



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, March 26, 2015

4:30 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

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. [15-0143](#) 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, 2014.

Sponsors:

Kersten

6. [15-0134](#) Presentation, possible action, and discussion regarding the Veteran's Park and Athletic Complex Build-Out.

Attachments:

[VPAC OVERALL 3-26-15.pdf](#)

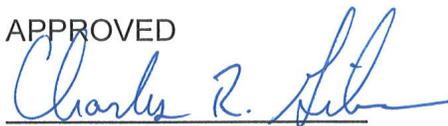
[VPAC Build-out OPCC \(3 26 15\).pdf](#)

[Veterans Park Build-out OM 3-2015.docx](#)

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

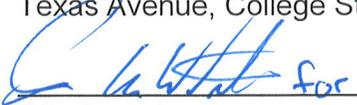
The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

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 March 20, 2015 at 5:00 p.m.


City Secretary *for Sherry Mashburn*

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 #: 15-0143 **Version:** 1 **Name:** CAFR & Audit 2014
Type: Presentation **Status:** Agenda Ready
File created: 3/10/2015 **In control:** City Council Workshop
On agenda: 3/26/2015 **Final action:**
Title: 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, 2014.
Sponsors: Jeff Kersten
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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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, 2014.

Recommendation(s): On March 24th the Council Audit Committee reviewed the reports. Staff recommends that Council accept the 2014 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 2014 audit and present, along with staff, the 2014 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 March 24th.

Budget & Financial Summary: The reports provide a summary of the City's financial position as of September 30, 2014.

Legal Review:

Attachments:

1. Comprehensive Annual Financial Report for the Fiscal Year ended September 30, 2014 (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)



Legislation Details (With Text)

File #: 15-0134 **Version:** 3 **Name:** Veteran’s Park and Athletic Complex Build-Out.
Type: Presentation **Status:** Agenda Ready
File created: 3/9/2015 **In control:** City Council Workshop
On agenda: 3/26/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the Veteran’s Park and Athletic Complex Build-Out.
Sponsors:
Indexes:
Code sections:
Attachments: [VPAC OVERALL 3-26-15.pdf](#)
[VPAC Build-out OPCC \(3 26 15\).pdf](#)
[Veterans Park Build-out OM 3-2015.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Veteran's Park and Athletic Complex Build-Out.

