



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, March 12, 2015

4:00 PM

City Hall Council Chambers

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. Deluxe Burger Bar of College Station, Inc. D/B/A Café Excell 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
- b. 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
- c. Bobby Trant v. BVSWMA, Inc., Cause No. 33014, In the District Court, Grimes County, Texas, 12th Judicial District
- d. Juliao v. City of College Station, Cause No. 14-002168-CV-272, In the 272nd District Court of Brazos County, Texas

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. Council Self Evaluation

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 near the intersection of Holleman South and Rock Prairie Road West in College Station.

5:30 P.M.

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

4. Call Joint Meeting with Planning and Zoning Commission to order.

5. [15-0127](#) Presentation, possible action, and discussion, and a joint meeting of the Planning and Zoning Commission and the City Council regarding the 2015 Planning & Zoning Commission Plan of Work.

Sponsors: Simms

Attachments: [Draft 2015 P&Z Plan of Work](#)

6. Adjourn Joint Meeting with Planning and Zoning Commission.

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

8. [15-0099](#) Presentation, possible action, and discussion regarding plans for a "Safety City".

Sponsors: Schmitz

Attachments: [PossibleSafetyCity.pdf](#)
[Safety City Overview For College Station.doc](#)

9. Council Calendar - Council may discuss upcoming events.

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 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 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, 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).

12. 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 March 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. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0127 **Version:** 1 **Name:** 2015 P&Z Commission Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 2/26/2015 **In control:** City Council Workshop
On agenda: 3/12/2015 **Final action:**
Title: Presentation, possible action, and discussion, and a joint meeting of the Planning and Zoning Commission and the City Council regarding the 2015 Planning & Zoning Commission Plan of Work.
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments: [Draft 2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion, and a joint meeting of the Planning and Zoning Commission and the City Council regarding the 2015 Planning & Zoning Commission Plan of Work.
 Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility
- Sustainable City

Recommendation(s): The Planning & Zoning Commission recommends approval of the 2015 P&Z Plan of Work.

Summary: The Planning and Zoning Commission’s adopted Rules and Procedures state that the Planning and Zoning Commission may adopt a Plan of Work. The Plan of Work considers future tasks for a prescribed period and is updated and revised annually.

Upon presentation of a draft Plan of Work by the Commission in a joint meeting with the City Council, the Commission may adopt the Plan by majority vote of the members present.

The Planning and Zoning Commission met in February for a mini-retreat scheduled, in part, to develop its 2015 Plan of Work. The Planning and Zoning Commission is seeking input from the Council on the Plan of Work and concurrence with the same.

Budget & Financial Summary: N/A

Attachments:

1. Draft 2015 P&Z Plan of Work

Draft - 2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
Summary: Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Five-Year Comprehensive Plan Report Implementation	
Summary: Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Annexation Task Force	
Summary: Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Future Land Use and Character Map Assessments	
Summary: Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Harvey Mitchell District Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Land Use Inventory/Housing Needs	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's housing needs are being met.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architectural Standards	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Thoroughfare Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Walton Drive Commercial Overlay	
Summary: Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Easterwood Airport Master Plan	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Economic Development Master Plan Update	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates:
Staff Assigned: Economic Development Staff	Anticipated Completion:

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Planning & Development Services Organizational Review	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

University Research Commercialization	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:



Legislation Details (With Text)

File #: 15-0099 **Version:** 1 **Name:** Safety City
Type: Report **Status:** Agenda Ready
File created: 2/20/2015 **In control:** City Council Workshop
On agenda: 3/12/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding plans for a "Safety City".
Sponsors: David Schmitz
Indexes:
Code sections:
Attachments: [PossibleSafetyCity.pdf](#)
[Safety City Overview For College Station.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding plans for a "Safety City".

Relationship to Strategic Goals:

Recommendation(s):
Staff recommends approval.

Summary:
Mary Jo Prince with the Texas A&M AgriLife Extension Service will give a presentation on their plans for a "Safety City". The presentation will provide an overall understanding of the project, the concept, and the caliber of the facility intended to be built. Discussion will also include the possible location on City owned property adjacent to Central Park on the HWY 6 frontage road.

