



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final City Council Workshop

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Thursday, February 12, 2015

4:30 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. 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
- b. 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
- c. 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
- d. Bobby Trant v. BVSWMA, Inc., Cause No. 33014, In the District Court, Grimes County, Texas, 12th Judicial District
- e. 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
- f. Juliao v. City of College Station, Cause No. 14-002168-CV-272, In the 272nd District

Court of Brazos County, Texas

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 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) maybe discussed:

- a. Economic incentives for a proposed development located in the College Station Medical District.

**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. [15-0043](#) Presentation, possible action and discussion on a proposal from the Brazos Central Appraisal District for the acquisition of land and construction of a building for the Appraisal District.

**Sponsors:** Kersten

**Attachments:** [Brazos County Appraisal District.pdf](#)

6. [15-0057](#) Presentation from The Research Valley Partnership to provide an update on the evolving economic development relationship with government and industry representatives from Belgium. Following the presentation, the City Council will view a special KBTX-TV documentary that recaps the recent economic development mission trip to Belgium and the grand opening of the Texas Aggies Go to War exhibit in Bastogne.

**Sponsors:** Templin

7. Council Calendar - Council may discuss upcoming events.
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 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, Sister Cities Association, 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

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

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 6, 2015 at 5:00 p.m.



City Secretary

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)

<b>File #:</b>	15-0043	<b>Version:</b>	1	<b>Name:</b>	Appraisal District Building
<b>Type:</b>	Presentation	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	1/27/2015	<b>In control:</b>		<b>In control:</b>	City Council Workshop
<b>On agenda:</b>	2/12/2015	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Presentation, possible action and discussion on a proposal from the Brazos Central Appraisal District for the acquisition of land and construction of a building for the Appraisal District.				
<b>Sponsors:</b>	Jeff Kersten				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Brazos County Appraisal District.pdf</a>				

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion on a proposal from the Brazos Central Appraisal District for the acquisition of land and construction of a building for the Appraisal District.

**Recommendation(s):** Staff recommends Council hear the presentation.

**Summary:** The City received a letter dated January 14, 2015 from the Brazos Central Appraisal District requesting the City consider approving a resolution allowing BCAD to acquire land and build a new office for the Appraisal District.

The resolution recommends the purchase of 1.75 acres of land and the construction of a building of up to 14,000 square feet. The new building is proposed to be constructed in Park Hudson at the corner of Copperfield and Sagebriar Drive, just off University Drive.

The proposal must be approved by three fourths of the taxing units entitled to vote on the appointment of board members. A resolution was approved by College Station ISD. Brazos County did not approve the resolution after concerns were raised about the project. The item is being considered by Bryan ISD and the City of Bryan.

The Appraisal District has scheduled a meeting of their board for Monday February 9 to discuss this issue after the recent meetings with the other governmental entities.

Mark Price, Chief Appraiser, Bill Lero, President of the Board, and Ron Kaiser, City of College Station board appointee will be here to make a presentation on this project and answer any questions the City Council may have.

**Budget & Financial Summary:** The current City of College Station allocation for the Appraisal District is \$271,494. The project cost is not to exceed \$3,800,000 and the estimated annual additional cost to the City of College Station is \$10,978.

**Reviewed and Approved by Legal:**

**Attachments:**

1. Letter from Appraisal District

**Brazos County Appraisal District**  
1673 Briarcrest Dr., Suite A-101  
Bryan, Texas 77802  
Telephone: (979) 774-4100  
Facsimile: (979) 774-4196



**Mark W. Price**  
Chief Appraiser  
mprice@brazoscad.org

January 14, 2015

Mrs. Nancy Berry  
Mayor, City of College Station  
P.O. Box 9960  
College Station, Texas 77842

Dear Mrs. Berry:

At the November 20th meeting of the Brazos Central Appraisal District Board of Directors, the Board unanimously adopted a resolution recommending the purchase of land and construction of a building to establish and operate the Brazos Central Appraisal District office pursuant to Section 6.051 of the *Texas Property Tax Code*.

Section 6.051 of the *Texas property tax code* authorizes the board of directors of an appraisal district to purchase real property and to construct improvements necessary to establish and operate an appraisal office. The acquisition must be approved by the governing bodies of three-fourths of the taxing unit's entitled to vote on the appointment of board members. Each governing body must act by resolution on or before the 30<sup>th</sup> day after the date the presiding officer receives the notice of the proposal and file the resolution with the chief appraiser on or before the 10<sup>th</sup> day after that 30<sup>th</sup> day. If a taxing unit fails to meet these deadlines the proposal is treated as if it were disapproved by the governing body.

The Board of Directors began the process of exploring our options to provide an alternative office space several years ago. Our goal is to relocate the office to a site that will be more accessible to property owners and to expand into a more functional building. In June 2011, I sent you a letter regarding the preliminary discussions with the Brazos County Commissioners Court about relocating our office to a County complex currently under development on Pendleton Drive. After looking into our financing options under the ground lease scenario, the Board determined it was in the best interest of all taxing units to purchase a separate lot and build the office on land wholly owned by all taxing units of Brazos County.