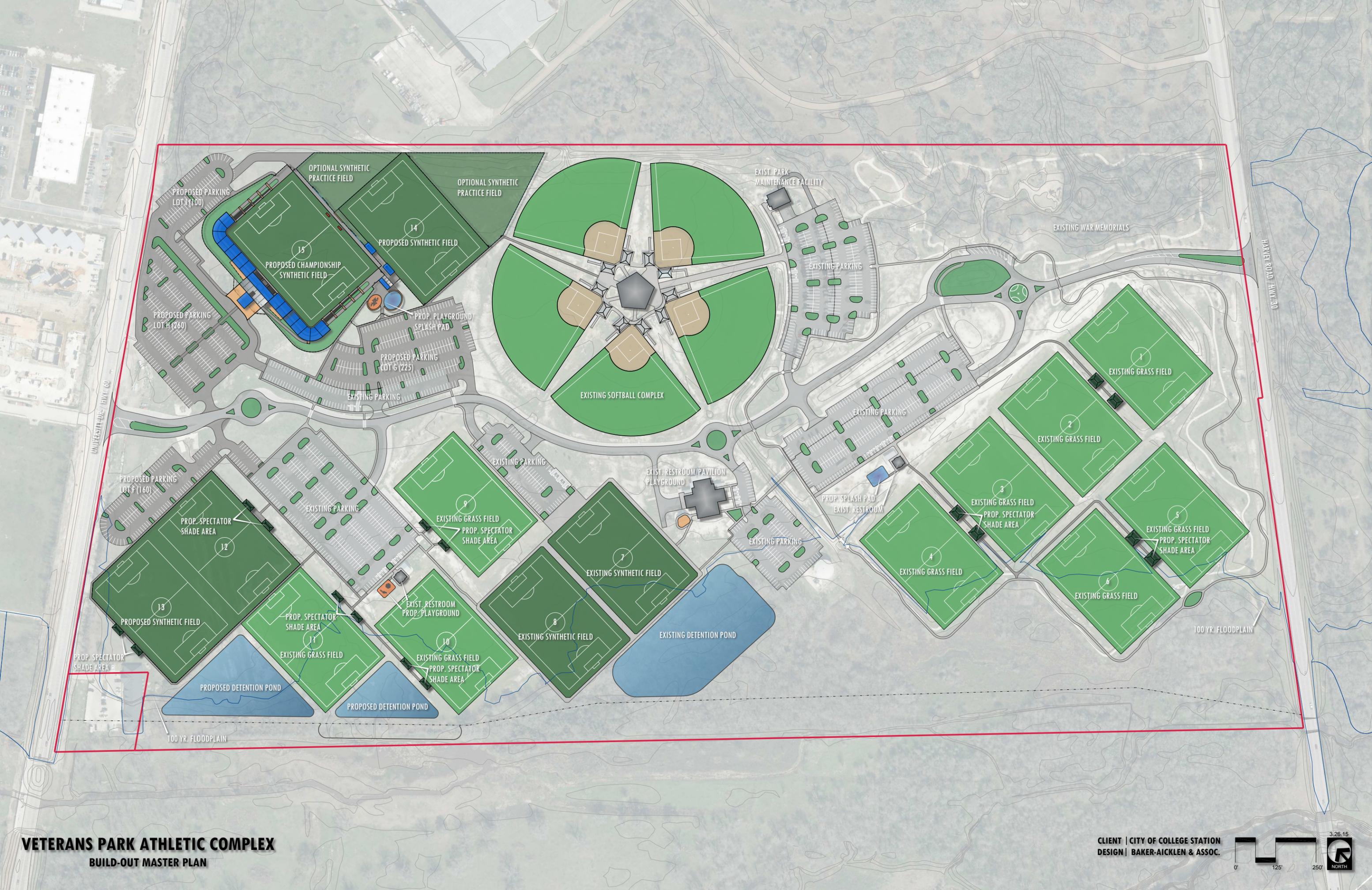
Recommendation(s): Staff recommends approval.

Summary: The Veteran's Park and Athletic Complex build-out consists of adding four additional full size athletic fields, lighting, 750+ parking spaces, and amenities throughout the park such as shade, playgrounds, and splash pads. Located on the University Drive side of the park, the multi-use athletic fields will be constructed of synthetic turf, similar to the recently installed synthetic turf fields adjacent to the American Pavilion. One of the fields will be designed as a championship field with seating for approximately 1,710 spectators with room to add portable bleachers and berms to take the capacity to approximately 2,856. Restrooms, locker rooms, storage , and a press box are also included to make the facility attractive to the many different sports organizations that we expect to utilize Veteran's Park for their events. Events expected include soccer, football, lacrosse, and a myriad of other sports events that can play on these types of facilities.

Budget & Financial Summary: This project carries with it an estimate of \$10,971,700 for construction, \$1,097,177 for professional design services, geotechnical reporting and testing, and a 20% contingency of \$2,194,345. Total project cost is \$14,263,301. The intent is to utilize Hotel Occupancy Tax funds for the project. The project can be bid so as to allow for several of the items, such as the splash pads, to be add alternates that can be completed at a later date should the funds be limited at this time. Staff estimates operations and maintenance costs of \$124,000, which includes one additional grounds worker position. A budget amendment will be needed to appropriate funds for this project.

Attachments:

- 1) Veteran's Park and Athletic Complex Build-Out map
- 2) Project design and construction estimate.
- 3) Staff estimate of operations and maintenance costs.



