



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final City Council Workshop

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Monday, September 22, 2014

4:00 PM

City Hall Council Chambers

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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. The City of College Station v. Star Insurance Company, Civil Action No. 4:11 CV 02023, In the U.S. District Court for the Southern District, Houston Division
- 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, Cause No. 11 003172 CV 272, In the 272nd District Court of Brazos County, Texas
- c. Deluxe Burger Bar of College Station, Inc. D/B/A Café Eccell v. Asset Plus Realty Corporation, City of College Station, Texas and the Research Valley Partnership, Inc., Cause No. 13 002978 CV 361, In the 361st Judicial District Court, Brazos County, Texas
- d. Margaret L. Cannon v. Deputy Melvin Bowser, Officer Bobby Williams, Officer Tristan Lopez, Mr. Mike Formicella, Ms. Connie Spence, Cause No. 13 002189 CV 272, In the 272nd District Court of Brazos County, Texas
- e. Bobby Trant v. BVSWMA, Inc., Cause No. 33014, In the District Court, Grimes County, Texas, 12th Judicial District

f. Robyn Taylor, et al vs. Boomfit, Carlos Lima and Alicia Lima and Lincoln Recreational Center, Cause No. 13 003118 CV 85, In the 85th District Court of Brazos County, Texas

g. Juliao v. City of College Station, Cause No. 14-002168-CV-272, In the 272nd District Court of Brazos County, Texas

#### Legal Advice

a. Legal advice regarding acquisition of property located generally east of State Highway 6 in College Station for a city water project

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 northeast of the intersection of University Drive and Boyett Street

b. Property located generally east of State Highway 6 in the vicinity of North Forest Parkway in College Station, Texas

c. Property located generally east of State Highway 6 and in the vicinity of Appomattox Drive in College Station, Texas

d. Property located generally along Rock Prairie Road, west of Lick Creek Park in College Station

#### **5:30 P.M.**

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

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

5. **14-699** Presentation, possible action, and discussion concerning the City Internal Auditor's City Facilities Risk Assessment.

**Sponsors:** City Auditor Elliott

6. Council Calendar - Council may discuss upcoming events.

7. 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.

8. 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, BVSWMA, 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).

9. Adjourn

The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

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 22nd of September at 4:00 p.m. at 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 September 2014 at 4:00 p.m.

  
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 September 19, 2014 at 4:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

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.



## Legislation Details (With Text)

**File #:** 14-699      **Version:** 1      **Name:** City Facilities Risk Assessment  
**Type:** Presentation      **Status:** Agenda Ready  
**File created:** 9/17/2014      **In control:** City Council Workshop  
**On agenda:** 9/22/2014      **Final action:**  
**Title:** Presentation, possible action, and discussion concerning the City Internal Auditor's City Facilities Risk Assessment.  
**Sponsors:** Ty Elliott  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion concerning the City Internal Auditor's City Facilities Risk Assessment.

**Recommendations:** Significant investment needs to be made to City Hall in order to mitigate risks associated with safety, security, operational effectiveness and compliance with the Americans with Disabilities Act (ADA).

### Summary:

An assessment of city facilities was included in the fiscal year 2014 audit plan per request of the City of College Station Audit Committee. In order to identify the city facility with the greatest financial and liability risk, we conducted a review of the following:

- Reviewed 36 facility condition assessments performed by Faithful & Gould
- Examined facility related general liability claims filed from 2009 to 2014.
- Reviewed the 2012 ADA Facility Inspection report conducted by Eddie Hare.
- Analyzed the results of the 2013 job satisfaction/workplace employee survey.
- Examined utility facility usage for fiscal years 2012, 2013, and 2014 for the five largest city facilities.

We found City Hall to be the College Station facility with the highest risk based on the previously mentioned criteria. Next we performed 81 interviews and site observations of City Hall. Through this review we found several deficiencies such as: air quality, emergency evacuation concerns, unauthorized access, and energy efficiency.

We also reviewed safety, security, and ADA related consultant reports from the past 8 years. We found 51 recommendations made regarding City Hall, but only about 30 percent of the issues identified in these reports were mitigated. In some cases, the design of City Hall makes it cost prohibitive to mitigate the deficiency. In other cases, staff has a current plan in place to mitigate the

issue.

Finally, we performed a financial analysis to assess three options available to decision makers: (1) the costs associated with accepting the current risks identified in our review, (2) the cost associated with investing in the current facility to mitigate the identifiable risks, or (3) the costs associated with funding a new facility.