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CITY OF COLLEGE STATION
*Home of Texas A&M University**

Mayor

Nancy Berry

Mayor Pro Tem

Dave Ruesink

City Manager

David Neeley

Council members

Blanche Brick

Jess Fields

Karl Mooney

Katy-Marie Lyles

Julie Schultz

Agenda

College Station City Council

Workshop Meeting

Thursday, September 13, 2012, 3:00 p.m.

City Hall Council Chambers, 1101 Texas Avenue

College Station, Texas

1. Call meeting to order.
2. Presentation, possible action, and discussion on options for the future of the Conference Center facility and operations.
3. Presentation, possible action, and discussion regarding the development of the Lick Creek Park Nature Center and the Advisory Committee's recommendation.
4. Presentation, possible action, and discussion regarding the possible placement of a nature trail through property located within Springbrook Estates.

5:00 PM

5. Executive Session will be held in the Administrative Conference Room.
Consultation with Attorney {Gov't Code Section 551.071}; possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

Litigation

- a. City of Bryan's application with TCEQ for water & sewer permits in Westside/Highway 60 area, near Brushy Water Supply Corporation to decertify City of College Station and certify City of Bryan
- b. Chavers v. Randall Hall et al, Case No. 10 CV-3922; Thomas Chavers et al. v. Kalinec Towing Company, Inc. et al., Cause Number 201237978, In the 270 District Court of Harris County, Texas.
- c. College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023
- d. Shirley Maguire and Holly Maguire vs. City of College Station, Cause No. 11-002516-CV-272, In the 272nd District Court of Brazos County, Texas

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- e. 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.
- f. Claim and potential litigation related to a June 24, 2011 collision with a city vehicle.

Personnel {Gov't Code Section 551.074}; possible action - The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. City Manager
- b. City Attorney
- c. City Secretary
- d. Municipal Court Judge
- e. Internal Auditor

Economic Incentive Negotiations {Gov't Code Section 551.087}; possible action The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city with which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Economic development incentives to prospect in the area between Texas Avenue and 2818
- b. Economic development incentives to prospect in West College Station

6. Take action, if any, on Executive Session.

6:00 PMPresentation:

- Presentation proclaiming September 21, 2012 as Alzheimer's Action Day in the City of College Station.

7. Presentation, possible action, and discussion on items listed on the consent agenda.
8. Presentation, possible action, and discussion on the FY 2012-2013 Proposed Budget.

9. Council Calendar

- | | |
|----------|---|
| Sept. 17 | Intergovernmental Committee Meetings at 5:00 p.m. |
| Sept. 18 | Celebrating the Arts at CS Hilton, 6:00 p.m. |
| Sept. 19 | BVSWMA Board Meeting at Twins Oaks Facility - 2690 SH30, 11:00 a.m. |
| Sept. 19 | RVP Board Meeting at RVP, 3:00 p.m. |
| Sept. 20 | P&Z Workshop/Regular Meeting in Council Chambers at 6:00 p.m. (Karl Mooney, liaison) |
| Sept. 27 | City Council Executive Session/Workshop/Regular Meeting, at 5:00, 6:00, and 7:00 p.m. |

10. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member may inquire about a subject for which notice has

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not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

11. Discussion, review and possible action regarding the following meetings: 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, (Notice of Agendas posted on City Hall bulletin board).

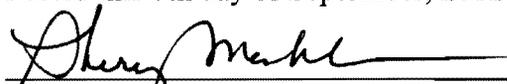
12. Adjourn.

APPROVED:

 _____
City Manager

Notice is hereby given that an Executive Session and Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 13th day of September, 2012 at 3:00, 5:00, and 6:00 p.m. respectively in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this 7th day of September, 2012 at 5:00 pm

 _____
City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov . The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on September 7, 2012 at 5:00 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

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

Dated this _____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

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

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Notary Public – Brazos County, Texas My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.

