investment, but also involves a hospitality and health care component that must be considered when operating the facility.

The following sections evaluate the amount of senior housing likely to be in demand within the medical district. Demand for senior housing will come from two primary sources: latent demand and the net new senior population moving to the area.

### Latent Demand

Interviews with College Station residents and those in the healthcare industry strongly indicate that while there are thousands of senior residents of the city and surrounding areas, there is very little senior housing within the City itself. Many seniors reported having to move out of the City in order to find a senior community that met their expectations. Thus, there is expected to be latent demand for senior housing in the market. Up to 420 units of senior housing could be quickly absorbed within the medical district if facilities were provided for a mere five percent of the over-65 population found in College Station-Bryan MSA in 2010, as shown in **Table 3**. This is a conservative estimate that does not take into account any seniors currently living outside of the area who would like to relocate, but have been unable to find a suitable location. With an aggressive marketing campaign the initial absorption could be even higher.



#### Independent Living

*Multi-unit complex marketed to seniors. Rent premium of approximately 10 percent (above other equivalent multifamily units) for communal dining, housekeeping and transportation services.*

*Source: [www.asla.org\\_2010awards\\_564.html](http://www.asla.org_2010awards_564.html) photo by Susan Rudiek  
Loopnet real estate brokerage service, Leland Consulting Group*



#### Assisted Living

*Support services include laundry, food service, arranged activities, limited medical oversight and assistance to those with physical impediments such as blindness or decreased mobility.*

*Source: [www.lakewayjoseyranch.com](http://www.lakewayjoseyranch.com)  
Loopnet real estate brokerage service, Leland Consulting Group*



#### Skilled Nursing

*Facilities designed to provide 24-hour care and intensive medical attention. Staff assists residents with daily tasks such as bathing, dressing and other needs.*

*Source: [www.mirabellaassistedliving.com](http://www.mirabellaassistedliving.com)  
Loopnet real estate brokerage service, Leland Consulting Group*

| Demand Factor                                     | Total or Capture Rate | Senior Housing by Type         |                    |                 |                          |
|---|-----------------------|--------------------------------|--------------------|-----------------|--------------------------|
|   |                       | Unaffiliated Private Residence | Independent Living | Assisted Living | Skilled Nursing Facility |
| Percent of total senior hsg. demand               | 100%                  | 28%                            | 47%                | 19%             | 6%                       |
| <b>Latent Demand</b>                              |                       |                                |                    |                 |                          |
| 65+ households, 2010                              | 11,214                | 3,100                          | 5,300              | 2,100           | 700                      |
| Medical district capture rate                     | 5%                    |                                |                    |                 |                          |
| Latent demand (households)                        | 420                   | 160                            | 270                | 110             | 40                       |
| <b>Demand from Net New Senior Population</b>      |                       |                                |                    |                 |                          |
| Net new 65+ households, 50 Mile Radius, 2010-2020 | 14,495                | 4,100                          | 6,800              | 2,800           | 900                      |
| Medical District Capture Rate                     | 10%                   |                                |                    |                 |                          |
| Subtotal  | 1,050                 | 410                            | 680                | 280             | 90                       |
| <b>Total</b>                                      | <b>1,470</b>          | <b>570</b>                     | <b>950</b>         | <b>390</b>      | <b>130</b>               |

Table 6: Senior Housing Demand in the Market Area and Medical District  
Source: Department of Health and Human Services, US Census, Leland Consulting Group

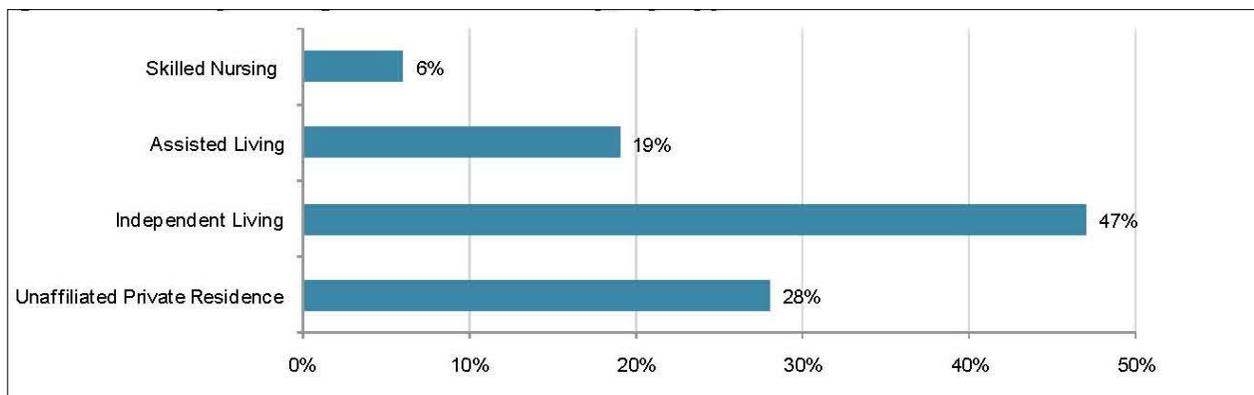


Figure 21: Elderly Living in the Community, by Type of Care  
Source: Long Term Care in America, National Commission for Long Term Care, 1999; Leland Consulting Group

### Net New Senior Housing Growth

Besides the latent demand to meet the need of seniors already living in the community, there will be a continued need to supply senior housing facilities to those who will be turning 65 over the coming decade. The primary market area, or the 50-mile radius, is projected to increase from 62,000 people over age 65 in 2010 to a little over 84,000 by 2020. This is an increase of 22,000 people who will need varying levels of specialized care. As shown in **Figure 21**, nearly 47 percent of seniors live in some type of independent living facility. If the medical district were to capture 10 percent of these new households, there would be a need for 680 independent living units by 2020, as shown in **Table 6**. This can be further broken down by number of units projected for the medical district by other facility types. Given the medical district's unique position in the region, this significant capture rate is reasonable.

While it is true that LTC facilities and assisted living facilities may be located anywhere in the primary market area, those facilities located closer to the community hospitals are more attractive to the senior population for obvious reasons. Planning for the medical district should take into account adequate land reservation for senior housing proximate to or in the medical district. According to the National Commission for Long Term Care, 28 percent of seniors prefer to remain in their homes or to live with family members rather than move to a senior housing facility. Seniors with a preference for living in unaffiliated private residences will most likely not be captured in the medical district and are not included in the senior housing demand projection.

