



Mayor
Ben White
Mayor Pro Tem
Ron Gay
City Manager
Glenn Brown

Council members
John Crompton
James Massey
Lynn McIlhaney
Chris Scotti
David Ruesink

Minutes
City Council Workshop Meeting
Monday, August 6, 2007 at 7:00 p.m.
City Hall Council Chambers, 1101 Texas Avenue
College Station, Texas

COUNCIL MEMBERS PRESENT: Mayor White, Council members, Massey, McIlhaney, Scotti, Ruesink

COUNCIL MEMBERS ABSENT: Gay, Crompton

STAFF PRESENT: City Manager Brown, City Attorney Cargill Jr., City Secretary Hooks, Assistant City Secretary Casares, Management Team.

Mayor White called the meeting to order at 3:03 p.m.

Workshop Agenda Item No. 1 – Presentation, possible action, and discussion on items listed on the consent agenda.

Consent Agenda Item No. 2b – Presentation, possible action, and discussion regarding approval of a resolution and adopting the Economic and Community Development Department’s proposed 2007-2008 Annual CDBG & HOME Action Plan and budget and amendments to the 2005-2009 Consolidated Plan.

Director of Economic and Community Development David Gwin responded to City Council's question about the projected reduction in staff as stated in the proposed 2007-2008 Annual CDBG & HOME budget.

Consent Agenda Item No. 2c -- Presentation, possible action, and discussion regarding authorizing assignment of oil and gas leases on College Station property from Anadarko Petroleum Corporation to Enervest Partners and Wachovia Co-Investment Partnership, L.P covering the Boriskie Unit, Well No. 1.

City Manager Glenn Brown, Chief Financial Officer Jeff Kersten, and Assistant to the City Manager Hayden Migl discussed the City of College Station royalty interest.

Consent Agenda Item No. 3d – Presentation, possible action, and discussion regarding authorizing assignment of oil and gas lease on College Station property from Anadarko Petroleum Corporation to Enervest Partners and Wachovia Co-Investment Partnership, L.P covering the Felix K Unit, Well No. I.

City Manager Glenn Brown, Chief Financial Officer Jeff Kersten, and Assistant to the City Manager Hayden Migl described the City of College Station royalty interest.

Workshop Agenda Item No. 2 – Presentation, possible action and discussion regarding a status report and review of key Phase I design elements for the Memorial Cemetery of College Station and the Aggie Field of Honor project

Forestry and Urban Landscape Manager Ross Albrecht provided a status report including a summary of major items that were complete and major items to be completed in the upcoming months related to the new cemetery.

Mr. Albrecht briefed the Council on the number of spaces available in the existing cemetery along with the number of options purchased by buyers for the new cemetery. Mr. Albrecht emphasized the critical nature to continue with the timeline in order to prevent potential delays in Phase I, design and the bidding process. He requested direction from the City Council on the following design elements:

1. The Main Entrance to the Cemetery
2. The Central Plaza area
3. The “Spirit Gate” area

After a brief discussion, the consensus of the City Council was to proceed forward with the proposed design elements.

Workshop Agenda Item No. 3 – Presentation, possible action and discussion regarding an update on the process for annexing five areas under the exempt status.

Assistant Director of the Planning and Development Department Lance Simms presented a status update on the process for annexing five areas under the exempt status. Mr. Simms noted that Chapter 42 of the Texas Local Government Code requires cities to prepare, adopt and maintain an Annexation Plan. Areas included in the plan can be annexed on the third anniversary of the adoption or amendment of the plan to that same property. However, the statute also provides exceptions to the requirement to include land in an annexation plan. One of the exemptions includes areas that contain fewer than 100 tracts on which one or more residential dwellings are located on each tract. *The five areas under consideration at this time fall under this exemption.* The survey work identifying the five exempt areas is complete; at the August 23, 2007 Council meeting staff will present an ordinance authorizing the development of a Service Plan.

No formal action was taken.

Workshop Agenda Item No. 4 – Presentation, possible action and discussion regarding traffic impact analysis requirements.

Transportation Planner Ken Fogle described issues related to the implementation of the traffic impact analysis requirements. Mr. Fogle addressed specific items of interest related to when traffic impact analysis are required, which land development process require a traffic analysis, which land uses traffic impact analysis should be prepared for, what traffic threshold triggers the traffic impact analysis requirement, and cost of preparing traffic impact analysis. Mr. Fogle made the subsequent recommendations:

- Which processes may require a traffic impact analysis:
Staff recommendation:
Zoning
Platting
Site plan
- What uses may require a traffic impact analysis:
Staff recommendation:
Any uses (meeting traffic threshold)
- What Traffic threshold triggers a traffic impact analysis:
Staff recommendation:
250 peak hour trips
- How much will a traffic Impact analysis cost:
Staff recommendation:
Basic Cost: \$10,000 to \$20,000
Tiered Scope
Multiple traffic impact analysis for single project

Mr. Fogle pointed out issues of deliberation pertaining to traffic impact analysis in the ETJ, neighborhood traffic analysis, redevelopment, and special cases.

Council members expressed support of the proposed traffic impact analysis requirements.

Council recessed for a short break at 4:10 p.m. and reconvened the meeting at 4:25 p.m.

Workshop Agenda Item No. 5 – Presentation, possible action and discussion on the FY 2007-2008 Proposed Budget

Chief Financial Officer Jeff Kersten presented an overview of the 2007-2008 proposed budget. He presented a schedule and topics planned to be discussed at the upcoming budget workshop meetings.

No formal action was taken.

Workshop Agenda Item No. 6 – Council Calendar

Council reviewed their upcoming events.

Workshop Agenda Item No. 7 -- Presentation, possible action, and discussion on future 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.

Council did not request any future agenda items.

Workshop Agenda Item No. 8 – Discussion, review and possible action regarding the following meetings: Audit Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Cemetery Committee, City Center, CSISD/City Joint Meeting, Design Review Board, Fraternal Partnership, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Library Committee, Metropolitan Planning Organization, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Sister City Association, TAMU Student Senate, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Transportation Committee, Wolf Pen Creek Oversight Committee, Wolf Pen Creek TIF Board, Zoning Board of Adjustments, YMCA Coordinating Board.

Council member McIlhaney made several comments related to the Planning and Zoning Commission meeting.

Council member Scotti briefly summarized the recent meeting held by the Research Valley Partnership Board.

Mayor White briefed the City Council on issues discussed at the Metropolitan Planning Organization.

Workshop Agenda Item No. 9 – Executive Session

Mayor White announced that the City Council would not convene into executive session.

Workshop Agenda Item No. 10 – Final action on executive session, or any workshop agenda item not completed or discussed in today's workshop meeting will be discussed in tonight's regular Meeting if necessary.

No action was taken.

Workshop Agenda Item No. 10 – Adjourn.

Hearing no objections, the meeting adjourned at 5:21 p.m. on Thursday, August 6, 2007.

PASSED AND APPROVED this _____ day of August, 2007.

APPROVED:

Mayor Ben White

ATTEST:

City Secretary Connie Hooks