VETERANS PARK ATHLETIC COMPLEX
BUILD-OUT MASTER PLAN

CLIENT | CITY OF COLLEGE STATION
 DESIGN | BAKER-AICKLEN & ASSOC.



3.26.15

Veterans Park Athletic Complex Build-out

Budget Opinion of Probable Construction Costs



3.26.15

Item	Quantity	Unit	Unit Price	Amount	Running Total
Championship Field Pavilion Spectator Area					\$2,513,500.00
Ground Level: (2) 3,000 sf. locker rooms with shower/restroom, trainer and office, (3) tunnels.	6,000	SF	200.00	1,200,000.00	
Upper Level: (1) 2,000 sf. concession, (2)1,000 sf. restrooms approx. 20 stalls/side	4,000	SF	200.00	800,000.00	
Terrace Seating: 580 seats, aisles, rails	1	LS	145,000.00	145,000.00	
Terrace Seating Fabric Shade: USA Shade structure and (2) 40ft w x 60 ft l fabric sections	1	LS	84,000.00	84,000.00	
Entry Plaza Fabric Shade: USA Shade structure and (1) 40ft w x 30 ft l fabric section	1	LS	21,000.00	21,000.00	
Entry Plaza Walkway & Accessible Route: concrete	6,700	SF	5.00	33,500.00	
Concourse Walkway: concrete	9,000	SF	5.00	45,000.00	
Perimeter Walkways: at north and south spectator areas, in between fields.	11,500	SF	5.00	57,500.00	
Scoreboard Allowance: wireless board, digital display screen, structure	1	LS	50,000.00	50,000.00	
Perimeter Fencing & Gates: 8 ft. ht. black vinyl coat chainlink, gates	1,500	LF	45.00	67,500.00	
Sliding Gates: 30 ft. each, manual roll type	4	EA	2,500.00	10,000.00	
Championship Field - Optional Spectator Areas					\$530,000.00
Northwest Terrace Seating: 565 seats, aisles, rails, embankment	1	LS	133,000.00	133,000.00	
Northwest Terrace Fabric Shade: USA Shade structure and (1)40 ft w x 150 ft l fabric sections	1	LS	105,000.00	105,000.00	
Southwest Terrace Seating: 565 seats, aisles, rails, embankment	1	LS	133,000.00	133,000.00	
Southwest Terrace Fabric Shade: USA Shade structure and (1)40 ft w x 150 ft l fabric sections	1	LS	105,000.00	105,000.00	
North Terrace Seating: 75 seats, aisles, rails, embankment	1	LS	27,000.00	27,000.00	
South Terrace Seating: 75 seats, aisles, rails, embankment	1	LS	27,000.00	27,000.00	
Championship Field #15 (Synthetic Field)					\$1,095,000.00
Synthetic Turf Field: includes subgrade prep, drainage system, turf, HydroChill infill	113,000	SF	7.00	791,000.00	
Field Lighting : 75 fc - including primary electrical distribution	1	LS	275,000.00	275,000.00	
Covered Team Bench: Kwik-Goal, Semi-permanent, aluminum bench with 10 seats, pair	1	LS	22,000.00	22,000.00	
Field Equipment: (2) Kwik-Goal Fusion, net, corner flags	1	LS	7,000.00	7,000.00	
Field #14 (Synthetic Field)					\$1,038,000.00
Synthetic Turf Field: includes subgrade prep, drainage system, turf, HydroChill infill	108,000	SF	7.00	756,000.00	
Field Lighting : 75 fc - including primary electrical distribution	1	LS	275,000.00	275,000.00	
Team Bench: Kwik-Goal - 15 ft. aluminum bench with back, 10 seats	1	LS	2,000.00	2,000.00	
Field Equipment: (2) Kwik-Goal Euro Club Goal, net, corner flags	1	LS	5,000.00	5,000.00	