### Supporting Uses: Single-Family and Multifamily Housing

As previously stated, the housing market in College Station and other locales in the state has changed significantly over the past several years. In contrast to the middle of the last decade, the best selling houses in College Station are smaller (1,500 to 1,800 square feet) and considerably less expensive (\$150,000 to \$300,000 maximum). Some houses priced in the \$400,000 range have been sitting on the market for more than two years. The core of the short-term housing market is seen as those seeking affordable homes and downsizing retirees who have moved out of large homes and are now looking for comparatively smaller and lower-maintenance homes, including “cluster” or “cottage” communities. Both trends are well suited for the medical district.

#### Requirements for Success

- Critical mass: adjacent residential neighborhoods and urban amenities (schools, parks, retail, and services).
- Safety.
- Large share of one and two person households within market area.
- Easy access to employment centers.



*Single-Family Housing  
5 to 10 du/acre, 1 to 2 stories  
Surface parking  
Source: Istockphoto.com*



*Mixed Use Mid-Rise  
40 to 60 du/acre, 4 to 6 stories  
Structured parking  
Source:Leland Consulting Group*



*Wood Frame Condos or Apartments  
20 to 35 du/acre, 2 to 3 stories  
Surface, garage or tuck under parking  
Source:Leland Consulting Group*



*Town Houses or Row Houses  
15 to 25 du/acre, 2 to 3 stories  
Surface parking or parking within each unit  
Source:Leland Consulting Group*



*Cluster or Cottage Housing  
10 to 25 du/acres, 1 to 2 stories  
Surface parking  
Source:Leland Consulting Group*

**December 13, 2012**  
**Regular Agenda Item No. 4**  
**College Station Municipal Management District 1 (West)**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Public Hearing, presentation, possible action and discussion regarding review and development of a Resolution of the City of College Station supporting Legislation to create the "Rock Prairie Medical District Municipal Management District Number One" and the associated draft Legislation.

**Relationship to Strategic Goals:** Core Services and Infrastructure, Financially Sustainable City, Diverse Growing Economy, and Improving Mobility

**Recommendation:** Staff recommends Council provide direction on items they desire to strike or revise in the proposed draft Resolution and Legislation and that the Resolution and Draft Legislation (as revised) be approved.

**Summary:** In October of 2012, the City Council approved an amendment of the City's Comprehensive Plan to include the College Station Medical District Master Plan. To realize the Vision and economic development opportunities realized in the Master Plan, significant barriers to development and successful plan implementation must be overcome. These barriers include, but are not limited to lack of basic infrastructure (potable water, fire flow, sanitary sewer, etc) to serve development in the area and lack of transportation capacity (vehicular, pedestrian, etc) to meet the mobility needs present in the area and the lack of a sufficient management structure to ensure the long-term success of the District.

The approved Master Plan identified a series of financial and management tools necessary to overcome these barriers and to maximize the development potential of the area. A key tool identified in the Master Plan is the use of Municipal Management Districts (MMD). Staff has proposed the establishment of two MMD's in the District. This request addresses MMD 1, which encompasses the area west of the SH6/Rock Prairie Road Bridge and includes the two hospitals located within the District. The emphasis of the MMD in this area will be on the marketing and promotion of the District and limited service enhancements (landscaping, maintenance of public works, etc) and limited improvement projects (signage, public works enhancements, etc).

Funding of the activities of the MMD will come from proceeds raised via assessments and other means as described in the proposed enabling legislation and as voted on by the MMD Board.

**Budget & Financial Summary:** Approximately \$105,000 to establish the two proposed MMD's (some portion of which may be reimbursable), Future Activities of the MMD are funded by the members of the MMD with costs dependent upon selected MMD projects

**Reviewed and Approved by Legal:** Yes

**Attachments:**

1. MMD 1 Boundary Map and Legal Description
2. Draft Resolution (To Be Provided via Separate Attachment)
3. Proposed Draft Enabling Legislation (To Be Provided via Separate Attachment)

**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777

Municipal Management District  
West area - 437.07 acres  
College Station, Texas  
December 2012

All that certain tract or parcel of land lying and being situated in the Crawford Burnett league (abstract no. 7), Robert Stevenson league (abstract no. 54) and Thomas Caruthers league (abstract no. 9) in College Station, Brazos County, Texas, generally being an area centered around the intersection of Rock Prairie Road and State Highway no. 6, and the boundary being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (60 feet south of surveyed centerline) and the east boundary of Block 7 of the Scott & White Healthcare Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot 1, Block 7 of said subdivision, and from where the City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence along the east boundary lines of said Scott & White subdivision as follows:

S 2° 42' 34" E – 1023.83 feet, S 50° 49' 32" W – 930.60 feet, S 47° 37' 11" E – 128.13 feet and S 41° 15' 39" W – 1224.44 feet to the northeast right-of-way line of State Highway no. 6;

Thence along the said highway northeast right-of-way lines as follows:

S 34° 27' 26" E – 55.00 feet, S 27° 43' 31" E – 192.30 feet, S 36° 45' 17" E – 383.87 feet and S 42° 27' 25" E – 105.18 feet to a southeast line of that M.D. Wheeler, Ltd. 10.01 acre Tract One (vol. 3007, pg. 341);

Thence along the southeast lines of said M.D. Wheeler Tract One and the southwest lines of 71.52 acre Tract Two as follows:

N 41° 43' 32" E – 194.25 feet, N 21° 27' 46" E – 145.09 feet, S 46° 46' 09" E – 304.24 feet and S 47° 42' 33" E – 177.08 feet to the west corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

Thence along the north, east and south lines of said IHD Properties tract as follows:

N 72° 19' 02" E – 202.14 feet, S 47° 42' 56" E – 638.83 feet and S 42° 17' 04" W – 175.00 feet to the northeast common corner of the Harley Subdivision (vol. 3961, pg. 236) and Cooper's Subdivision (vol. 4708, pg. 230) in a southwest line of said Wheeler Tract Two;

Thence S 47° 42' 16" E – 1053.70 feet along the northeast line of said Cooper's Subdivision and continuing along the northeast line of the Barker Subdivision (vol. 5101, pg. 182) to its east corner;

Thence S 38° 51' 07" W – 279.95 feet along the southeast line of said Barker Subdivision to its south corner in the northeast line of State Highway no. 6, also being a west corner of the City of College Station 46.60 acre tract (vol. 3310, pg. 321);

Thence crossing said highway and along its southwest right-of-way lines as follows:

S 58° 32' 52" W – 371.50 feet, N 49° 25' 00" W – 238.23 feet, N 43° 42' 22" W – 201.00 feet, N 49° 25' 00" W – 1400.00 feet, N 46° 52' 14" W – 413.20 feet, N 38° 34' 52" W – 507.10 feet, N 32° 13' 53" W – 534.28 feet, N 27° 56' 32" W – 200.56 feet, N 32° 13' 53" W – 400.00 feet, N 35° 05' 29" W – 200.28 feet and N 82° 25' 23" W – 78.10 feet to the westerly north corner of Lot 1, Block 1 of Graham Corner Plaza (vol. 5878, pg. 129) in the southeast line of Graham Road;

