



Mayor
Ben White

City Manager
Glenn Brown

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

Minutes
City Council Workshop Meeting
Thursday, May 24, 2007, 1:30 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., Assistant City Secretary Casares, Management Team.

Mayor White called the meeting to order at 1:30 pm.

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

2j. Presentation, possible action, and discussion regarding the approval of a revised Gateway Grant Policy.

Chief Information Officer Olivia Burnside described article C-2, Eligibility – Homeowners' Associations and Neighborhood Associations in the Gateway Grant Policies.

2m. Presentation, possible action, and discussion on the resolution approving construction contract with Knife River Corporation in the amount of \$1,079,289.65 for pedestrian safety improvements at the intersection of Welsh and FM 2818.

Director of Public Works Mark Smith illustrated facets within the proposed project.

2n. Presentation, possible action, and discussion regarding a resolution approving a grant application for the Oakwood Intermediate School/A&M Consolidated Middle School Pedestrian Improvement Project as the City of College Station candidate project for the Safe Routes to School Program.

Council member Massey made comments regarding the improvement project.

2i. Presentation, possible action, and discussion regarding the exterior painting of City buildings with a Buy-Board Contract price agreement with Jamail/Smith, in the amount of \$97,796.10.

Director of Public Works Mark Smith clarified the resolution with Jamail & Smith Construction, the description read “under the HGAC Contract” as presented in the packet; however a correction was made and the actual contract was through BuyBoard Contract.

Workshop Agenda Item No. 2 -- Presentation, possible action, and discussion regarding the 2006 Historic Preservation Report and Goals for 2007 and update on the current Historic Markers Program.

Chief Information Officer Olivia Burnside described key factors regarding the 2006 Historic Preservation report and goals for 2007. Mrs. Burnside presented a brief summary of the current Historic Markers Program.

No formal action was taken.

Workshop Agenda Item No. 3 -- Presentation, possible action, and discussion regarding the vision of the Wolf Pen Creek Corridor.

Director of Parks and Recreation Steve Beachy provided a report pertaining to the Wolf Pen Creek Corridor background, original goal, the Tax Increment Finance District, Wolf Pen Creek Vision, and recent projects and activities at the amphitheater, trail system and commercial developments. No formal action was taken.

Workshop Agenda Item No. 4 -- Presentation, possible action and discussion regarding the Community Vision Statement.

Deputy City Manager Terry Childers presented an overview of the proposed Community Vision Statement. Mr. Childers pointed out that Phase I of the Comprehensive Plan include the creation of a Community Vision Statement. The final vision will be presented in conjunction with the approval of the final Comprehensive Plan.

After a brief discussion, the consensus of the City Council was to proceed with the work in process.

Council recessed for a short break at 3:12 p.m. and returned to the workshop meeting at 3:20 p.m.

Workshop Agenda Item No. 5 -- Presentation, possible action, and discussion regarding the status of ongoing City department accreditations.

Assistant to the City Manager Hayden Migl introduced this item and presented a brief summary of each City departments' participation in an accreditation program.

Recreation Supervisor and project team leader Geri Marsh illustrated a summary of the Parks and Recreation Departmental Accreditation efforts and process. Ms. Marsh noted that the accreditation benefits the entire organization and reflects well on the whole community. Council members directed staff to draft a resolution supporting City departments pursuing the accreditation program.

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

This item was postponed until June 2007 meeting.

Workshop Agenda Item No. 7 -- Presentation, possible action, and discussion regarding public improvement district.

Deputy City Manager Terry Childers noted that Texas law provides multiple ways to finance needed public improvements including the use of special assessments such as a Public Improvement District. The Public Improvement District Assessment Act allows any city to levy and collect special assessments on property that is within the city or within the city's extraterritorial jurisdiction (ETJ) in order to accomplish any of the following improvements:

- Water, wastewater, health and sanitation, or drainage improvements
- Street and sidewalk improvements
- Parking improvements
- Library improvements
- Park, recreation, and cultural improvements
- Landscaping and other aesthetic improvements
- Art installation
- Mass transit improvements
- Supplemental safety services for the improvement of the district, including public safety and security services
- Supplemental business-related services for the improvement of the district, including advertising and business recruitment and development

There are multiple steps involved in creating a Public Improvement District including a petition from property owners within the district, the appointment of an advisory board to develop an improvement plan, a public hearing, five-year service and assessment plan, and an ordinance authorizing special assessment against taxable properties with the district.

Council members agreed with the Public Improvement District concept plan.

Workshop Agenda Item No. 8 -- Council Calendars

Council reviewed their upcoming events.

Workshop Agenda Item No. 9 -- 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 member McIlhane requested a workshop agenda item regarding the Zoning Overlay ordinance. Council member Ruesink seconded the motion, which carried unanimously, 6-0.

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

Council member Massey requested a workshop agenda item on citizen concerns regarding noise, smoking, and consumption of alcohol at the Wolf Pen Creek Amphitheater. Council member McIlhaney seconded the motion, which carried unanimously, 6-0.

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

Workshop Agenda Item No. 10 -- 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 Gay reported on the recent meeting of the Intergovernmental Committee Meeting.

Council member McIlhaney reported on deliberations held at the Transportation Committee Meeting.

Council member Scotti presented a brief report on the Research Valley Partnership meeting.

Council member Ruesink made comments regarding a workshop meeting sponsored by the Brazos Valley Council of Governments regarding illegal dumping.

Council members advised staff to move forward to develop a schedule for Internal Auditor interviews.

Workshop Agenda Item No. 11 -- Executive Session will immediately follow the workshop meeting in the Administrative Conference Room.

At 4:25 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}

Application with TCEQ in Westside/Highway 60 area, near Brushy Water Supply Corporation.
Application for sewer package plant in Nantucket area.

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.

Cause No. GN-502012, Travis County, *TMPA v. PUC* (College Station filed Intervention 7/6/05) Sewer CCN request.

Legal aspects of Lease Agreement for No. 4 Water Well and possible purchase of or lease of another water site.

Civil Action No. H-04-3876, U.S. District Court, Southern District of Texas, Houston Division, *JK Development v. College Station*.

Cause No. 06-002318-CV-272, 272nd Judicial District Court, Brazos County, Texas, Taylor Kingsley v. City of College Station, Texas and Does 1 through 10, inclusive.

Cause No. 485, CC, County Court at Law No. 1, Brazos County, Texas, City of College Station v. David Allen Weber, et al.

Bed & Banks Water Rights Discharge Permits for College Station and Bryan.

Economic Incentive Negotiations {Gov't Code Section 551.087}

1. Spring Creek Business Park
2. Data Center

Workshop Agenda Item No. 12 -- 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 recessed from executive session at 6:25 p.m. No action was taken

Workshop Agenda Item No. 13 -- Adjourn.

Hearing no objections, the meeting adjourned at 6: 26 p.m. on Thursday, May 24, 2007.

PASSED and APPROVED on the 14th day of June, 2007.

APPROVED:

Mayor Ben White

ATTEST:

City Secretary Connie Hooks