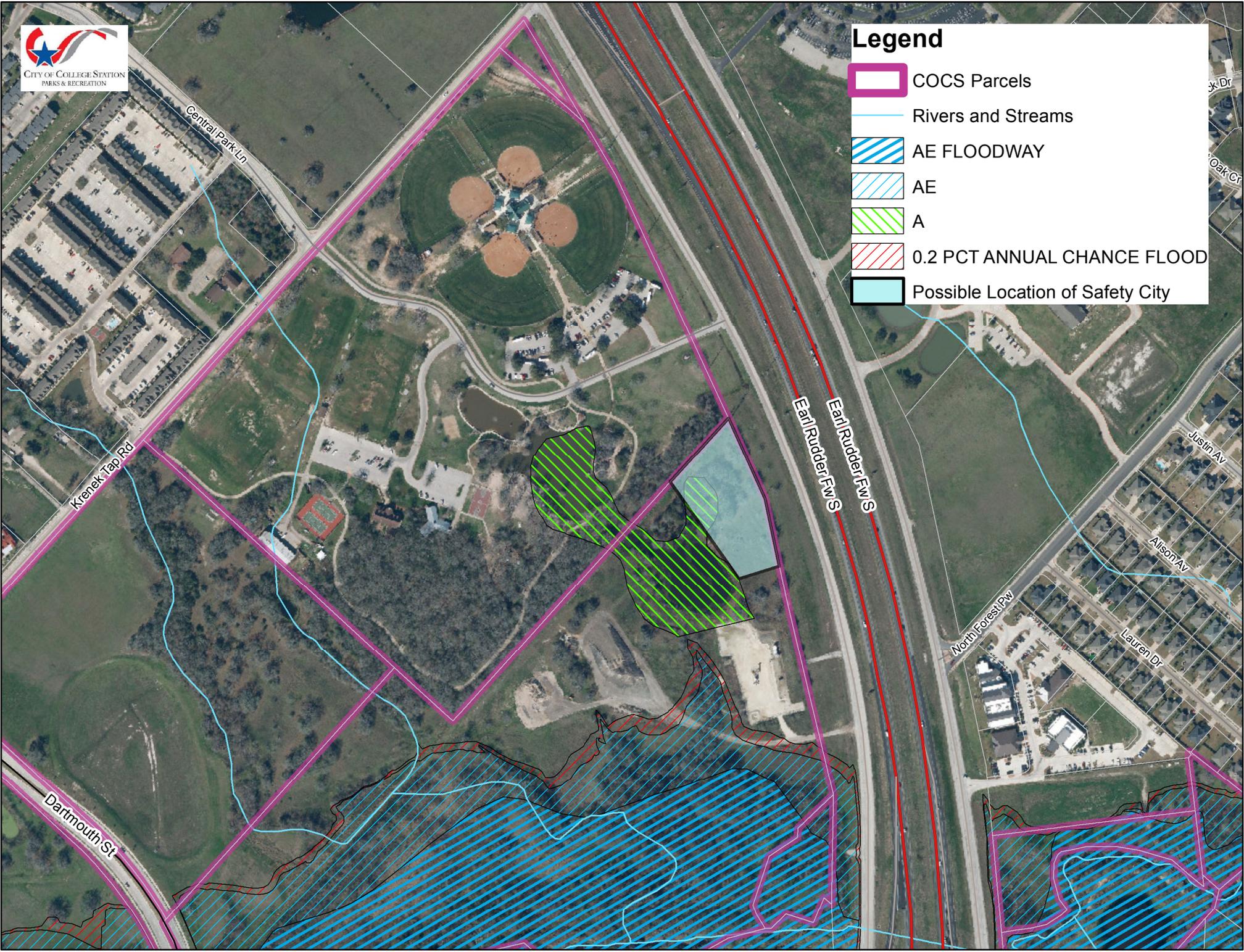
Budget & Financial Summary: NA

- Attachments:
- 1) Central Park and surrounding property map.
 - 2) Brazos Valley Safety City Overview.