Thence N 40° 30' 48" W – 71.60 feet across Graham Road to the east corner of the remainder of the Jack E. Winslow, Jr. 3.0 acre tract (vol. 2291, pg. 140 and vol. 2835, pg. 180) in the northwest line of Graham Road (vol. 2086, pg. 58);

Thence N 32° 13' 25" W – 311.17 feet, along the southwest right-of-way line of State Highway no. 6, to the north corner of the said Winslow 3.0 acre tract;

Thence N 43° 01' 34" W – 187.16 feet, continuing along the southwest highway right-of-way to its intersection with the southeast right-of-way line of Birmingham Drive, at the north corner of Lot 1, Block 2 of Belmont Place (vol. 816, pg. 681);

Thence S 56° 19' 13" W – 882.77 feet, along the said southeast line of Birmingham Drive, along the northwest line of said Belmont Place (vol. 816, pg. 681), Belmont Place Section Three (vol. 9485, pg. 231) and across Longmire Drive to the westerly north corner of Lot 3, Block Four of Belmont Place Section Three (vol. 8104, pg. 183);

Thence along the east, south and west lines of said Lot 3, Block Four as follows:

S 76° 46' 03" E – 34.73 feet, S 33° 37' 31" E – 63.93 feet to the beginning of a tangent curve to the right with a radius of 605.00 feet, along said curve through a central angle of 13° 05' 29" to the point of tangency, S 20° 32' 02" E – 77.73 feet to the east corner of Lot 3, S 56° 19' 13" W – 192.21 feet and N 33° 40' 47" W – 302.00 feet to the west corner of Lot 3 in the southeast line of Birmingham Drive;

Thence along the southeast right-of-way lines of Birmingham Drive (vol. 1024, pg. 826) as follows:

S 56° 19' 13" W – 578.30 feet to the beginning of a tangent curve to the left with a radius of 379.78, along said curve through a central angle of 8° 39' 09" to the point of tangency and S 47° 40' 04" W – 248.52 feet to the northeast line of the City of College Station 35.00 acre tract (vol. 692, pg. 506);

Thence along the northeast lines of the said City 35.00 acre tract as follows:

S 48° 01' 03" E – 522.82 feet and S 46° 38' 56" E – 421.66 feet to the northwest right-of-way of Graham Road (vol. 1955, pg. 245);

Thence along the said northwest right-of-way lines of Graham Road as follows:

S 41° 33' 01" W – 18.30 feet, S 42° 04' 18" W – 521.46 feet and S 41° 03' 13" W – 319.08 feet to the southwest line of said 35.00 acre tract;

Thence N 47° 40' 02" W – 1753.06 feet along the said southwest line of the 35.00 acre tract to the west corner of same in the common line of the F.M. and Olive Arnold 50 acre tract (vol. 200, pg. 445) and the Texas Hotel Management Corporation 17.215 acre tract (vol. 3665, pg. 248);

Thence along the said common Arnold and Texas Hotel lines and continuing along the northwest lines of Arnold Road (vol. 5027, pg. 162) as follows:

S 43° 02' 52" W – 190.23 feet, S 42° 48' 34" E – 37.00 feet, S 43° 06' 26" W – 10.80 feet, N 42° 48' 34" W – 37.00 feet, S 43° 06' 26" W – 34.60 feet, S 65° 14' 25" W – 160.32 feet, N 47° 33' 07" W – 32.38 feet, S 63° 10' 11" W – 180.26 feet, to the beginning of a tangent curve to the left with a radius of 405.00 feet, along said curve through a central angle of 17° 37' 25" to the end of said curve, and S 55° 19' 37" W – 5.32 feet to the east corner of the City of College Station 9.93 acre tract (vol. 448, pg. 230);

Thence along the south, west and north boundary of Brian Bachmann Athletic Park (formerly Southwood Athletic Park) and continuing along Rock Prairie Road as follows:

S 41° 59' 07" W – 1027.13 feet along the northwest line of Arnold Road and southeast lines of the said City 9.93 acre tract and the City 15.89 acre tract (vol. 448, pg. 232), N 43° 45' 01" W – 1185.92 feet, along the southwest line of said 15.89 acre tract to the southeast right-of-way line of Rock Prairie Road (80' R.O.W. - vol. 779, pg. 571), N 51° 57' 01" E – 1177.50 feet along said southeast line of Rock Prairie Road to the beginning of a tangent curve to the right with a radius of 1006.62 feet in the southeast boundary of Southwood Terrace Phase 3-C (vol. 523, pg. 431), along said curve through a central angle of 8° 11' 51" to the point of tangency, N 60° 08' 52" E – 1486.99 feet along the southeast boundary of Southwood Terrace Phase 3-B (vol. 579, pg. 380) and Phase 3-A (vol. 519, pg. 378) to the beginning of a tangent curve to the right with a radius of 960.00 feet, along said curve through a central angle of 18° 38' 31" to the point of tangency, N 78° 47' 23" E – 14.90 feet and N 11° 12' 37" W – 79.72 feet across Rock Prairie Road to the southwest corner of the Remington Subdivision (vol. 1239, pg. 219);

Thence along the west boundary lines of said Remington Subdivision, the northwest boundary of Tract B, Ponderosa Place Section Two (vol. 2680, pg. 321) and Longmire Place (vol. 3377, pg. 155) and along the southwest boundary of Ponderosa Place (vol. 490, pg. 169) as follows:

N 26° 55' 04" W – 252.32 feet, N 17° 18' 19" E – 259.07 feet, N 42° 34' 17" E – 624.79 feet and N 40° 39' 13" W – 796.43 feet to the west corner of Lot 4, Block 21 of Ponderosa Place, in the southeast line of Ponderosa Road;

Thence N 49° 20' 47" E – 1150.00 feet, along the southeast right-of-way line of Ponderosa Road, to the north corner of Lot 1, Block 19 of Ponderosa Place, in the southwest right-of-way of State Highway no. 6;

Thence along the said highway southwest right-of-way lines as follows:

S 40° 39' 13" E – 480.00 feet, S 32° 12' 28" E – 185.04 feet, S 41° 13' 02" E – 80.23 feet and S 17° 22' 13" E – 34.06 feet to the southeast line of Lot 1, Block 20 of Ponderosa Place;

Thence N 78° 53' 01" E – 493.32 feet, across State Highway no. 6 to the west corner of Lot 2-B, Block One of Cornerstone Commercial Section One (vol. 3922, pg. 282) in the southeast right-of-way line of Woodcreek Drive;