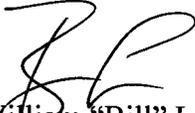
The Board of Directors has been working diligently to plan for a building that will be cost effective, low maintenance, long lasting and conveniently located for the property owners of Brazos County. We have looked at several options over the years such as purchasing and renovating an existing property, leasing a more suitable building or staying at our present location. The Board ultimately made the decision that purchasing land to construct an office

during this time of favorable interest rates would be the most cost effective option for all taxing units. Additionally, the Park Hudson subdivision was determined to be the best fit for a building site given its accessibility for property owners in both Bryan and College Station, as well as its close proximity to the new County tax office. We propose to construct a building approximately 14,000 square feet in size located at the corner of Copperfield and Sagebriar Drives with a total projected project cost of approximately \$3,800,000.

We are requesting that you place the attached resolution on your January 29, 2015 agenda for consideration and action. Your appointed member(s) of our Board along with the Chief Appraiser will be present at your meeting to respond to any questions concerning this proposal.

We appreciate your consideration and support. Please feel free to contact Mark Price at 979-774-4100 or [mprice@brazoscad.org](mailto:mprice@brazoscad.org) if you have any questions or concerns regarding this matter.

Sincerely,

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

William "Bill" Lero

Chairman-Board of Directors

Brazos Central Appraisal District

**Schedule 1****Analysis of BCAD Current Building Occupancy Costs:**

Building Area: 10,600SF

Lease Payment: \$10,400/mo or \$124,800/yr

Utilities Furnished: Water/Sewer

**Annual Operating Cost Estimate:**

<b>Item</b>	<b># Units</b>	<b>\$/Unit</b>	<b>Extension</b>
Liability Insurance	10,600	\$0.17	\$1,802
Contents Insurance	10,600	\$0.24	\$2,544
Building Maintenance	10,600	\$0.50	\$5,300
Utilities	10,600	\$1.50	\$15,900
Janitorial	10,600	\$1.04	\$11,024
Pest Control	10,600	\$0.03	\$318
Security System	10,600	\$0.02	\$212
<b>Subtotal Operating Expense</b>	<b>10,600</b>	<b>\$3.50</b>	<b>\$37,100</b>
Building Rental	10,600	\$11.77	\$124,762
<b>Total Current Operating Costs</b>	<b>10,600</b>	<b>\$15.27</b>	<b>\$161,862</b>

## Schedule 2

### Analysis of BCAD Proposed Occupancy Costs:

BCAD financial advisors have indicated that mortgage financing is probably available for a 90% loan for 25 years at 3.75% interest on the proposed \$3,800,000 project cost assuming a \$400,000 down payment on land/building cost from BCAD reserve account. The annual operating cost estimate for this scenario is outlined below:

#### Assumptions:

Land: Purchase Estimate 1.75 AC - \$647,955

Building: New Construction of 14,000 SF

Building Cost Estimate: \$2,918,157

6% Contingency: \$233,888

Total Project Cost: \$3,800,000

Reserve Dollars Contribution: \$400,000

Mortgage Financing: \$3,400,000

Mortgage Financing: 25 years @ 3.75%

Mortgage/Debt Service: \$209,766/yr

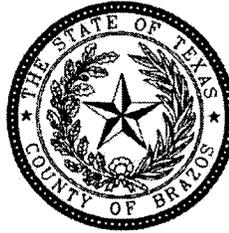
#### Annual Operating Cost Estimate:

Item	# Units	\$/Unit	Extension
Building Insurance	14,000	\$0.29	\$4,060
Liability Insurance	14,000	\$0.13	\$1,820
Contents Insurance	14,000	\$0.18	\$2,520
Building Maintenance	14,000	\$1.00	\$14,000
Utilities	14,000	\$1.75	\$24,500
Water/Sewer	14,000	\$0.35	\$4,900
Janitorial	14,000	\$0.80	\$11,200
Pest Control	14,000	\$0.05	\$700
Security System	14,000	\$0.03	\$420
<b>Subtotal Operating Expense</b>	<b>14,000</b>	<b>\$4.29</b>	<b>\$64,120</b>
Debt Service @ 25 yrs	14,000	\$14.98	\$209,766
<b>Total Proposed Operating Costs</b>	<b>14,000</b>	<b>\$19.27</b>	<b>\$273,886</b>

**Schedule 3****Costs Allocated to Voting Taxing Entities**

<b>Taxing Entity</b>	<b>% BCAD Budget</b>	<b>Current Allocated Annual Occupancy costs</b>	<b>Projected Allocated Annual Occupancy Cost</b>	<b>Annual Increased Cost to Entities</b>
COUNTY	0.2157	\$34,914	\$59,077	\$24,164
CITY BRYAN	0.0887	\$14,357	\$24,294	\$9,937
CITY COLLEGE STATION	0.0980	\$15,862	\$26,841	\$10,978
BISD	0.2634	\$42,634	\$72,142	\$29,507
CSISD	0.3261	\$52,783	\$89,314	\$36,531
<b>TOTAL FOR ALL VOTING TAXING ENTITIES</b>		\$160,550	\$271,668	\$111,118

