



**Mayor**  
Ben White

**City Manager**  
Glenn Brown

**Council Members**  
James Massey  
Ron Gay  
Lynn McIlhaney  
Chris Scotti  
David Ruesink

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**Minutes**  
**City Council Workshop Meeting**  
**Thursday, June 14, 2007, 3:00 p.m.**  
**City Hall Council Chambers, 1101 Texas Avenue**  
**College Station, Texas**

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

**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 3:00 p.m.

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

2d. Presentation, possible action, and discussion regarding a renewal agreement with Professional Floor Service and Janitorial for janitorial services for all City offices for an annual expenditure of \$200,143.94 which includes a five percent (5%) overall increase due to increased material and delivery costs for fuel, propane, and supplies.

Assistant Finance Director Cheryl Turney summarized the renewal agreement with Professional Floor Service for janitorial services to municipal buildings, excluding the Fire Stations.

2i. Presentation, possible action, and discussion regarding a resolution approving a construction contract to Knife River for the Arrington Road and Decatur Drive Infrastructure Improvements, Project No. ST-0606, in an amount not to exceed \$4,085,307.35.

Director of Public Works Mark Smith explained the infrastructure improvements.

Council member McIlhaney requested staff provide background information on the agenda item coversheets related to capital projects.

Council member McIlhaney requested a future workshop agenda item regarding a city policy on establishing criteria for Capital Improvement Projects. Council member Gay seconded the motion which carried unanimously, 6-0.

FOR White, Massey, Gay, McIlhaney, Scotti, Ruesink  
AGAINST: None

2j. Presentation, possible action and discussion of Change Order No. 1 in the amount of \$24,000 to the contract with Kimley-Horn and Associates, Inc. for a transportation study of East College Station.

Director of Public Works Mark Smith described the scope of the change order.

2l. Presentation, possible action, and discussion regarding approval of a resolution to adopt updated City policy for possible location of telecommunication facilities, including cell towers, on City property.

Director of Information Technology Ben Roper clarified that the proposed policy referenced telecommunications towers located on City property.

2m. Presentation, possible action, and discussion regarding the approval of minutes for the Workshop and Regular Meeting for April 26, 2007 and May 24, 2007.

Council member Massey proposed an amendment to the May 24, 2007 Regular Minutes, Item No. 5. He noted that Agenda Item No. 5 of the regular minutes of May 24<sup>th</sup> be amended to include the following language. "Council member Massey supported the public's need for the storage structures, but objected to developing the ordinance without more input from other vendors."

**Workshop Agenda Item No. 2 -- 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, 2006.**

Chief Financial Officer Jeff Kersten presented a brief summary of the Comprehensive Annual Financial Report and the Annual Audit Reports. He noted that the City of College Station continues to be in superior financial condition.

Mr. Tom Wallis of Ingram, Wallis & Associates presented the results of the fiscal year 2006 audit. He answered questions of the City Council.

The Council Audit Committee heard the results of the audit findings and concurred with the staff recommendations to take immediate action to resolve any unsatisfactory findings.

Council member Gay moved to accept the 2006 audit reports and Comprehensive Annual Financial Report. Council member Scotti seconded the motion, which carried unanimously, 6-0.

FOR White, Massey, Gay, McIlhaney, Scotti, Ruesink  
AGAINST: None

**Workshop Agenda Item No. 3 -- Presentation, possible action, and discussion regarding a state legislative update.**

Assistant City Manager Kathy Merrill introduced the city's legislative consultants, Dan Shelley and Jennifer Shelley Rodriguez of Shelley and Shelley in Austin.

Mr. Shelley and Ms. Rodriguez presented and discussed the results of the recently completed legislative session.

No formal action was taken.

**Workshop Agenda Item No. 4 -- Presentation, possible action, and discussion regarding the Public Communications Plan.**

Assistant City Manager Kathy Merrill provided a brief oral report about the new Public Communications Plan which also included a marketing plan. This goal was accomplished as a result of City Council's direction at its mini-retreat in February.

No formal action was taken.

