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

**Mayor**

Nancy Berry

**Mayor Pro Tem**

Karl Mooney

**Interim City Manager**

Frank Simpson

**Council members**

Blanche Brick

Jess Fields

John Nichols

Julie Schultz

James Benham

**Agenda**

**College Station City Council  
Workshop Meeting**

**Thursday, February 14, 2013, 5:00 p.m.**

**City Hall Council Chambers, 1101 Texas Avenue**

**College Station, Texas**

1. Call meeting to order.
2. 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 272<sup>nd</sup> District Court of Brazos County, Texas
- 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 272<sup>nd</sup> District Court of Brazos County, Tx.
- f. Cause No. 12-002918-CV-361; Tom Jagielski v. City of College Station; In the 361<sup>st</sup> Judicial District Court, Brazos County, Texas
- g. State v. Carol Arnold, Cause Number 11-02697-CRF-85, In the 85<sup>th</sup> District Court, Brazos County, Texas

Real Estate {Gov't Code Section 551.072}; possible action The City Council may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental

## City Council Workshop Meeting

Thursday, February 14, 2013

effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Property located at or near University Drive and Tarrow/East Tarrow Streets in College Station

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. 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. Discuss economic development incentive negotiations with TAMUS

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

**6:00 PM**

4. Presentation, possible action, and discussion on items listed on the consent agenda.
5. Presentation, possible action, and discussion relating to receiving the annual audit reports and Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2012.
6. Presentation, possible action, and discussion regarding Board Composition for Rock Prairie Management District #1 and #2.
7. Council Calendar
 

Feb. 15	15th Annual Crawfish Boil at Brazos County Expo Complex, 5:30 p.m.
Feb. 20	Community Builders Breakfast at CS Hilton, 7:30 a.m.
Feb. 20	RVP Board Meeting at RVP, 3:00 p.m.
Feb. 21	P&Z Workshop/Meeting, Council Chambers, 6:00 p.m. (Julie Schultz, Liaison)
Feb. 28	Executive Session/Workshop/Regular Meeting at 5:00, 6:00 & 7:00 p.m.
8. 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 not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Discussion, review and possible action regarding the following meetings: 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,

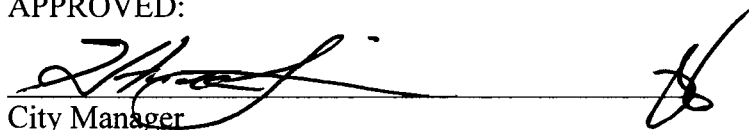
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BVSWMA, BVWACS, Convention & Visitors Bureau, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Neighborhood Parking Taskforce, Joint Relief Funding Review Committee, Landmark 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, Twin City Endowment, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

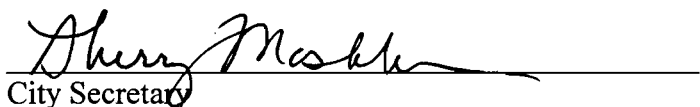
10. Adjourn.

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 14th day of February, 2013 at 5:00 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 8th day of February, 2013 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](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 February 8, 2013 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 \_\_\_\_\_, 2013.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

**February 14, 2013**  
**Workshop Agenda Item No. 5**  
**Presentation of 2012 Audit Reports and Comprehensive Annual Financial Report**

**To:** Frank Simpson, Interim City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion relating to receiving the annual audit reports and Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2012.

**Recommendation(s):** On February 4th the Council Audit Committee reviewed and accepted the reports. Staff recommends that Council accept the 2012 audit reports and CAFR.

**Summary:** The City's Charter and Fiscal and Budgetary Policies along with State law require that 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. Also, the City's budgetary policies require that the auditor jointly review the management letter/audit results with the City Council within 30 days of receipt by the staff.

Mr. Jimmy Ingram of Ingram, Wallis & Associates will present the results of the fiscal year 2012 audit and present, along with staff, the 2012 CAFR. Mr. Ingram will also be available to answer any questions the City Council may have.

This item was presented to the Audit Committee on February 4th.

**Budget & Financial Summary:** The reports provide a summary of the City's financial position as of September 30, 2012.

**Attachments:**

1. Comprehensive Annual Financial Report for the Fiscal Year ended September 30, 2012 (Delivered to Council under separate cover)
2. Single Audit Reports (Delivered to Council under separate cover)
3. Management Letter (Delivered to Council under separate cover)
4. Staff response to Management Letter (Delivered to Council under separate cover)

**February 14, 2013**  
**Regular Agenda Item No. 6**  
**Rock Prairie Municipal Management Districts #1 and #2**  
**Board Composition**

**To:** Frank Simpson, Interim City Manager

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

**Agenda Caption:** Presentation, possible action, and discussion regarding Board Composition for Rock Prairie Management District #1 and #2.

**Recommendation:** Staff recommends Council receive the presentation and provide any further direction or clarification regarding the desired composition of the MMD Boards

**Summary:** In October 2012 the City Council adopted the Medical District Master Plan which called for the formation of Municipal Management Districts to aid in the management and funding of the Medical District. In January of 2013, the City Council directed staff to forward draft enabling legislation to the State Legislature requesting the ability to form Rock Prairie Management District #1 and Rock Prairie Management District #2. Both MMD's are managed by a Board of Directors. The initial Board of Directors must be named concurrent with the approval of the enabling legislation. In preparation for the consideration of these Board Members, staff is proposing the following general composition of the Board for Council consideration and discussion. Further, staff is seeking direction from Council regarding the process for solicitation of Board members meeting the agreed upon composition. It is recommended that all Board members be a resident of the City of College Station or its ETJ.

