



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, January 28, 2016

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. Juliao v. City of College Station, Cause No. 14-002168-CV-272, In the 272nd District Court of Brazos County, Texas
- b. City of College Station, Texas, v. Embrace Brazos Valley, Inc., Cause No. 15-000804-CV-85, In the 85th Judicial District Court, Brazos County, Texas

Personnel {Gov't Code Section 551.074}; 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. Construction Board of Adjustments
- b. Design Review Board
- c. Parks & Recreation Advisory Board
- d. Planning & Zoning Commission
- e. Zoning Board of Adjustments

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 generally near the intersection of University Drive and Macarthur Street in College Station.

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

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

5. [15-0742](#) Presentation, possible action and discussion regarding support of a proposal received in response to RFI 16-023 for the development of affordable housing in College Station through the Texas Department of Housing Community Affairs 2016 Low Income Housing Tax Credit allocation process and direction for Staff regarding potential future efforts to research the development of more affordable/workforce housing rental opportunities.

Sponsors: Eller

6. [16-0007](#) Presentation, possible action, and discussion regarding the need for a revision to the code of ordinances, Chapter 11, Utilities, to enable the inspection and repair of private sewer laterals.

Sponsors: Coleman

7. [16-0011](#) Presentation, possible action, and discussion regarding a Capital Improvement Plan update.

Sponsors: Fisher

8. [16-0031](#) Presentation, possible action and discussion on the conceptual design for a new police facility.

Sponsors: Gilman

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, Annexation Task Force, 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, YMCA, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

12. Adjourn

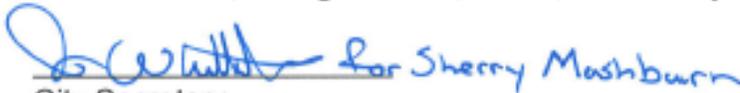
The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

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 January 22, 2016 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 3541 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.

Penal Code § 30.07. Trespass by License Holder With an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

Codigo Penal §30.07. Trespasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 15-0742 **Version:** 1 **Name:** Tax Credit
Type: Presentation **Status:** Agenda Ready
File created: 12/4/2015 **In control:** City Council Workshop
On agenda: 1/28/2016 **Final action:**
Title: Presentation, possible action and discussion regarding support of a proposal received in response to RFI 16-023 for the development of affordable housing in College Station through the Texas Department of Housing Community Affairs 2016 Low Income Housing Tax Credit allocation process and direction for Staff regarding potential future efforts to research the development of more affordable/workforce housing rental opportunities.
Sponsors: Debbie Eller
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion regarding support of a proposal received in response to RFI 16-023 for the development of affordable housing in College Station through the Texas Department of Housing Community Affairs 2016 Low Income Housing Tax Credit allocation process.

Relationship to Strategic Goals: (Select all that apply)

- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): Staff recommends discussion and direction from Council regarding a resolution of support for the MGroup, Inc. 2016 9% Low Income Housing Tax Credit application.

Summary:

Staff will provide a presentation regarding the current rental housing market conditions in College Station, the demonstrated need for more affordable/workforce rental units, a summary of Fair Housing requirements, a summary of the Tax Credit allocation process, and details regarding the MGroup proposal submitted in response to RFI - 16-023 - Affordable Housing Development.

Beginning in June of 2015, staff began receiving inquiries from developers regarding the possibility of City support for a Low-Income Tax Credit Development in College Station for the 2016 9% tax credit allocation process. The 2015 Consolidated Plan and Annual Action Plan identify Rental Housing as a High Priority need for the low-to-moderate income individuals and families, elderly and disabled populations.

Due to the number of inquiries, staff determined to release a Request for Information for Affordable Housing Development in October with a due date of November 13, 2015. The intent was to provide a more level playing field for any interested developer, lessen the requirement for the developers to spend a significant amount of resources developing a response to a Request for Proposal, and receive enough information for City Council to decide if they would like to support one or more applications or none. Four proposals were received by the deadline. Staff has determined that only one developer who responded to the RFI, MGroup, Inc., has plans to submit a full application to TDHCA. MGroup, Inc. is requesting a resolution of support for their application.

The FY 2016 Action Plan and budget allocated funds for the support of new construction of affordable housing. Staff will request direction regarding a commitment of HOME funds in an amount not to exceed \$100,000 to facilitate the support and development of the senior affordable housing development proposed by MGroup, Inc.