Thence along the southeast right-of-way of Woodcreek Drive as follows:

Along the arc of a curve to the right with a radius of 890.00 feet, through a central angle of 9° 52' 07", the chord of which bears N 52° 46' 54" E – 153.10 feet, N 57° 42' 58" E – 318.00 feet to the beginning of a tangent curve to the left with a radius of 835.00 feet, along said curve through a central angle of 8° 00' 00" to the north corner of Lot 1 (vol. 3283, pg. 201);

Thence along the northeast lines of Lot 1 and Lot 2-A of said Cornerstone Commercial Section One as follows:

S 40° 17' 03" E – 155.81 feet to the east common corner of Lot 1 and Lot 2-A and the beginning of a tangent curve to the right with a radius of 600.00 feet, along said arc through a central angle of 16° 01' 29" to the point of tangency, and S 24° 15' 34" E – 280.69 feet to the most easterly corner of said Lot 2-A;

Thence along the south boundary lines of Woodcreek Section 4 (vol. 1315, pg. 217), Section Six South (vol. 2109, pg. 199) and Section Seven (vol. 2580, pg. 113), defining the north boundary lines of the remainder of the Edward Jr. and Beatrice Uvaceck tract (vol. 274, pg. 383 and vol. 321, pg. 664), as follows:

N 24° 13' 07" E – 555.17 feet, N 79° 45' 53" E – 313.69 feet, S 48° 05' 30" E – 216.00 feet, S 44° 28' 03" E – 75.26 feet, S 28° 11' 32" E – 108.12 feet, S 34° 34' 23" E – 162.74 feet, S 39° 46' 00" E – 149.62 feet, S 44° 34' 42" E – 282.83 feet, N 24° 16' 33" E – 134.65 feet and N 68° 52' 20" E – 230.83 feet to the northwest corner of the Riviera Addition (vol. 6607, pg. 97);

Thence S 15° 28' 15" E – 269.56 feet, along the west line of said Riviera Addition, to the north right-of-way line of Rock Prairie Road East (59.0 feet north of surveyed centerline);

Thence S 86° 27' 34" E – 961.09 feet, along said north right-of-way line, to its intersection with an extension of the east boundary of Block 7 of the Scott & White Healthcare Subdivision;

Thence S 2° 42' 34" E – 120.04 feet, across Rock Prairie Road, to the Point of Beginning and containing 437.07 acres of land more or less.

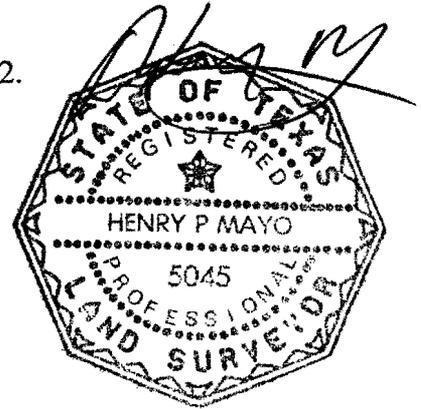
Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

Volume and page numbers cited refer to the Brazos County public records.

No monuments were set for this survey and found monuments are not cited.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

See survey plat prepared with this description, dated December 2012.