Proposed Board Members will be forwarded at a future meeting for Council consideration and action.

Rock Prairie MMD#1 (West District) – Board is required to consist of eleven Board Members

Possible composition for MMD#1

- 1 Representative of Scott & White Hospital
- 1 Representative of the College Station Medical Center
- 2 Representatives of medical service providers not directly employed by either Scott & White or the College Station Medical Center (for example dentist office, physicians office, etc)
- 4 Representatives of businesses not affiliated with medical services (for example retailers, service business owners, etc)
- 1 Representative of the City of College Station
- 2 Representatives of property owners within the District not affiliated with Scott & White or the College Station Medical Center (for example the owners of property not yet developed or of shopping centers)

Rock Prairie MMD#2 (East District) – Board is required to consist of five Board Members

Possible composition for MMD#2

- 3 Representatives submitted from property owners within the District
- 2 Representative of the City of College Station

Staff further recommends the following process for soliciting specific Board Member names for Council consideration:

MMD#1

Staff will contact the specific entities named and solicit names for consideration. For those without specific entities, staff will both forward correspondences directly to business and property owners and place a general notice on the City's web site soliciting names for consideration.

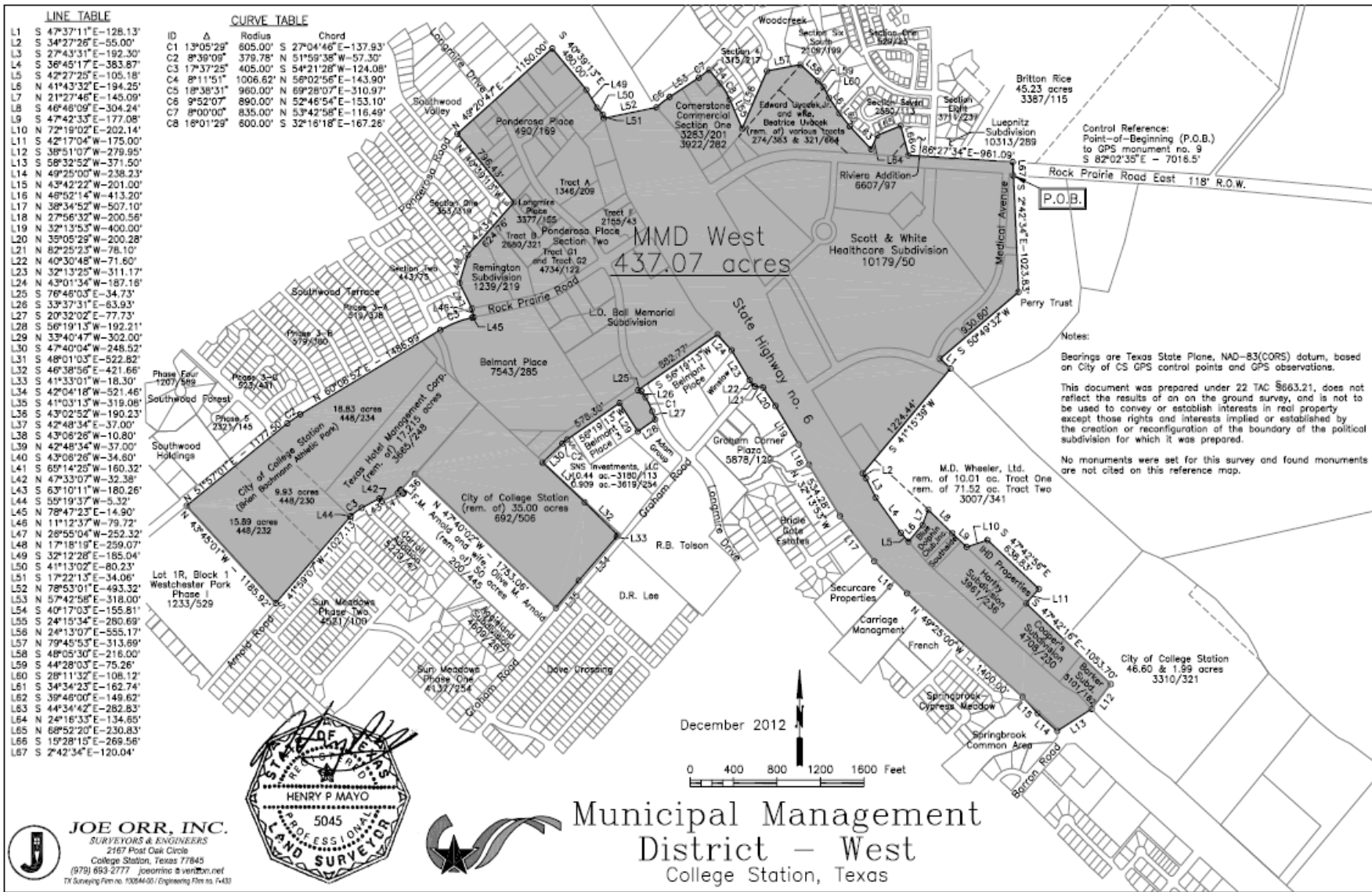
MMD#2

Staff will convene a meeting of the property owners indicating an interest in participating in MMD#2 and will solicit names for consideration from this group.

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

**Attachments:**

1. Map of MMD#1
2. Map of MMD#2



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**Municipal Management District - West**  
 College Station, Texas



