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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

Kathy Merrill

Council members

Blanche Brick

Jess Fields

John Nichols

Julie Schultz

James Benham

Agenda

College Station City Council

Workshop Meeting

Thursday, July 25, 2013, 4:30 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. College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023
- b. 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.
- c. Cause No. 12-002918-CV-361; Tom Jagielski v. City of College Station; In the 361st Judicial District Court, Brazos County, Texas
- d. Robyn Taylor, individually and as next friend of Faith Taylor, a minor child v. Lincoln Recreation Center, Cause No. 13-001244-CV-361, in the 361st 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 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 generally northwest of the intersection of First Street and Church Avenue 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.

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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

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 incentives for a proposed development located near the intersection of Holleman South and Rock Prairie Road West in College Station.

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

6:00 PMPresentation:

- Presentation to the City of College Station by Union Pacific in recognition of the City's 75th Anniversary.
- Presentation by National Sojourners, Brazos Valley Chapter 378, to Bob Hole, Cemetery Sexton.

4. Presentation, possible action, and discussion on items listed on the consent agenda.
5. Presentation, possible action, and discussion regarding changes to the parking rates in the Northgate District.
6. Presentation, possible action, and discussion regarding an update on the College Station Economic Development Master Plan.

7. Council Calendar

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| July 30 | Community Impact Awards Luncheon at Pebble Creek Country Club, 11:45 a.m. |
| July 31 | Council Transportation & Mobility Committee at Room 203 Conference Room A Municipal Court, 3:30 p.m. |
| August 1 | 2013 ASA Southern National Championship Opening Ceremony at Adamson Lagoon, 9:15 a.m. |
| August 1 | P & Z Workshop/Meeting in Council Chambers at 6:00 p.m. (Jess Fields, Liaison) |
| August 5 | Bicycle, Pedestrian & Greenways Advisory Board Meeting in Council Chambers, 3:00 p.m. |
| August 8 | Executive Session/Workshop/Regular Meeting at 4:30, 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.

City Council Workshop Meeting

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9. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Arts Council of Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BSWMA, BVWACS, Compensation and Benefits Committee, Convention & Visitors Bureau, Design Review Board, Economic Development Committee, Gigabit Broadband Initiative, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Transportation and Mobility Committee, 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:

Kathleen Memeo
City Manager

Notice is hereby given that a Council Group Photo's, Executive Session and Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 25th of July, 2013 at 4:30 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 19th day of July, 2013 at 5:00 pm

Sherry Maxburn
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 July 19, 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: _____

City Council Workshop Meeting
Thursday, July 25, 2013

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.

July 25, 2013
Workshop Agenda Item No. 5
Northgate Parking Rates

To: Kathy Merrill, Interim City Manager

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

Agenda Caption: Presentation, possible action, and discussion regarding changes to the parking rates in the Northgate District.

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

Recommendation(s): Staff recommends that the City Council receive the presentation and provide feedback as desired.

Summary: The Northgate parking enterprise fund has never and is not currently operating at full cost recovery. While staff has evaluated and implemented ways to reduce or delay operating and maintenance costs, we have also analyzed ways to increase parking revenue in an effort to bridge the current fiscal gap. By focusing on peak rates and special events, staff believes the proposed parking rate structure will raise the needed revenue while having a minimal impact on the Northgate establishments. The City Manager is charged with reviewing and setting the parking rates in Northgate. This workshop is provided as a briefing to Council to highlight the rate changes proposed to be implemented by the City Manager.

This information was presented to the Council Budget and Finance Committee on June 21. The Committee recommended approval of adjustments to the parking garage game day rate, the surface parking lot peak rate, and charging for parking at the street meters during peak hours. The Committee also agreed to offer free lunch parking from 11:00 am until 1:00 pm, Monday through Friday, on the promenade surface lot with conditions.

Staff also worked closely with the Northgate District Association (NDA) on the new parking rate structure. As part of that discussion, the NDA proposed additional options, such as extending the free lunch parking hours, offering an "early bird" rate at the parking garage on peak nights, and adjusting the game day rates for the street meters and surface parking lot.

Lastly, staff plans to implement the new rates by August 19, in advance of the fall semester.

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

Reviewed and Approved by Legal: N/A

Attachments:

1. Existing and Proposed Parking Rate Structure

Northgate Parking Rates

	Current Rate	New Rate	Projected Annual Revenue
Parking Garage (Game Day Rate)	\$10.00 Game Day (flat rate)	\$20.00 Game Day (flat rate)	\$27,500
Surface Parking Lot (Peaks Hours Only)¹	\$2.00/Hour	\$2.50/Hour	\$94,500
Surface Parking Lot (Game Day Rate)	\$2.00/Hour	\$3.50/Hour	\$14,400
Surface Parking Lot (Lunch Hours)	\$.75/Hour	Free from 11:00 AM – 2:00 PM (Monday Through Friday) ²	(\$23,800)
Street Meters (Peak Hours Only)¹	Free	\$2.50/Hour ³	\$59,900
Street Meters (Game Day Rate)	\$2.00/Hour	\$3.50/Hour	\$7,650

Total = \$180,150

1. Peak hours are from 8:00 pm until 3:00 am on Thursdays, Fridays, and Saturdays
2. Original proposed timeframe for free lunch parking was from 11:00 am until 1:00 pm with an estimated annual revenue loss of \$16,400. The Northgate District Association (NDA) requested an extension from 1:00 pm to 2:00 pm.
3. Includes 83 street meters - the Memorandum of Understanding with the NDA precludes the City from charging after 5:00 pm on 20 of the 103 street meters

Note: The NDA also requested that the City look into the possibility of offering an “early bird” rate at the parking garage on peak nights. Staff has identified a way to make this happen and plans to make the early bird rate available as part of the overall rate adjustments.

July 25, 2013
Workshop Agenda Item No. 6
Economic Development Master Plan

To: Kathy Merrill, Interim City Manager

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

Agenda Caption: Presentation, possible action, and discussion regarding an update on the College Station Economic Development Master Plan.

Relationship to Council Strategic Plan: Diverse Growing Economy

Recommendation(s): Staff recommends City Council receive the presentation and provide comments on the same.

Summary: The City Council contracted with a consultant team to aid staff in the development of an Economic Development Mater Plan which, when adopted by City Council will be an amendment of the *City of College Station Comprehensive Plan*. The staff and consultant team developed a multi-phase approach to the development of the Plan.

City Council has previously received presentations for Phase I and Phase II of the Plan. Phase I focused primarily on identification of existing conditions, trends, and initial identification of opportunities, challenges, and barriers to economic development in College Station. Phase II of the Plan included a review of the City's current economic incentive program, current economic development structure, a review of the City's current districts, and redevelopment areas. Phase II also included an overview of the business surveys conducted by the consultant team and an analysis of the same.

Now staff, in partnership with the consultant team, has taken the information developed in Phases I and II of the Plan and crafted Phase III, which will serve as the formal Economic Development Master Plan. This phase includes six economic development specific strategic initiatives, goals, strategies, and actions recommended to seize upon opportunities, and overcome challenges and barriers. This presentation is simply to provide an overview of the plan contents and to assist the Council as they review the materials in anticipation of future public hearings and Council action. It is anticipated that staff will bring this back to City Council for further discussion, a public hearing, and action on August 8.

Budget & Financial Summary: N/A

Reviewed and Approved by Legal: N/A

Attachments: Draft Plan forwarded via email July 22nd – on file with the City Secretary