



Mayor
Nancy Berry
Mayor Pro Tem
John Crompton
City Manager
Glenn Brown

Councilmembers
Jess Fields
Dennis Maloney
Katy-Marie Lyles
Dave Ruesink

Minutes
City Council Workshop Meeting
Thursday, June 24, 2010 at 3:00 p.m.
City Hall Council Chambers, 1101 Texas Avenue
College Station, Texas

COUNCIL PRESENT: Mayor Nancy Berry, Mayor Pro Tem Crompton, Council members Fields, Maloney, Lyles, Ruesink

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

Mayor Berry called the workshop meeting to order at 3:00 pm. She spoke on the recent death of fellow Council member Stewart.

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

Consent Item No. 2g – **Municipal Irrigation Water Use Report** – Council member Lyles inquired about a report update.

Consent Item No. 2d – **Lighting Upgrades at Stephen C. Beachy Central Park and Veterans Park and Athletic Complex** – Council member Fields inquired about the allocation of bond funds.

2. Presentation, possible action, and discussion regarding the proposed Northgate District parking study and asset assessment.

David Gwin, Director of Economic and Community Development presented an assessment report of current parking inventory and a supply and demand analysis for both public and private parking in the Northgate district. He asked City Council to consider the allocation of monies for parking study and asset assessment for the purpose of providing the City with best practices and integration of the City's three primary parking assets; a future conditions and opportunities assessment; assessment of parking maintenance, management and promotion; and an impact analysis of the various components.

Following lengthy discussion by City Council concerning their expectations to pursue an outside consultant or complete project with internal resources, Council member Fields moved to delay the study, rather engage stakeholder input, survey cost assessment for outsourcing of a study or completion of project by city staff. The motion also included the implementation of a pay station upgrade. Council member Lyles seconded the motion, which carried 5-1.

FOR: Mayor Berry, Council members Fields, Maloney, Lyles, Ruesink
AGAINST: Mayor Pro Tem Crompton

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3. **Presentation, possible action, and discussion regarding the proposed PY 2010 - 2014 Consolidated Plan and FY 2011 Action Plan and Budget.**

David Gwin, Director of Economic and Community Development presented the proposed Consolidated Plan for Plan Year 2010-2014. Included in the proposed Consolidated Plan were goals, objectives, and funding recommendations for projects and programs noted below.

Five Year Consolidated Plan:

- Identifies local community needs
- Sets goals and objectives for the five year period
- Prioritizes and guides activities
- Required by the Department of HUD

Five Year Main Components:

- Description of lead agency and process for developing plan
- Housing and homeless needs assessment
- Housing market analysis
- Strategic plan
- Action Plan

Staff recommended Council review the proposed Consolidated Plan and FY 2011 Action Plan and Budget and provide any feedback and/or direction as desired. Council members commented about the city's involvement in residential construction projects. Staff received direction to focus on programs that do not include the City participating 100% in residential construction.

No formal action was taken.

At 5:15 pm, Mayor Berry announced that the City Council would convene into executive session pursuant to Sections 551.071 and 551.074 of the Open Meetings Act to seek the advice of our city attorney and discuss personnel.

9. **Executive Session will immediately follow the workshop meeting in the Administrative Conference Room.**

Consultation with Attorney {Go's 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:

Litigation

- 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 Station and certify City of Bryan
- b. 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
- c. Water CCN / 2002 Annexation / Wellborn Water Supply Corporation

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- d. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White
- e. Chavers et al v. Tyrone Morrow, Michael Ikner, City of Bryan, City of College Station, et al
- f. Clancey v. College Station, Glenn Brown, and Kathy Merrill

Legal Advice

- a. Discussion of Legal Issues Regarding: Wellborn Incorporation Request
- b. Contemplated Litigation, Legal remedies available to abate weeds, rubbish, brush and other unsanitary matter from a lot in the College Hills residential area.
- c. Discussion of Legal Issues for Special Council Election.

Personnel {Gov't Code Section 551.074}; possible action

The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. City Secretary
- b. Selection process of new City Manager

10. 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.

Mayor Berry reconvened Workshop Agenda at 6:36 pm.

4. Presentation, possible action, and discussion regarding a study to determine what amount is allowable, under State Law, to be charged for City-wide impact fees for water and wastewater.

David Coleman, Director of Water Services presented a status report on the impact fee study performed several years ago by Rimrock Consulting. The study concluded that City-wide impact fees are feasible for water and wastewater systems to help pay for increased capacity of the utility system that is necessitated by development. Mr. Coleman added that the ten year capital plan shall be completed in FY-11. Thus, the determination of the maximum allowable could be adopted, if City Council approved the awarding of the impact fee study.

Mayor Pro Tem Crompton moved approval to allocate funds in the FY-11 Water and Wastewater operating budget for impact fee study. Council member Maloney seconded the motion, which carried 5-1.

FOR: Mayor Berry, Mayor Pro Tem Crompton, Council members Maloney, Lyles and Ruesink
AGAINST: Council member Fields

5. Presentation, possible action, and discussion on selection of Council members to fill vacancies on committees and boards.

Council removed this item for future agenda.

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6. **Council Calendar**
Council reviewed calendar of upcoming meetings and events.

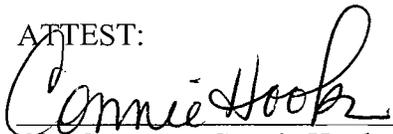
7. **Presentation, possible action, and discussion on future agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**
No discussion was held.

8. **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, BSWMA, BVWACS, Cemetery Committee, Code Review Committee, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Mayor's Council on Physical Fitness, Metropolitan Planning Organization, National League of Cities, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Signature Event Task Force, Sister City Association, TAMU Student Senate, Texas Municipal League, Transportation Committee, Wolf Pen Creek Oversight Committee, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).**
No discussion was needed.

11. **Adjourn.**
Hearing no objections, Mayor Berry adjourned the workshop meeting at 7:05 pm on Thursday, June 24, 2010.

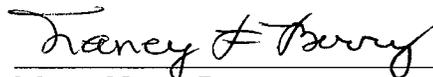
PASSED AND APPROVED this July 8, 2010

ATTEST:



City Secretary Connie Hooks

APPROVED:



Mayor Nancy Berry