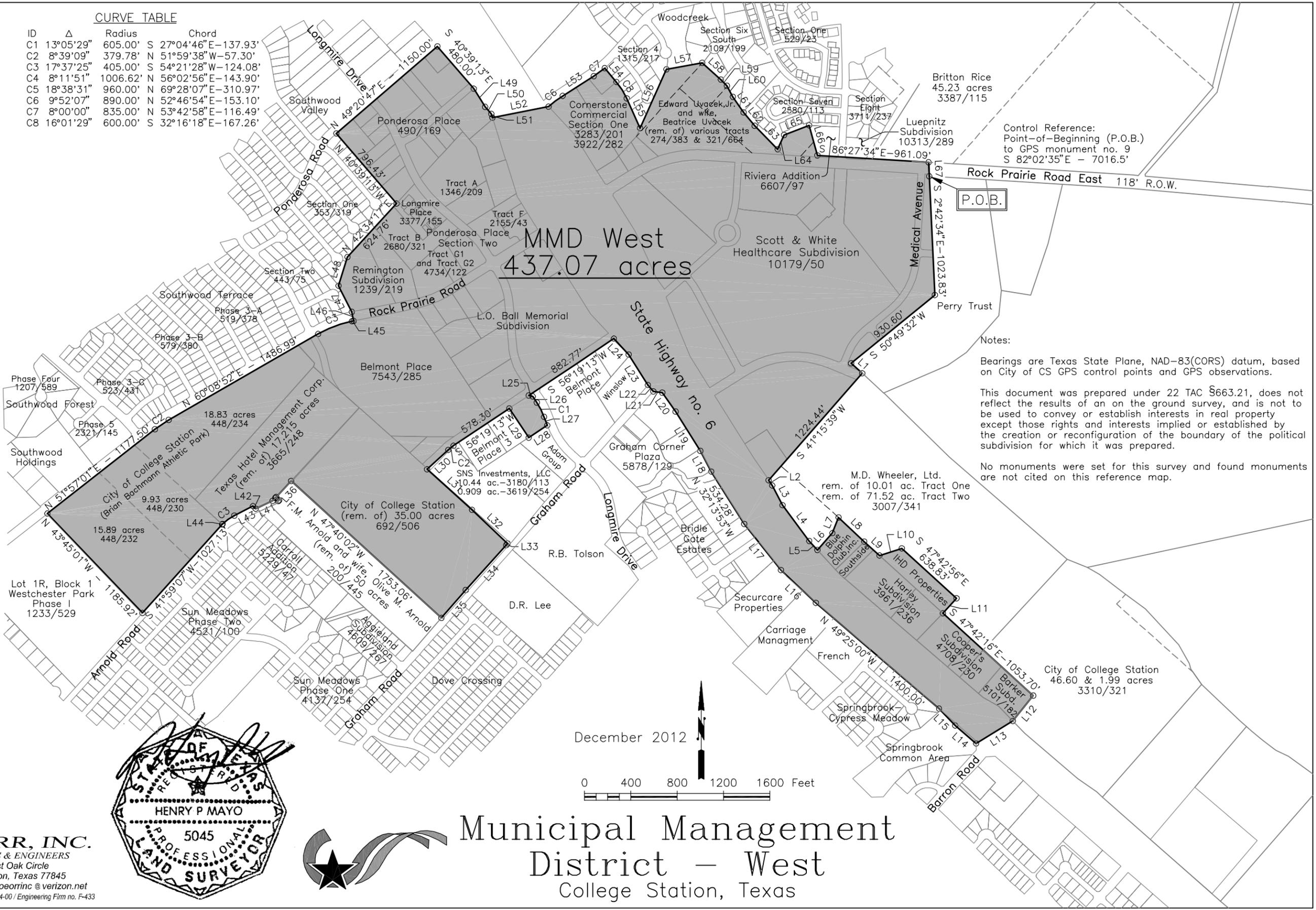


**LINE TABLE**

|     |   |           |   |          |
|-----|---|-----------|---|----------|
| L1  | S | 47°37'11" | E | -128.13' |
| L2  | S | 34°27'26" | E | -55.00'  |
| L3  | S | 27°43'31" | E | -192.30' |
| L4  | S | 36°45'17" | E | -383.87' |
| L5  | S | 42°27'25" | E | -105.18' |
| L6  | N | 41°43'32" | E | -194.25' |
| L7  | N | 21°27'46" | E | -145.09' |
| L8  | S | 46°46'09" | E | -304.24' |
| L9  | S | 47°42'33" | E | -177.08' |
| L10 | N | 72°19'02" | E | -202.14' |
| L11 | S | 42°17'04" | W | -175.00' |
| L12 | S | 38°51'07" | W | -279.95' |
| L13 | S | 58°32'52" | W | -371.50' |
| L14 | N | 49°25'00" | W | -238.23' |
| L15 | N | 43°42'22" | W | -201.00' |
| L16 | N | 46°52'14" | W | -413.20' |
| L17 | N | 38°34'52" | W | -507.10' |
| L18 | N | 27°56'32" | W | -200.56' |
| L19 | N | 32°13'53" | W | -400.00' |
| L20 | N | 35°05'29" | W | -200.28' |
| L21 | N | 82°25'23" | W | -78.10'  |
| L22 | N | 40°30'48" | W | -71.60'  |
| L23 | N | 32°13'25" | W | -311.17' |
| L24 | N | 43°01'34" | W | -187.16' |
| L25 | S | 76°46'03" | E | -34.73'  |
| L26 | S | 33°37'31" | E | -63.93'  |
| L27 | S | 20°32'02" | E | -77.73'  |
| L28 | S | 56°19'13" | W | -192.21' |
| L29 | N | 33°40'47" | W | -302.00' |
| L30 | S | 47°40'04" | W | -248.52' |
| L31 | S | 48°01'03" | E | -522.82' |
| L32 | S | 46°38'56" | E | -421.66' |
| L33 | S | 41°33'01" | W | -18.30'  |
| L34 | S | 42°04'18" | W | -521.46' |
| L35 | S | 41°03'13" | W | -319.08' |
| L36 | S | 43°02'52" | W | -190.23' |
| L37 | S | 42°48'34" | E | -37.00'  |
| L38 | S | 43°06'26" | W | -10.80'  |
| L39 | N | 42°48'34" | W | -37.00'  |
| L40 | S | 43°06'26" | W | -34.60'  |
| L41 | S | 65°14'25" | W | -160.32' |
| L42 | N | 47°33'07" | W | -32.38'  |
| L43 | S | 63°10'11" | W | -180.26' |
| L44 | S | 55°19'37" | W | -5.32'   |
| L45 | N | 78°47'23" | E | -14.90'  |
| L46 | N | 11°12'37" | W | -79.72'  |
| L47 | N | 26°55'04" | W | -252.32' |
| L48 | N | 17°18'19" | E | -259.07' |
| L49 | S | 32°12'28" | E | -185.04' |
| L50 | S | 41°13'02" | E | -80.23'  |
| L51 | S | 17°22'13" | E | -34.06'  |
| L52 | N | 78°53'01" | E | -493.32' |
| L53 | S | 57°42'58" | E | -318.00' |
| L54 | S | 40°17'03" | E | -155.81' |
| L55 | S | 24°15'34" | E | -280.69' |
| L56 | N | 24°13'07" | E | -555.17' |
| L57 | N | 79°45'53" | E | -313.69' |
| L58 | S | 48°05'30" | E | -216.00' |
| L59 | S | 44°28'03" | E | -75.26'  |
| L60 | S | 28°11'32" | E | -108.12' |
| L61 | S | 34°34'23" | E | -162.74' |
| L62 | S | 39°46'00" | E | -149.62' |
| L63 | S | 44°34'42" | E | -282.83' |
| L64 | N | 24°16'33" | E | -134.65' |
| L65 | N | 68°52'20" | E | -230.83' |
| L66 | S | 15°28'15" | E | -269.56' |
| L67 | S | 2°42'34"  | E | -120.04' |

**CURVE TABLE**

| ID | Δ         | Radius   | Chord                  |
|----|-----------|----------|------------------------|
| C1 | 13°05'29" | 605.00'  | S 27°04'46"E - 137.93' |
| C2 | 8°39'09"  | 379.78'  | N 51°59'38"W - 57.30'  |
| C3 | 17°37'25" | 405.00'  | S 54°21'28"W - 124.08' |
| C4 | 8°11'51"  | 1006.62' | N 56°02'56"E - 143.90' |
| C5 | 18°38'31" | 960.00'  | N 69°28'07"E - 310.97' |
| C6 | 9°52'07"  | 890.00'  | N 52°46'54"E - 153.10' |
| C7 | 8°00'00"  | 835.00'  | N 53°42'58"E - 116.49' |
| C8 | 16°01'29" | 600.00'  | S 32°16'18"E - 167.26' |



Control Reference:  
Point-of-Beginning (P.O.B.)  
to GPS monument no. 9  
S 82°02'35"E - 7016.5'

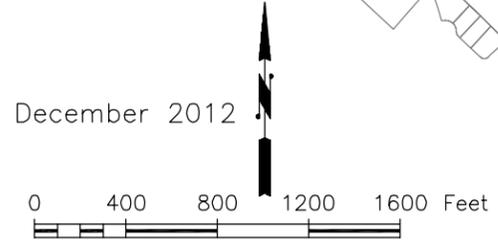
P.O.B.

**Notes:**

Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

No monuments were set for this survey and found monuments are not cited on this reference map.



**JOE ORR, INC.**  
SURVEYORS & ENGINEERS  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777 joeorrinc@verizon.net  
TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433



**Municipal Management District - West**  
College Station, Texas

**December 13, 2012**  
**Regular Agenda Item No. 5**  
**College Station Municipal Management District 2 (East)**

**To:** David Neeley, City Manager

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

**Agenda Caption:** Public Hearing, presentation, possible action and discussion regarding review and development of a Resolution of the City of College Station supporting Legislation to create the "Rock Prairie Medical District Municipal Management District Number Two" and the associated draft Legislation.