September 13, 2012
Workshop Agenda Item No. 2
Conference Center

To: David Neeley, City Manager

From: David Schmitz, Director, Parks and Recreation

Relationship to Strategic Goal: Financially Sustainable City; Providing Core Services and Infrastructure; Neighborhood Integrity; Diverse Growing Economy

Agenda Caption: Presentation, possible action, and discussion on options for the future of the Conference Center facility and operations.

Recommendation(s): Staff is seeking direction from the City Council.

Summary: The presentation will consist of a brief history of the facility, an overview of current operations, and several options for the future of the Conference Center facility and operations.

Budget & Financial Summary: Depending on direction from the Council, there are several different budget scenarios. Currently, Conference Center operation funds are included in the FY13 proposed budget in the amount of \$358,327.

Attachments: None

August 12, 2012
Workshop Agenda Item No. 3
Lick Creek Park Nature Center

To: David Neeley, City Manager

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

Agenda Caption: Presentation, possible action, and discussion regarding the development of the Lick Creek Park Nature Center and the Advisory Committee's recommendation.

Relationship to Strategic Goals: Core Services and Infrastructure: Plan for and invest in infrastructure, facilities, services, personnel, and equipment necessary to meet projected needs and opportunities.

Recommendation(s): The City Council appointed Lick Creek Park Nature Center Advisory Committee recommends Scenario C, which includes a main building, an outdoor classroom and a small support building for storage. Staff supports this recommendation.

Summary: On June 17, 2010 at the Council Retreat, the City Council recommended that Staff begin development of a Master Plan for the Lick Creek Park Nature Center in fiscal year 2011.

On October 25, 2010, the City Council approved a contract with Ray+Hollington Architects to develop a Master Plan for the Lick Creek Park Nature Center. The Master Plan development process would include extensive public engagement and coordination with a Council Appointed Advisory Committee.

On June 23, 2011 the Lick Creek Park Nature Center Advisory Committee was established to provide input during the Master Plan development regarding the design features for the Center and its amenities, provide input on future facility programming, and participate in the design charette process. Per the resolution, the committee will dissolve on July 1, 2012.

Based upon input gathered at two design charettes, subsequent meetings with the Advisory Group and staff input, the design consultant developed two concepts consistent with the needs, goals and priorities identified, the desired program elements, and the current project budget.

Scenario A includes a main building with conditioned space and a support building. Restrooms, offices, storage, a display area, workroom, information station, and a meeting room will be included in the main building. The support building (unconditioned space) includes maintenance/site storage, a greenhouse, and a workspace. The anticipated annual O&M for this alternative is \$231,650.

Scenario B is an open-air concept that consists of small outdoor (unconditioned) classrooms dispersed throughout the Nature Center site (not throughout the entire park), a support building and an orientation center. The outdoor classrooms are essentially small pavilion-like structures that provide relief from the weather, seating, work tables, sinks, etc. The support building (unconditioned space) includes maintenance/site storage, a greenhouse, and a workspace. The orientation center is a small structure (conditioned space) that provides users

with information and restrooms. This scenario requires less staffing, and a lower O&M costs. The anticipated annual O&M for this alternative is \$116,400.

Scenario C was developed is a hybrid of the Scenarios A & B. This alternative includes a main building with conditioned space, a smaller support building, and an outdoor classroom. The main building includes restrooms, offices, storage, a display area, workroom, information station, and a meeting room. The support building provides is for site/storage maintenance only. A subcommittee was identified to work with Parks and Recreation staff to refine the O&M estimate for Scenario C. The anticipated annual O&M for this alternative is \$160,425.

At an Advisory Group meeting on May 30th, the committee voted unanimously to endorse Scenario C to take forward as their recommendation to the City Council.

On June 13, 2012 staff delivered a presentation to the City Council summarizing the different scenarios and associated costs (Capital and O&M). During that meeting the Council made a motion to receive the report and the recommendation from the committee, and expressed a desire to proceed with the project in a cost effective way to best meet the needs at the park.