**Brazos Central Appraisal District**  
1673 Briarcrest Dr., Suite A-101  
Bryan, Texas 77802  
Telephone: (979) 774-4100  
Facsimile: (979) 774-4196



**Mark W. Price**  
Chief Appraiser  
mprice@brazoscad.org

RESOLUTION NUMBER 2014-100

**RESOLUTION BY THE BOARD OF DIRECTORS OF THE BRAZOS CENTRAL APPRAISAL DISTRICT, BRAZOS COUNTY, TEXAS REQUESTING AUTHORIZATION TO PURCHASE LAND AND CONSTRUCT AN IMPROVEMENT TO OPERATE THE BRAZOS CAD OFFICE**

**Whereas**, Section 6.051 of the Texas Tax Code authorizes the Board of Directors of an appraisal district to purchase real property and improvements as necessary to establish and operate the appraisal office.

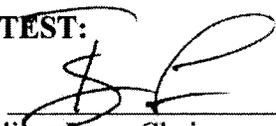
**Whereas**, the Board of Directors of the Brazos Central Appraisal District will notify the presiding officer of each governing body entitled to vote on the approval to purchase property which is situated in Brazos County.

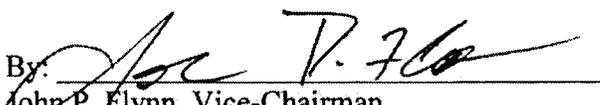
**Whereas**, Section 6.051 Texas Tax Code requires that an appraisal district's purchase of such real property and improvements must be approved by three-fourths (3/4) of the taxing units entitled to vote on the appointment of board member(s).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Brazos Central Appraisal District the desire to seek approval to purchase land for \$8.50 per square foot with a final purchase price to be determined upon completion of a land survey and construct an improvement not to exceed \$3,120,000 to establish and operate the Brazos CAD office located on land known as a part of Lot 1 Block 4 Park Hudson Phase 4, by replat to contain approximately 1.75 acres more or less which is situated in Bryan, Brazos County.

**Approved and adopted by the Board of Directors of the Brazos Central Appraisal District, Bryan, Texas on this 20<sup>th</sup> day of November, 2014.**

**ATTEST:**

By:   
William Lero, Chairman

By:   
John P. Flynn, Vice-Chairman

**RESOLUTION BY THE GOVERNING BODY OF THE CITY OF  
COLLEGE STATION APPROVING THE PURCHASE OF PROPERTY  
AND CONSTRUCTION OF A NEW OFFICE BUILDING BY THE  
BRAZOS CENTRAL APPRAISAL DISTRICT**

WHEREAS, pursuant to Chapter 6 of the *Texas Property Tax Code*, the City of College Station appoints a member or members to the Board of Directors of the Brazos Central Appraisal District (“Brazos CAD”); and

WHEREAS, pursuant to Section 6.051 of the *Texas Property Tax Code*, Brazos CAD has the legal right to purchase or lease real property as necessary to establish and operate the Brazos CAD appraisal office; and

WHEREAS, this Governmental Unit has received a Resolution, dated November 20, 2014 adopted by the Brazos CAD Board of Directors recommending the purchase of the property known as a part of Lot 1 Block 4 Park Hudson Phase 4, by replat to contain 1.75 acres more or less which is situated in Bryan, Texas (the “Property”) and construct a building approximately 14,000 square feet to operate the Brazos CAD office;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF BRAZOS COUNTY:

1. That the above recitals are true and correct.
2. That this Governmental Unit hereby approves the Brazos Central Appraisal District acquiring the Property and construct an office building at a maximum total project cost not to exceed \$3,800,000.
3. That it is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

CITY OF COLLEGE STATION

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

# Exhibit A



SAGEBRIAR DR

UNIVERSITY DR

COPPERFIELD DR

+ - 1.75 AC

000913

A300975

R106627

100 200 Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





## Legislation Details (With Text)

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**File #:** 15-0057      **Version:** 1      **Name:** Recent economic development mission trip to Belgium and the grand opening of the Texas Aggies Go to War exhibit in Bastogne

**Type:** Presentation      **Status:** Agenda Ready

**File created:** 2/5/2015      **In control:** City Council Workshop

**On agenda:** 2/12/2015      **Final action:**

**Title:** Presentation from The Research Valley Partnership to provide an update on the evolving economic development relationship with government and industry representatives from Belgium. Following the presentation, the City Council will view a special KBTX-TV documentary that recaps the recent economic development mission trip to Belgium and the grand opening of the Texas Aggies Go to War exhibit in Bastogne.

**Sponsors:** Kelly Templin

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation from The Research Valley Partnership to provide an update on the evolving economic development relationship with government and industry representatives from Belgium. Following the presentation, the City Council will view a special KBTX-TV documentary that recaps the recent economic development mission trip to Belgium and the grand opening of the Texas Aggies Go to War exhibit in Bastogne.