Field #14 (Option Spectator Area/Amenities)					\$93,500.00
Perimeter Fencing & Gates: 8 ft. ht. black vinyl coat chainlink, gates	1,100	LF	45.00	49,500.00	
Perimeter Walkway/Bleacher Pad: concrete	3,200	SF	5.00	16,000.00	
Fabric Shade: USA Shade structure 18 ft w x 36 ft l	2	EA	14,000.00	28,000.00	
Optional Practice Areas (Synthetic Fields)					\$750,400.00
Synthetic Turf Field: includes subgrade prep, drainage system, turf, HydroChill infill	100,000	SF	7.00	700,000.00	
Perimeter Fencing & Gates: 8 ft. ht. black vinyl coat chainlink, gates	1,120	LF	45.00	50,400.00	
Championship Play Area Amenities					\$537,375.00
Restroom: multi-function for public and private event use, includes 200 sf. for splash pad equipment	1,000	SF	200.00	200,000.00	
Perimeter Fencing & Gates: 8 ft. ht. black vinyl coat chainlink, gates	375	LF	45.00	16,875.00	
Walkways/Plaza: concrete	3,400	SF	5.00	17,000.00	
Seatwalls (Masonry 36" wide x 18" ht.)	200	LF	100.00	20,000.00	
Playscape: PlayworldSystem - Luxo	1	LS	50,000.00	50,000.00	
Playscape Surfacing: Rubber tile 5.25" thick on 4" reinf. Conc. Subgrade	1,500	SF	24.00	36,000.00	
Splash Pad: Vortex Spraypoint (2,500 sf. with recirc system)	1	LS	175,000.00	175,000.00	
Splash Pad Slab: 6" reinf.concrete with TuffCoat finish	2,500	SF	9.00	22,500.00	
Field #12,13 (Synthetic Field)					\$1,814,870.00
Synthetic Turf Field: includes subgrade prep, drainage system, turf, HydroChill infill	215,410	SF	7.00	1,507,870.00	
Field Lighting : 75 fc - including primary electrical distribution; no poles between fields.	1	LS	300,000.00	300,000.00	
Team Bench: (2) Kwik-Goal - 15 ft. aluminum bench with back, 10 seats	1	LS	2,000.00	2,000.00	
Field Equipment: (2) Kwik-Goal Euro Club Goal, net, corner flags	1	LS	5,000.00	5,000.00	
Field #12,13 (Optional Spectator Areas/Amenities)					\$215,975.00
Perimeter Fencing & Gates: 8 ft. ht. black vinyl coat chainlink, gates	1,855	LF	45.00	83,475.00	
Perimeter Walkway/Bleacher Pads: concrete	15,300	SF	5.00	76,500.00	
Fabric Shade: USA Shade structure 18 ft w x 36 ft l	4	EA	14,000.00	56,000.00	
Field #7,8 (Synthetic Field)					\$216,000.00
HydroChill conversion	216,000	SF	1.00	216,000.00	
Field #9,10,11 (Optional Spectator Areas/Amenities)					\$194,750.00
Walkways/Bleacher Pads: concrete	7,400	SF	5.00	37,000.00	
Fabric Shade: USA Shade structure 18 ft w x 36 ft l	6	EA	14,000.00	84,000.00	
Fabric Shade for Playground: USA Shade structure 35 ft w x 50 ft l	1	EA	35,000.00	35,000.00	
Playscape: PlayworldSystem - Unity Dome & Slide Climber	1	LS	32,000.00	32,000.00	
Playscape Surfacing: EWF	1,700	SF	3.00	5,100.00	
Playscape Curb: concrete	165	LF	10.00	1,650.00	
Field #1,2,3,4,5,6 (Optional Spectator Areas/Amenities)					\$404,500.00
Walkways/Bleacher Pads: concrete	16,600	SF	5.00	83,000.00	
Fabric Shade: USA Shade structure for double bleacher area 36 ft w x 36 ft l	6	EA	19,000.00	114,000.00	
Splash Pad: Vortex Spraypoint (2,500 sf. with recirc system, enclosure)	1	LS	185,000.00	185,000.00	