Additionally, staff is seeking direction from Council regarding potential future efforts to research the development of more of affordable/workforce housing rental opportunities.

Budget & Financial Summary:

Attachments:



Legislation Details (With Text)

File #: 16-0007 **Version:** 1 **Name:** Private Laterals Presentation
Type: Presentation **Status:** Agenda Ready
File created: 1/8/2016 **In control:** City Council Workshop
On agenda: 1/28/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the need for a revision to the code of ordinances, Chapter 11, Utilities, to enable the inspection and repair of private sewer laterals.
Sponsors: David Coleman
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the need for a revision to the code of ordinances, Chapter 11, Utilities, to enable the inspection and repair of private sewer laterals.

Relationship to Strategic Goals: Core services and infrastructure

Recommendation: None, presented for information. Ordinance revision is on Consent Agenda for possible action.

Summary: The City owns and maintains 341 miles of sewage collection lines, 6,362 sewer manholes, and 12 sewage lift stations that convey wastewater from homes and businesses to the treatment plants. Our collection system is a “separate” type, meaning that it is designed to be sealed and convey only domestic sewage, and that rainwater runoff is conveyed by a separate system. However, no sanitary sewer system is perfect, and some rain water does find its way into the lines, and that flow is referred to as Inflow and Infiltration, or I&I.

As a fairly young city, College Station’s I&I has historically been low, but we have now reached the point where we must address the I&I before it becomes a major problem and causes regulatory violations and potential fines. For example, in 2015, we had two major rain events that caused manholes to overflow, with an estimated volume exceeding 100,000 gallons, which required public notification. These events are not acceptable, and we must take action to eliminate them.

A significant source of I&I is from private sewer service laterals, or yard lines. The typical homeowner has ownership and maintenance responsibility for the sewer line that runs from their home to the City’s sewer main, with ownership switching to the City at the edge of the utility easement. In older parts of the City, where these laterals are constructed of vitreous clay, I&I is a particular problem, since the clay lines are very susceptible to cracking and joints pulling apart.

The purpose of this presentation is to highlight the need for an Ordinance revision, to make it clear

that the City has the authority to inspect these private laterals, and if they are in disrepair (a source of I&I), to inform the homeowner that they must take action to repair or replace the lateral. This is a common Municipal practice to avoid regulatory violations.

Budget & Financial Summary: None.

Reviewed and Approved by Legal: Not required.

Attachment: None.



Legislation Details (With Text)

File #: 16-0011 **Version:** 1 **Name:** Capital Plan Update
Type: Presentation **Status:** Agenda Ready
File created: 1/11/2016 **In control:** City Council Workshop
On agenda: 1/28/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Capital Improvement Plan update.
Sponsors: Emily Fisher
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Capital Improvement Plan update.

Relationship to Strategic Goals:

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

Recommendation(s): Staff recommends Council receive the capital improvement plan update

Summary: N/A

Budget & Financial Summary: N/A

Attachments: None



Legislation Details (With Text)

File #: 16-0031 **Version:** 2 **Name:** PD Design
Type: Presentation **Status:** Agenda Ready
File created: 1/12/2016 **In control:** City Council Workshop
On agenda: 1/28/2016 **Final action:**
Title: Presentation, possible action and discussion on the conceptual design for a new police facility.
Sponsors: Chuck Gilman
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion on the conceptual design for a new police facility.

Relationship to Strategic Goals:

1. Core Services and Infrastructure
2. Improving Mobility

Recommendation(s): Staff requests that the Council receive the presentation and provide further direction to staff.

Background & Summary: The existing station is undersized and does not meet the space needs or functional requirements of the police force. In October 2014 the staff selected PGAL to develop a Facility Program for a new police station and evaluate potential sites for a new facility. The objective of the Facility Program was to determine the amount of space needed by the police department 10, 20 and 30 years into future. The information created and data collected was then used to develop a conceptual floor plan. This information was later presented to the 2015 Bond Citizen Advisory Committee for their consideration. On July 9, 2015 staff and PGAL delivered a presentation to the City Council summarizing the results of the Facility Program.

As part of this presentation staff will recap the results of the facility program, present a conceptual floor plan and renderings of the facility, discuss the proposed site, and the design schedule and budget.

Budget & Financial Summary: N/A

Attachments:

None