Legend

- COCS Parcels
- Rivers and Streams
- AE FLOODWAY
- AE
- A
- 0.2 PCT ANNUAL CHANCE FLOOD
- Possible Location of Safety City



BRAZOS VALLEY SAFETY CITY
IN COOPERATION WITH TEXAS A&M AGRILIFE EXTENSION SERVICE AND
THE TEXAS DEPARTMENT OF TRANSPORTATION
OVERVIEW

Purpose

The purpose of Brazos Valley Safety City is to create and operate a facility, including a classroom building and model city to teach principles of pedestrian, bicyclist, occupant protection and fire safety for children in the Bryan Texas Department of Transportation District, which consists of Brazos, Burleson, Freestone, Grimes, Leon, Madison, Milam, Robertson, Walker, and Washington Counties.

What Is Brazos Valley Safety City?

A kid-sized mini-town set in a safe and interactive environment dedicated to providing exemplary safety education to children in grades Kindergarten-5th in public, private and home schools throughout our 10-county TxDOT district. Programs will also be developed for scouting programs and summer activities.

It will be a place where children learn real life strategies for dealing with emergencies while developing a positive attitude towards safety. Safety City combines traditional classroom education methods with unique interactive experiences in a realistic child-sized townscape. Parents alone do not provide sufficient education on injury prevention. Although a majority of parents want to take steps to prevent unintentional injuries, many find it difficult to give safety education high priority with other competing needs.

Safety City curriculums and programs are designed to work with, enhance and reinforce those being provided by teachers and parents – not replace the lessons already being provided. A Safety City will provide an interactive kids-sized model city in the Bryan District to provide hands-on education in injury prevention that can lead to a lifetime of safer behavior and reduced traffic injuries and fatalities and their related costs to these communities.

Funding

Brazos Valley Safety City will solicit donations and sponsorships for the Safety City facility to be constructed and operated. Our targeted funding will come from local business and individual sponsorships, charitable donations, and grants. We will also work on securing endowments to help with continued operations and maintenance expenses. In-kind products, equipment and services will also be a priority among our solicitations. Fundraising will continue after construction to finance maintenance and operation of the facility. All funds donated or given in sponsorship of Brazos Valley Safety City will be used to construct, operate, and maintain the facility and other purposes necessary to achieve the organization's purpose.

Brazos Valley Safety City's Role Model

There are a multitude of Safety Cities, Safety Towns and Safety Villages nationwide and in Canada. Our role model for design, layout and curriculum development is the "Frisco Fire Safety Town" in Frisco, TX, just north of Dallas. More information is available at their website <http://www.ci.frisco.tx.us/safetytown/Pages/default.aspx>.

A short video highlighting Frisco Fire Safety Town's history and features is attached.

Safety City
Texas A&M AgriLife Extension Service
578 John Kimbrough Blvd | Rm. 128 (MS2251) | College Station, Texas 77843

Tel. 979.847.8865 | Fax. 979.845.6496 | E-mail. maryjo.prince@ag.tamu.edu | AgriLifeExtension.tamu.edu

BRAZOS VALLEY SAFETY CITY OVERVIEW

Why A Safety City?

Preventable injuries are the leading cause of deaths among children ages 14 years and younger. Our goal for Brazos Valley Safety City is to reduce injuries and deaths through hands-on and interactive safety education for grades Kindergarten-5th. (More specific, recent statistics are available and included in our Brazos Valley Safety City Presentation.)

Economic Benefits

A community that puts the safety and well-being of its children and their families at the forefront through safety education will be regarded as an important attribute to our community and to prospective companies and business coming to the Brazos Valley. Education in injury prevention leads to reduced medical costs, avoidance of lost future earnings, and improved quality of life. *“Sustainable development starts and ends with safe, healthy and well-educated children.”* -- Anthony Lake, UNICEF Executive Director, April 2013

Preliminary Designs

See Attached

Brazos Valley Safety City Sponsorship Opportunities - Interior

Interior sponsorship opportunities include

- Building Classrooms
- Interactive Bedroom Fire Escape Demonstration
- 911 Dispatch Interaction Demonstration
- Curriculum Materials
- Safety Library Materials

A child-sized bedroom will be equipped with a nontoxic “smoke machine” that demonstrates to students how smoke fills a room during a fire. Children then have the opportunity to practice escaping safely from a bedroom through either their primary or backup escape route.