**Workshop Agenda Item No. 5 -- Presentation, possible action, and discussion regarding the process for review of animal related ordinances for all affected entities.**

City Manager Glenn Brown presented staff recommendation regarding the process for review of animal related ordinances. He recommended that the Intergovernmental Committee evaluate the process for review of animal control ordinances at the policy making level and to include the new director of the Brazos Animal Shelter as part of the review body. Councilmembers concurred with staff recommendations.

Council recessed for a short break at 4:33 p.m. and recessed the workshop meeting at 4:45 p.m.

**Workshop Agenda Item No. 6 -- Presentation, possible action, and discussion on the proposed annual City Council Planning Retreat,**

City Manager Glenn Brown noted that the City Council Planning Retreat will be held on July 16-17, 2007 at the Marriott Woodlands Waterway Hotel and Convention Center. He inquired about the focus of the retreat and suggested topics such as team building and priority setting. The City Council concurred with the suggested topics.

**Workshop Agenda Item No. 7 -- Council Calendars**

Council reviewed upcoming events.

After a brief discussion, the City Council members rescheduled the City Council Meeting, August 9 to August 6. The selected of September 22 was made for the Citizens Congress.

**Workshop Agenda Item No. 8 -- 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.**

No items were requested at this time.

**Workshop Agenda Item No. 9 -- 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 and School District, Joint Relief Funding Review Committee,**

**Library Committee, Making Cities Livable Conference, 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 Ruesink reported on items discussed at the 2007 Transforming Local Government Conference in Bellevue, Washington.

Council member McIlhane made comments from her attendance of the Brazos County Health Department meeting.

Council member Massey presented highlights from the Planning and Zoning Commission meeting and the Intergovernmental Committee meeting.

Mayor White made comments related to the Metropolitan Planning Organization meeting.

**Workshop Agenda Item No. 10 -- Executive Session followed the workshop meeting in the Administrative Conference Room.**

At 5:16 p.m., Mayor White announced in open session that the City Council would convene into executive session pursuant to Sections 551.071 and 551.087 of the Open Meetings Act, to seek the advice of our attorney with respect to pending and contemplated litigation and economic development negotiations.

Consultation with Attorney {Gov't Code Section 551.071} The City Council may seek advice from its attorney regarding a pending and 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:

- a. Application with TCEQ in Westside/Highway 60 area, near Brushy Water Supply Corporation.
- b. Application for sewer package plant in Nantucket area.
- c. Civil Action No. H-04-4558, U.S. District Court, Southern District of Texas, Houston Division, *College Station v. U.S. Dept. of Agriculture, etc., and Wellborn Special Utility District*.
- d. Cause No. GN-502012, Travis County, *TMPA v. PUC* (College Station filed Intervention 7/6/05)
- e. Sewer CCN request.
- f. Legal aspects of Lease Agreement for No. 4 Water Well and possible purchase of or lease of another water site.
- g. Civil Action No. H-04-3876, U.S. District Court, Southern District of Texas, Houston Division, *JK Development v. College Station*.
- h. Cause No. 06-002318-CV-272, 272<sup>nd</sup> Judicial District Court, Brazos County, Texas, *Taylor Kingsley v. City of College Station, Texas and Does 1 through 10, inclusive*.

- i. Cause No. 485, CC, County Court at Law No. 1, Brazos County, Texas, *City of College Station v. David Allen Weber, et al.*
- j. Bed & Banks Water Rights Discharge Permits for College Station and Bryan.

Economic Incentive Negotiations {Gov't Code Section 551.087} 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 with 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) may be discussed:

- a. Spring Creek Business Park
- b. Game Day

**Workshop Agenda Item No. 11 -- 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.**

Council concluded the executive session at 6:50 p.m. No action was taken.

**Workshop Agenda Item No. 12 -- Adjourn.**

Council adjourned the workshop meeting at 6:55 p.m.

PASSED AND APPROVED on the 28<sup>th</sup> day of June, 2007.

APPROVED:

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Mayor Ben White

ATTEST:

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City Secretary Connie Hooks