**Relationship to Strategic Goals:** Core Services and Infrastructure, Financially Sustainable City, Diverse Growing Economy, and Improving Mobility

**Recommendation:** Staff recommends Council provide direction on items they desire to strike or revise in the proposed draft Resolution and Legislation and that the Resolution and Draft Legislation (as revised) be approved.

**Summary:** In October of 2012, the City Council approved an amendment of the City's Comprehensive Plan to include the College Station Medical District Master Plan. To realize the Vision and economic development opportunities realized in the Master Plan, significant barriers to development and successful plan implementation must be overcome. These barriers include, but are not limited to lack of basic infrastructure (potable water, fire flow, sanitary sewer, etc) to serve development in the area and lack of transportation capacity (vehicular, pedestrian, etc) to meet the mobility needs present in the area and the lack of a sufficient management structure to ensure the long-term success of the District.

The approved Master Plan identified a series of financial and management tools necessary to overcome these barriers and to maximize the development potential of the area. A key tool identified in the Master Plan is the use of Municipal Management Districts (MMD). Staff has proposed the establishment of two MMD's in the District. This request addresses MMD 2, which encompasses the area east of the SH6/Rock Prairie Road Bridge and includes most of the undeveloped properties located within the District. The emphasis of the MMD in this area will be on complimenting the TIRZ in funding for select improvement projects as well as the marketing and promotion of the District and limited service enhancements (landscaping, maintenance of public works, etc) and limited improvement projects (signage, public works enhancements, etc).

Funding of the activities of the MMD will come from proceeds raised via ad valorem taxes, assessments and other means as described in the proposed enabling legislation and as voted on by the residents of the MMD and the MMD Board.

**Budget & Financial Summary:** Approximately \$105,000 to establish the two proposed MMD's (some portion of which may be reimbursable), Future Activities of the MMD are funded by the members of the MMD with costs dependent upon selected MMD projects

**Reviewed and Approved by Legal:** Yes

**Attachments:**

1. MMD 2 Boundary Map and Legal Description
2. Draft Resolution (To Be Provided by Separate Attachment)
3. Proposed Draft Enabling Legislation (To Be Provided by Separate Attachment)

**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777

Municipal Management District  
East area - 1301.76 acres (net)  
College Station, Texas  
December 2012

All that certain tract or parcel of land lying and being situated in the Thomas Caruthers league (abstract no. 9) and Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, generally being the area between State Highway no. 6 and Rock Prairie Road East, from Medical Avenue to William D. Fitch Parkway, save and except all of Lot 1, Rock Prairie Baptist Church (vol. 7312, pg. 207) lying south of the south right-of-way of Rock Prairie Road East, and the boundary being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (60 feet south of surveyed centerline) and the east boundary of Block 7 of the Scott & White Healthcare Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot 1, Block 7 of said subdivision, and from where City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence N 2° 42' 34" W – 120.04 feet along an extension of the said east boundary line of Block 7, to a point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (59.0 feet north of the surveyed centerline) as follows:

S 86° 27' 34" E – 1771.13 feet, S 85° 02' 05" E – 1228.54 feet and S 84° 23' 02" E – 10.29 feet to a right-of-way offset point in the common line of the Dale and Reba Conrad 26.25 acre tract (vol. 460, pg. 505) and the Flying Ace Ranch, Ltd. 26.245 acre tract (vol. 3767, pg. 237);

Thence S 24° 22' 52" W – 1.58 feet along said common tract line to another offset point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (57.5 feet north of the surveyed centerline) as follows:

S 84° 23' 02" E – 606.93 feet, S 82° 02' 02" E – 1453.40 feet, S 77° 01' 02" E – 1052.59 feet, S 76° 28' 02" E – 2876.58 feet, S 69° 53' 32" E - 2812.30 feet to the beginning of a tangent curve to the right with a radius of 1057.50 feet, along said curve through a central angle of 11° 43' 34" to a point in the old northeast prescriptive right-of-way fenceline, and S 69° 17' 50" E – 269.35 feet along said fenceline to the southeast line of the Hartzell Elkins 35.37 acre tract (vol. 1920, pg. 323) and northwest line of William D. Fitch Parkway;

Thence across Rock Prairie Road East as follows:

S 42° 32' 30" W – 32.00 feet to the south corner of said Elkins tract, called to be in the centerline of the road, S 19° 52' 04" W – 36.01 feet to the east corner of the College Station Independent School District 44.535 acre tract (vol. 8413, pg. 291) at the old right-of-way fence corner post, and S 41° 51' 48" W – 170.08 feet along the southeast line of said C.S.I.S.D. tract and northwest line of Fitch Parkway to its intersection with the south right-of-way chamfer of Rock Prairie Road East;

Thence along the south right-of-way lines of Rock Prairie Road East (57.5 feet south of the surveyed centerline) as follows:

N 5° 38' 11" W – 67.56 feet, N 53° 08' 10" W – 112.88 feet to the beginning of a tangent curve to the left with a radius of 942.50 feet, along said curve through a central angle of 16° 45' 22" to the point of tangency, and N 69° 53' 32" W – 551.37 feet to the common line of said C.S.I.S.D. tract and the Brazos Valley Solid Waste Management Agency, Inc. 76.00 acre Tract II (vol. 9857, pg. 186);

Thence S 41° 51' 48" W – 1842.68 feet along said common tract line to its southwest end in a northeast line of the B.V.S.W.M.A. 179.99 acre Tract I;

Thence S 48° 05' 47" E – 941.57 feet, along the common line of said Tract I and the C.S.I.S.D. tract to their common corner in the northwest right-of-way of William D. Fitch Parkway;

Thence S 41° 51' 48" W – 1425.30 feet, along said northwest right-of-way line, to the south corner of the said B.V.S.W.M.A. Tract I;

Thence S 41° 51' 48" W – 1066.80 feet, continuing along said northwest right-of-way line of William D. Fitch Parkway, to the east common corner of the City of College Station 140.29 acre Tract One (vol. 3900, pg. 188) and Spring Meadows Phase I (vol. 5106, pg. 284);

Thence along the southern boundaries of multiple City of College Station tracts (vol. 3900, pgs. 188 & 223, vol. 5056, pg. 43) as follows:

N 73° 00' 00" W – 496.40 feet, S 51° 00' 00" W – 175.05 feet, N 76° 00' 00" W – 200.00 feet, S 41° 51' 44" W – 51.88 feet, N 70° 46' 00" W – 157.10 feet, S 41° 51' 44" W – 262.67 feet, N 82° 55' 43" W – 700.87 feet, S 41° 52' 26" W – 650.00, N 48° 08' 02" W – 412.47 feet, S 66° 47' 54" W – 827.57 feet, N 47° 45' 25" W – 129.90 feet, S 28° 59' 29" W – 2.01 feet, S 41° 48' 43" W – 336.13 feet, S 48° 45' 08" E – 440.00 feet and S 53° 00' 00" W – 1304.90 feet to the northeast right-of-way line of State Highway no. 6;