Brazos Valley Safety City Sponsorship Opportunities - Exterior

Exterior sponsorship opportunities include 5/8th scale constructed replicas of local buildings, roads with realistic pavement markings, traffic signals and street signs – all of which will be sponsored by companies, retailers and private underwriters. Sponsorship of scaled-down buildings will be available to donors and underwriters on a 3-year basis with right of first refusal upon renewal. In addition to their sponsorships, the donors are also responsible for the construction and building costs of their respective structures. Bicycles and motorized vehicles will also generate sponsorships. Pedestrian, bicycle and motor vehicle safety are taught in an outdoor environment, where children operate battery-powered vehicles and ride bicycles on realistic streets. Sponsorship funding will go in to a General Operating Fund from which building and grounds maintenance costs will be covered. With the generous support of businesses, donors, individuals and grants we can achieve this goal with Brazos Valley Safety City. Sponsorship Benefits Packages are being prepared for prospective sponsors.

BRAZOS VALLEY SAFETY CITY
OVERVIEW

Illustrations



Front Exterior Tower Patterson Architects



Full Site Exterior Front Patterson Architects



Full Site Exterior Back Patterson Architects



Full Site Overhead View Patterson Architects

Preliminary Architectural Designs



Frisco Fire Safety Town Buildings and Structures

Brazos Valley Safety City Is Its Own Lead Agency

The Safety City Planning Committee has obtained a State of Texas non-profit corporation status with an assigned Employee Identification Number. The Internal Revenue Service 50(c)(3) status designation application in process. The non-profit 501(c)(3) status will work to facilitate grants, general donations and sponsorship applications.

TxDOT Grant Funded – Project Coordinator

In cooperation with Texas A&M AgriLife Extension Service, the Texas Department of Transportation funds a Brazos Valley Safety City Project Coordinator, Mary Jo Prince, to manage and coordinate the logistics of building the Safety City. Those responsibilities include but are not limited to coordinating a planning committee, identifying and recruiting key partners, helping to secure a Safety City site, coordinating a site plan layout and assisting in curriculum development.

BRAZOS VALLEY SAFETY CITY
OVERVIEW

Brazos Valley Safety City Board and Planning Committee

Our Board and planning committee membership consists of architects and construction professionals, Bryan, College Station and Brazos County fire, EMS & law enforcement professionals, a Brazos County Commissioner, Texas A&M University advisors, safety educators, service organizations members, and community volunteers. We continue to recruit new committee members.

Brazos Valley Safety City Needs

Business Community, Philanthropic and Individual Financial Support
Community Volunteers
Media Support
Bryan, College Station and Area School Districts' Support
Community Organizations' Presentation Opportunities

Projected Costs

**The Construction Estimate of probable construction costs and the Operating Expenses Estimates are conceptual estimates only and have been developed from the general project information and available cost data. It is based on the broad assumptions of preliminary requirements. The Total Estimate Project Costs will be refined as the final scope of the project is defined.*

Construction Estimates*

Requested Items.....	\$ 2,153,000
General Contractor's Fees & Bond.....	430,600
Contingency.....	150,000
A&E Fees.....	<u>170,518</u>
Estimated Construction Costs with Fees	\$ 2,904,118

Annual Operating Expense Estimates*

Personnel (Includes Fringe Benefits).....	\$ 65,000
(Full Time Coordinator)	
Promotional.....	10,000
(Event supplies, give-aways, brochures, volunteer & event t-shirts)	
Daily Operations.....	18,000
(Staff & volunteer uniforms, printing, copy machines, food provisions, & office supplies)	
Maintenance & Equipment.....	<u>40,000</u>
(Tools, IT, HVAC, Landscape, Bike & Motor Vehicle Maintenance)	
Estimated Operating Expense Estimates	\$ 133,000