Budget & Financial Summary: Funds for this project are budgeted in the Parks Capital Improvement Project Fund in the amount of \$2,495,000. Funds in the amount of \$77,408 have been expended or committed to date, leaving a balance of \$2,417,592 for the design and construction of this project.

Attachments:

1. Project Map

September 13, 2012
Workshop Agenda Item No. 4
Lick Creek Nature Trail

To: David Neeley, City Manager

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

Agenda Caption: Presentation, possible action, and discussion regarding the possible placement of a nature trail through property located within Springbrook Estates

Relationship to Strategic Goals: Core Services and Neighborhood Integrity

Recommendation(s): Staff recommends Council accept the request from the Springbrook HOA that consideration of a nature trail in the Springbrook Estates development cease at this time.

Summary: Recently, Council provided direction to City staff to proceed with the final design and construction of the Lick Creek Greenway Trail, using an on-street option in the vicinity of the Springbrook Estates Subdivision. While considering this item and making the motion to provide direction, Council also directed staff to engage with the neighborhood regarding the potential development of a “green” or nature trail through the subdivision.

On August 21st, council was provided a letter from the President of the HOA Board offering their thanks for the idea but rejecting the concept of a nature trail through the subdivision.

At this point, staff is seeking direction from Council whether to cease pursuit of the nature trail option and just continue to focus on the previously provided Council direction regarding the multi-use path or, whether further discussion with the HOA is warranted.

Budget & Financial Summary: Unknown at the point, though additional costs would be required both for the construction and operation and maintenance of the nature trail and surrounding property.

Attachments:

1. August 21st letter from HOA



August 21, 2012

Dear Mayor Berry, Council Members, and City Staff:

On behalf of the SpringBrook Homeowner's Association Board, I wish to thank City Staff and City Council for your careful consideration of the issues involved in routing the Lick Creek Greenway Trail through our neighborhood. We also appreciate City Council's attempt to find compromise in a proposal to obtain an easement through our common area for a City built and maintained "natural" trail for use by the public.

We are writing to respectfully decline this proposal. On the one hand, it is my understanding that those who opposed dedication of the common area for the purpose of building the hike and bike trail would be opposed to this alternative for many of the same reasons, particularly in their concerns with privacy & security by allowing non-residents access to this area. On the other hand, the majority of our homeowners who voted for the dedication did so in part to divest responsibility for maintenance and liability for this area, and would be opposed to the proposal out of concern for increased maintenance costs and increased exposure to liability that a trail open to the public would entail.

We look forward to working with the City through the design and construction phases of the project as now contemplated, to mitigate the negative impacts that the project may have on our neighborhood, in particular the impact that the project may have on the trees and other landscaping elements along Longmire, the "Main Street" of our neighborhood.

Best regards,

A handwritten signature in cursive script that reads "Gary Ives".

Gary Ives, President
SpringBrook Homeowner's Association

September 13, 2012
Workshop Agenda Item No. 8
FY 13 Proposed Budget Review

To: David Neeley, City Manager

From: Jeff Kersten, Executive Director of Business Services

Agenda Caption: Presentation, possible action, and discussion on the FY 2012-2013 Proposed Budget.

Recommendation(s): Staff recommends the Council review the FY 13 Proposed Budget, and provide direction regarding any changes they would like to see incorporated into the budget.

Summary: This is a final opportunity for the City Council to provide direction on the FY 2012-2013 Proposed Budget.

The Proposed budget was presented to the City Council at the August 9th meeting, and a series of meetings have budget workshop meetings have been held to review the proposed budget. A public hearing on the proposed budget was held on August 23.

The budget is scheduled for adoption at the regular meeting.

Budget & Financial Summary: The budget is discussed in detail in the Proposed Budget document.

Attachments:

Please bring your copy of the proposed budget to the meeting.