Thence along the northeast right-of-way lines of said highway as follows:

N 49° 25' 00" W – 438.00 feet, N 55° 07' 38" W – 201.00 feet, N 49° 25' 00" W – 751.78 feet to the west corner of the City of College Station 36.9 acre tract (vol. 4329, pg. 134), and N 49° 25' 00" W – 1025.93 feet to the south corner of Barron Park Subdivision (vol. 939, pg. 209);

Thence along the southeast, northeast and northwest lines of Lots 1 and 2 of said Barron Park Subdivision as follows:

S 41° 09' 46" E – 1353.16 feet, N 49° 12' 46" W – 88.68 feet to the south corner of the City of College Station 100.64 acre tract (vol. 6927, pg. 226), N 54° 07' 24" W – 291.11 feet, N 64° 27' 21" W – 117.03 feet, N 54° 53' 54" W – 24.95 feet, N 53° 19' 32" W – 113.87 feet, N 49° 26' 59" W – 190.11 feet and S 41° 09' 38" W – 1286.04 feet to the common corner of said Lot 2 and Lot 3 in the northeast right-of-way line of State Highway no. 6;

Thence along the said northeast right-of-way lines of said highway as follows:

N 47° 46' 18" W – 537.86 feet to the southwest common corner of Lot 3 of said Barron Park Subdivision and that City of College Station 46.60 acre tract (vol. 3310, pg. 321), N 47° 46' 48" W – 65.34 feet, N 55° 07' 37" W – 201.00 feet, N 49° 25' 00" W – 600.00 feet and N 44° 08' 33" W – 147.79 feet to the southwest common corner of said 46.60 acre tract and the Barker Subdivision (vol. 5101, pg. 182);

Thence N 38° 51' 07" E – 279.95 feet along the southeast line of said Barker Subdivision to its east corner;

Thence N 47° 42' 16" W – 1053.70 feet along the northeast line of said Barker Subdivision and continuing along the northeast line of Cooper's Subdivision (vol. 4708, pg. 230) to its north corner, also being the east corner of the Harley Subdivision (vol. 3961, pg. 236) and the south corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

Thence along the south, east and north lines of said IHD Properties tract as follows:

N 42° 17' 04" E – 175.00 feet, N 47° 42' 56" W – 638.83 feet and S 72° 19' 02" W – 202.14 feet to the northeast line of said Harley Subdivision and a southwest line of that M.D. Wheeler, Ltd. 71.52 acre Tract Two (vol. 3007, pg. 341);

Thence along the southwest lines of said Wheeler Tract Two and continuing along the southeast lines of the Wheeler 10.01 acre Tract One as follows:

N 47° 42' 33" W – 177.08 feet, N 46° 46' 09" W – 304.24 feet, S 21° 27' 46" W – 145.09 feet and S 41° 43' 32" W – 194.25 feet, returning to the northeast right-of-way line of State Highway no. 6;

Thence along the said highway northeast right-of-way lines as follows:

N 42° 27' 25" W – 105.18 feet, N 36° 45' 17" W – 383.87 feet, N 27° 43' 31" W – 192.30 feet and N 34° 27' 26" W – 55.00 feet to the southeast line of Block 4 of the said Scott & White Healthcare Subdivision;

Thence along the east boundary lines of said Scott & White subdivision as follows:

N 41° 15' 39" E – 1224.44 feet, N 47° 37' 11" W – 128.13 feet, N 50° 49' 32" E – 930.60 feet and N 2° 42' 34" W – 1023.83 feet to the Point of Beginning and containing 1308.51 acres of land more or less.

SAVE and EXCEPT the following tract:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (57.5 feet south of the surveyed centerline) and the west line of Lot 1 of Rock Prairie Baptist Church (vol. 7312, pg. 207), from where City of College Station GPS control monument no. 9 bears S 78° 01' 24" E – 3240.0 feet.

Thence S 82° 02' 02" E – 414.05 feet along said south right-of-way line, parallel and 7.50 feet south of the north line of said Lot 1, to its intersection with the east line of said Lot 1;

Thence S 20° 22' 54" E – 600.82 feet along the east line of Lot 1 to its southeast corner;

Thence N 82° 02' 02" W – 699.33 feet along the south line of Lot 1 to its southwest corner;

Thence N 7° 57' 58" E – 528.77 feet along the west line of Lot 1 to the Point of Beginning and containing 6.76 acres of land more or less.

Leaving a net acreage for this described tract of 1301.76 acres more or less.

Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

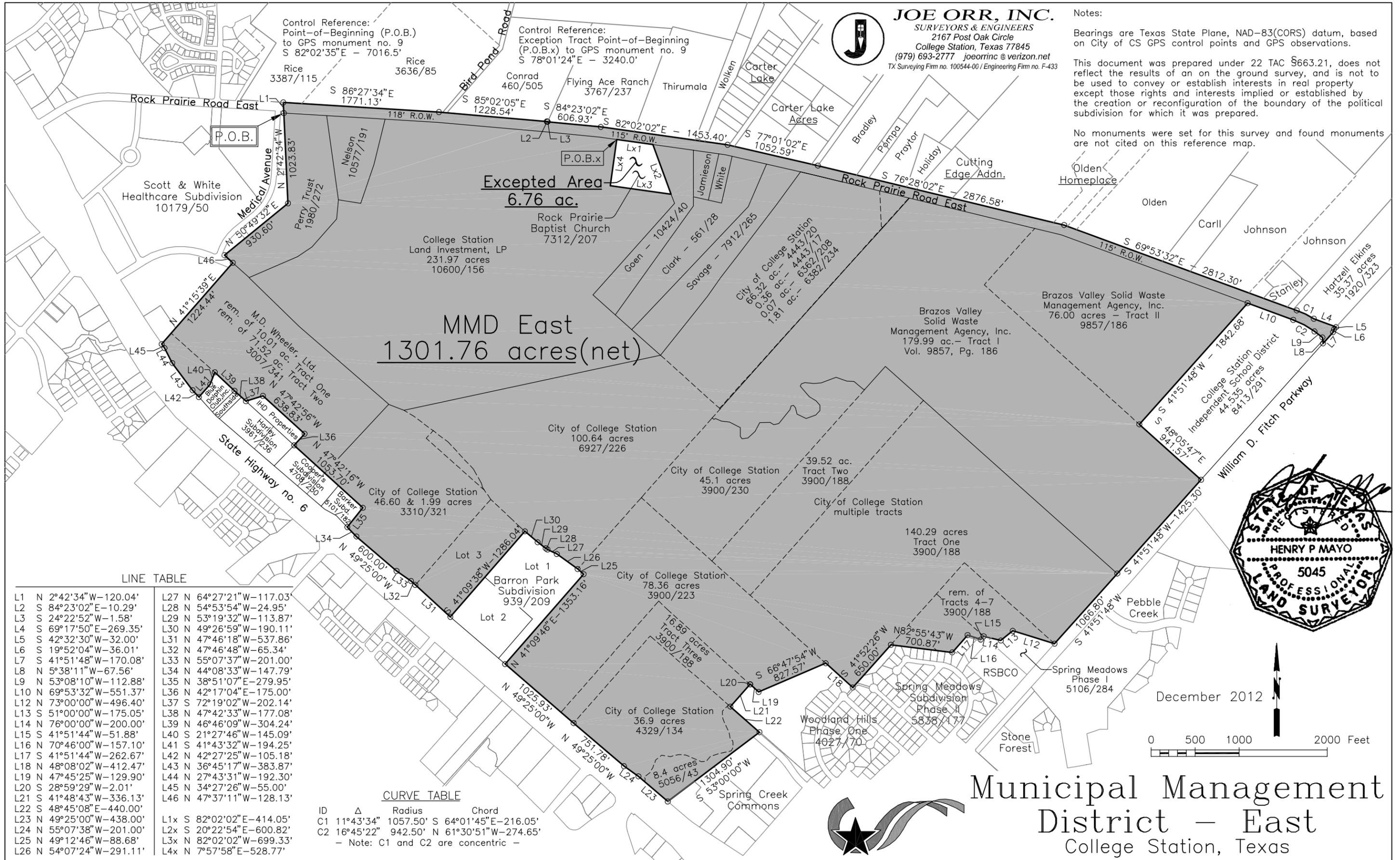
Volume and page numbers cited refer to the Brazos County public records.

No monuments were set for this survey and found monuments are not cited.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

See survey plat prepared with this description, dated December 2012.





**JOE ORR, INC.**  
 SURVEYORS & ENGINEERS  
 2167 Post Oak Circle  
 College Station, Texas 77845  
 (979) 693-2777 joeorrinc@verizon.net  
 TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433

Notes:  
 Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.  
 This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.  
 No monuments were set for this survey and found monuments are not cited on this reference map.

Control Reference:  
 Point-of-Beginning (P.O.B.)  
 to GPS monument no. 9  
 S 82°02'35"E - 7016.5'  
 Rice 3387/115  
 Rice 3636/85

Control Reference:  
 Exception Tract Point-of-Beginning  
 (P.O.B.x) to GPS monument no. 9  
 S 78°01'24"E - 3240.0'

**MMD East**  
**1301.76 acres(net)**

**Excepted Area**  
**6.76 ac.**

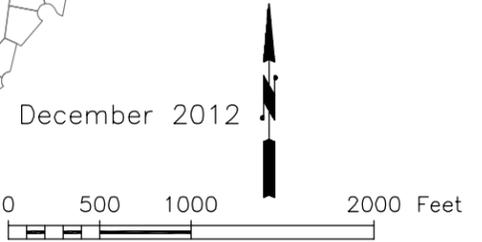
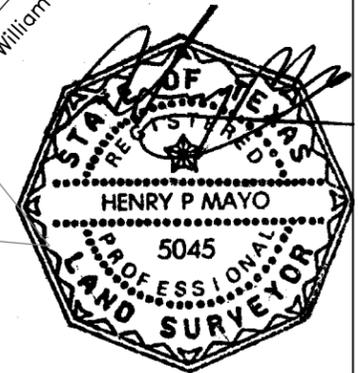
LINE TABLE

|     |                      |     |                      |
|-----|----------------------|-----|----------------------|
| L1  | N 2°42'34"W-120.04'  | L27 | N 64°27'21"W-117.03' |
| L2  | S 84°23'02"E-10.29'  | L28 | N 54°53'54"W-24.95'  |
| L3  | S 24°22'52"W-1.58'   | L29 | N 53°19'32"W-113.87' |
| L4  | S 69°17'50"E-269.35' | L30 | N 49°26'59"W-190.11' |
| L5  | S 42°32'30"W-32.00'  | L31 | N 47°46'18"W-537.86' |
| L6  | S 19°52'04"W-36.01'  | L32 | N 47°46'48"W-65.34'  |
| L7  | S 41°51'48"W-170.08' | L33 | N 55°07'37"W-201.00' |
| L8  | N 5°38'11"W-67.56'   | L34 | N 44°08'33"W-147.79' |
| L9  | N 53°08'10"W-112.88' | L35 | N 38°51'07"E-279.95' |
| L10 | N 69°53'32"W-551.37' | L36 | N 42°17'04"E-175.00' |
| L11 | N 73°00'00"W-496.40' | L37 | S 72°19'02"W-202.14' |
| L12 | S 51°00'00"W-175.05' | L38 | N 47°42'33"W-177.08' |
| L13 | N 76°00'00"W-200.00' | L39 | N 46°46'09"W-304.24' |
| L14 | S 41°51'44"W-51.88'  | L40 | S 21°27'46"W-145.09' |
| L15 | N 70°46'00"W-157.10' | L41 | S 41°43'32"W-194.25' |
| L16 | S 41°51'44"W-262.67' | L42 | N 42°27'25"W-105.18' |
| L17 | N 48°08'02"W-412.47' | L43 | N 36°45'17"W-383.87' |
| L18 | N 47°45'25"W-129.90' | L44 | N 27°43'31"W-192.30' |
| L19 | S 28°59'29"W-2.01'   | L45 | N 34°27'26"W-55.00'  |
| L20 | S 41°48'43"W-336.13' | L46 | N 47°37'11"W-128.13' |
| L21 | S 48°45'08"E-440.00' |     |                      |
| L22 | N 49°25'00"W-438.00' |     |                      |
| L23 | N 55°07'38"W-201.00' |     |                      |
| L24 | N 49°12'46"W-88.68'  |     |                      |
| L25 | N 54°07'24"W-291.11' |     |                      |

CURVE TABLE

| ID | Δ         | Radius   | Chord                |
|----|-----------|----------|----------------------|
| C1 | 11°43'34" | 1057.50' | S 64°01'45"E-216.05' |
| C2 | 16°45'22" | 942.50'  | N 61°30'51"W-274.65' |

- Note: C1 and C2 are concentric -



**Municipal Management District - East**  
 College Station, Texas