



**Mayor**  
Ben White

**Mayor ProTem**

**City Manager**  
Glenn Brown

**Councilmembers**  
John Crompton  
James Massey  
Dennis Maloney  
Katy-Marie Lyles  
Lawrence Stewart  
David Ruesink

**Minutes**  
**City Council Special Workshop Meeting**  
**Monday, July 6, 2009 4:00 p.m.**  
**City Hall Council Chambers, 1101 Texas Avenue**  
**College Station, Texas**

**COUNCIL PRESENT:** Mayor White, Council members Crompton, Maloney, Massey, Lyles, Ruesink, Stewart

**STAFF PRESENT:** City Manager Brown, Assistant City Manager Merrill, Assistant City Manager Neeley, City Attorney Cargill, Jr., City Secretary Hooks, Deputy City Secretary McNutt, Management Team

**Item No. 1 Call meeting to order.**

Mayor White called meeting to order at 4:00 p.m.

**Item No. 2 Presentation, possible action, and discussion regarding the fee structure for services provided by the Planning & Development Services Department and the Public Works Department.**

Bob Cowell, ACIP, Director of Planning and Development Services presented Council presented updated information on the following practices and policies: Current fee revenues, Costs, Compliance with Council established cost recovery policies, and Comparison to benchmark communities. He also included information outlining the conclusions and recommendations of the DMG-Maximus study, historic information regarding development fees in College Station, estimates of current costs associated with building and development review, building and development fee structures for comparison of the benchmark communities, and impact and revenue scenarios. Staff recommended adoption of the fee schedule as provided and that adoption be incorporated into the FY10 budget cycle.

Council member Crompton moved to approve one half of the proposed fees effective October 1, 2009 and the remaining one half effective March 1, 2010. Council member Maloney seconded the motion.

Council member Massey made a substitute motion to support the 80% fee recovery policy by phasing in the fee increases, including one half of the recommended fee increase effective October 1, 2009 and an interim review six months thereafter. Council member Maloney seconded the motion, which carried 7-0.

FOR: Mayor White, Crompton, Massey, Maloney, Lyles, Stewart, Ruesink

AGAINST: None

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**Item No. 3 Presentation, possible action, and discussion regarding the requirements of the City's Rental Registration program as codified in Chapter 4, Section 19 of the Code of Ordinances for the City of College Station, TX.**

Bob Cowell presented a brief overview of the requirements of the City's Rental Registration program. Staff requested that Council provide direction on any desired amendments to the Rental Registration Requirements.

No formal action was taken.

Mayor White called for a brief recess at 5:23 p.m. Council continued discussions at 5:45 pm.

**Item No. 4 Presentation, possible action, and discussion regarding exploration of available financing options for the City's planned convention center.**

David Gwin, Director of Economic Development Services reported that the staff has moved forward with the redevelopment of the Chimney Hill Shopping Center as the City's new convention center. His report included the staff's responsibility of property management of the site and its six tenants. Other items of interest were the receipt of fifteen request for qualifications from numerous experienced and well-qualified firms. And, the Texas State Legislature approved and Governor Perry signed into law a possible ¾% increase in the Hotel Occupancy Tax available to the City for his specific project.

Staff seeks feedback and direction from the Council in regards to the referred funding strategy for the facility and project.

Jeff Kersten, Chief Financial Officer presented the possible funding sources of the future convention center and the key Assumptions: Primary funding source was the Hotel Occupancy Tax, Consider reducing current Hotel Occupancy Tax Funding, Additional ¾ % Hotel Occupancy Tax, Set aside Hotel Occupancy Tax beginning in FY 10, TIF will be established, Lease revenues, and Parking revenues. Also, he presented the three (3) funding options to consider which are:

**Option 1**

Go forward – Reduce Hotel Tax Expenditures by 50% in FY 2010

- Fund CVB at 100% of FY 2009 reoccurring level
- Reduce Hotel Tax expenditures by 50% in FY 2010
- Shift funds to convention center Project - \$2.55 - \$2.7 million per year
- Begin Master Planning Process in FY 2010
- Begin Design in FY 2011
- Begin Construction in FY 2012
- Open in FY 2013 or FY 2014

**Option 2**

Wait five (5) years – Pursue public / private partnership with hotel developer

- Delay project for five (5) years
- Pursue a public / private partnership
- Maintain funding levels in hotel tax fund
- Begin setting aside available hotel tax funds for convention center \$2.05 - \$2.2 million per year
- Convention center hotel revenues – HOT and TIF
- Move forward with Convention center master planning in FY 2010 to FY 2011

*On Behalf of the Citizens of College Station, Home of Texas A&M University, We will continue to Promote and Advance the Community's Quality of Life*

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- Begin design in FY 2014
- Begin construction in FY 2015
- Open in FY 2017 or FY 2018

Option 3

Go forward – Reduce Hotel Tax Expenditures by 50% over Three (3) years

- Fund CVB at 100% of FY 2009 reoccurring level
- Reduce Hotel Tax expenditures by 15% in FY 2010, 15% in FY 2011 and 20% in FY 2012
- Shift Funds to Convention Center Project
- Begin Master Planning Process in FY 2010
- Begin Design in FY 2011
- Begin Construction in FY 2012
- Open in FY 2013 or FY 2014

Staff recommended to Council Option 1 on the financing option for the City's planned convention Center.

Council member Crompton made a motion to approve Option 1 on the financing option for the City's planned convention center. Council member Maloney seconded the motion, which carried 6-1.

FOR: Mayor White, Council members Crompton, Massey, Maloney, Stewart, and Ruesink

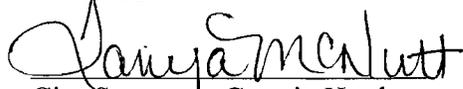
AGAINST: Council member Katy-Marie Lyles

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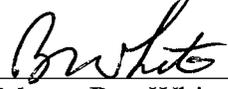
Having no objections, Mayor White adjourned the meetings at 7:10 p.m. on Monday, July 6, 2009.

PASSED AND APPROVED this 23<sup>rd</sup> day of July, 2009.

ATTEST:

  
City Secretary ~~Connie Hooks~~  
Deputy

APPROVED

  
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Mayor Ben White