



**Mayor**  
Ben White  
**Mayor Pro Tem**  
David Ruesink  
**City Manager**  
Glenn Brown

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

**Minutes**  
**City Council Workshop Meeting**  
**Thursday, March 25, 2010 at 3:00 p.m.**  
**City Hall Council Chambers, 1101 Texas Avenue**  
**College Station, Texas**

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

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

**COUNCIL MEMBER ABSENT:** Mayor Pro Tem Ruesink

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

**Item No. 2h - Resolution for water conservation incentive program.** Council member Crompton stated concern about the water usage report for city facilities. Mr. Coleman replied that a water usage report describing domestic and commercial usage and City Council will receive monthly. The City Council will receive an expansive report on April 22. Council member Massey made a motion to include in the rebate program other types of rain collection systems which meet the water conservation solutions, similar to rain barrels available for purchase. Council member Lyles seconded the motion, which carried 6-0.

**Item No. 2b - Change order for construction of Water Well No. 8.** Council member Stewart inquired about the number of bidders for this contract. Mr. Gilman replied that the "enclosure" was added to the contract and thus, all bids were rejected because the bids did not meet certain specifications. The risk and liability is now the original contractor's responsibility.

**Item No. 2e - Carters Creek Wastewater Treatment Plant Headwork** – Council member Stewart inquired if this modification will control the odor problem at Carters Creek Wastewater Treatment Plant. Mr. Coleman replied that the chronic odor problem is significantly less, but occasional centrifuge maintenance processes may generate odors.
- Presentation, possible action, and discussion regarding the performance, progress and future plans of the Research Valley Partnership (RVP).**

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David Gwin, Director of Economic and Community Development introduced Todd McDaniel, Research Valley Partnership President and CEO.

Mr. McDaniel presented a semi-annual performance briefing including the progress and future plans of the RVP. No formal action was taken.

3. **Presentation, possible action, and discussion regarding modifications to Chapter 7 Health & Sanitation, Section 1 through 3 of the City of College Station Code of Ordinances as it relates to noise and nuisance.**

Assistant Police Chief Scott McCollum presented a list of modifications to Chapter 7, Sections 1 through 3 of the Code of Ordinances as it relates to noise and nuisance. This item was addressed by City Council in February 2009, and several noise concerns have been addressed in the proposed ordinance. Council directed staff to move forward.

5. **Presentation, possible action, and discussion regarding the City of College Station rental registration program.**

Bob Cowell, ACIP, Director Planning & Development Services updated Council on the rental registration program. Staff recommended continuation of the Rental Registration program as it currently exists with the revision of removing the requirement that a local point of contact be provided. Council concurred with staff recommendation.

4. **Presentation, possible action, and discussion regarding an update on the convention center project.**

David Gwin updated Council on request for proposals for professional services in order to help develop an updated market analysis and feasibility study, for the proposed convention center project. Staff was fully committed to the realization of this project. Mr. Gwin continued by stating that the economic situation has raised issues about the timing of this component.

Current Project Phasing Plan:

Phase 1: Feasibility Study and Stakeholder Engagement

Phase 2: Master planning and design

Phase 3: Construction

Council directed Mr. Gwin to continue meeting with the CVB and stakeholders toward the common goal of a College Station convention center. Council members emphasized the importance and urgency to follow through with stakeholders.

At 5:30 p.m. Mayor White deferred the remainder of workshop items until after regular meeting.

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At 5:30 pm, Mayor White announced that the City Council would convene into executive session pursuant to Sections 551.071, 551.074, and 551.087 of the Open Meetings Act to seek the advice of our city attorney, economic development negotiations, and to consider the evaluation of public officers.

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10. **Executive Session will immediately follow the workshop meeting 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:**
- a. City of Bryan's application with TCEQ for water & sewer permits in Westside/Highway 60 area, near Brushy Water Supply Corporation to decertify City of College and certify City of Bryan
  - b. Discussion of Legal Issues Regarding: Wellborn Incorporation Request
  - c. Water CCN / 2002 Annexation / Wellborn Water Supply Corporation
  - d. Sewer CCN permit requests for Brushy & Wellborn Services Areas
  - e. Water CCN permit requests for Brushy & Wellborn Services Areas
  - f. Legal aspects of Water Well, permits and possible purchase of or lease of water well sites
  - g. TMPA v. PUC (College Station filed Intervention)
  - h. City of Bryan suit filed against College Station, Legal issues and advise on Brazos Valley Solid Waste Management Agency contract, on proposed methane gas contract
  - i. Update on legal proceedings for Grimes County Landfill site and contracts for development of Grimes County site
  - j. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White
  - k. Chavers et al v. Tyrone Morrow, Michael Ikner, City of Bryan, City of College Station, et al
  - l. Rogers Sheridan v. Barbara Schob & Greg Abbott
  - m. Clancey v. College Station, Glenn Brown, and Kathy Merrill
  - n. Verizon v. City of College Station
  - o. Legal Aspects of Brazos Valley Convention & Visitors Bureau Articles of Incorporation and Bylaws
  - p. Contemplate Litigation, Legal remedies available to abate weeds, rubbish, brush and other unsanitary matter from a lot in the College Hills residential area.

**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 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. Possible prospective project for generating additional sales tax, community pride.

11. **Action on executive session or any workshop agenda item not completed or discussed in today's workshop meeting may be discussed in tonight's Regular Meeting if necessary.**  
No formal action was taken.

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*Mayor White concluded regular session at 8:24 p.m. and reconvened the Workshop meeting at 8:50 p.m. No formal action was taken.*

6. **Presentation, possible action, and discussion concerning the Bike Loop Phase II project alignment.**

Chuck Gilman, Director of Capital Improvement Projects presented the Bike Loop Phase II project alternative alignment. This phase of the project was funded in part by the federal grant administered by TxDOT through the Texas Statewide Transportation Enhancement Program to create a circular connection of bicycle facilities in College Station improving mobility and connecting the Texas A&M campus, retail centers, and several City parks and buildings. Also, project will spend the remaining grant balance and complete the College Station Bike Loop. Staff recommended Council's approval of the alternative alignment.

Council member Maloney moved to approve the alternative alignment in the Bike Loop Phase II project. Council member Stewart seconded the motion, which carried 6 - 0.

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

AGAINST: None

ABSENT: Ruesink

7. **Council Calendar**

Council reviewed upcoming Council activities.

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.**

Council member Crompton moved to approve future workshop item on RVP policies. Council member Maloney seconded the motion, which carried 6-0.

Council member Maloney moved to approve future workshop item on the directions of the education facilities project. Council member Stewart seconded the motion, which carried 6-0.

9. **Discussion, review and possible action regarding the following meetings: Arts Council of the Brazos Valley, Audit Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, Cemetery Committee, Code Review Committee, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Committee, Metropolitan Planning Organization, National League of Cities, 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, Texas Municipal League, Transportation Committee, Wolf Pen Creek Oversight Committee, Wolf**

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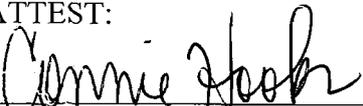
**Pen Creek TIF Board, Zoning Board of Adjustments, BVSWMA, Signature Event Task Force, (Notice of Agendas posted on City Hall bulletin board).** No discussion was held.

12. **Adjourn.**

Hearing no objections, Mayor White adjourned the meeting at 9:00 p.m. on Thursday, March 25, 2010.

PASSED AND APPROVED this April 8, 2010

ATTEST:

  
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City Secretary Connie Hooks

APPROVED:

  
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Mayor Ben White