Splash Pad Slab: 6" reinf.concrete with TuffCoat finish	2,500	SF	9.00	22,500.00	
Parking Lot 'F' (160 spaces)					\$195,500.00
Curb & Gutter : concrete	2,400	LF	15.00	36,000.00	
Paving: 2" asphalt, 6" CLB, 8" depth lime stabilized subgrade	6,300	SY	25.00	157,500.00	
Striping & Signage Allowance	1	LS	2,000.00	2,000.00	
Parking Lot 'G' (225 spaces added)					\$327,500.00
Curb & Gutter : concrete	2,750	LF	15.00	41,250.00	
Paving: 2" asphalt, 6" CLB, 8" depth lime stabilized subgrade	9,300	SY	25.00	232,500.00	
Striping & Signage Allowance	1	LS	3,000.00	3,000.00	
Walkways: concrete	10,150	SF	5.00	50,750.00	
Parking Lot 'H' (260 spaces)					\$389,500.00
Curb & Gutter : concrete	3,800	LF	15.00	57,000.00	
Paving: 2" asphalt, 6" CLB, 8" depth lime stabilized subgrade	12,700	SY	25.00	317,500.00	
Striping & Signage Allowance	1	LS	4,000.00	4,000.00	
Walkways: concrete	2,200	SF	5.00	11,000.00	
Parking Lot 'I' (100 spaces)					\$195,400.00
Curb & Gutter : concrete	1,200	LF	15.00	18,000.00	
Paving: 2" asphalt, 6" CLB, 8" depth lime stabilized subgrade	3,800	SY	25.00	95,000.00	
Striping & Signage Allowance	1	LS	1,200.00	1,200.00	
Walkways: concrete	5,000	SF	5.00	25,000.00	
Media Staging Drive: 6" conc.	7,700	SF	6.00	46,200.00	
Media Staging Bollard Allowance	1	LS	10,000.00	10,000.00	
Misc. Items/Allowances					\$460,000.00
Park Wide Speaker System Allowance	1	LS	100,000.00	100,000.00	
Signage/Wayfinding Allowance	1	LS	360,000.00	360,000.00	
SUBTOTAL CONSTRUCTION COST					\$10,971,770.00
OTHER PROJECT COSTS					
*Construction Contingency (20%)	1	LS	20%	2,194,354.00	
Estimated Soft Costs (Professional Design Services, Geotechnical reporting & testing)	1	LS	10%	1,097,177.00	
TOTAL					\$14,263,301.00

Assumptions/Disclaimers:

- 1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.
- 2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- unknown subsurface conditions, etc.)
- 3) *20% Construction Contingency covers but is not limited to: general conditions, mobilization, wet/dry utilities, site lighting, demolition, erosion/sed. controls, reveg., drainage appurtenances, unclassified earthwork, etc.
- 4) Water, sanitary sewer, electric and communication utility lines and distribution to the site are not accounted for in this OPCC.
- 5) OPCC does not include portable/semi-permanent bleachers.

**CITY OF COLLEGE STATION PARKS AND RECREATION
VETERAN'S PARK AND ATHLETIC COMPLEX BUILD-OUT
OPERATIONS AND MAINTENANCE ESTIMATE**

With the anticipated build-out of Veteran's Park and Athletic Complex, the following is an estimate of the additional operations and maintenance expenses that are expected once the project is complete and the facility is being used.

Staff:	1 grounds worker (includes salary and benefits)	\$ 35,000
Utilities:	electricity, water, waste water, communications	\$ 50,000
Materials & Supplies:		\$ 10,000
Purchased Services:		\$ 24,000
Other:		<u>\$ 5,000</u>
	TOTAL:	\$124,000