

MINUTES OF THE CITY COUNCIL WORKSHOP  
CITY OF COLLEGE STATION  
OCTOBER 25, 2010

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry

**Council:**

John Crompton  
Jess Fields  
Dennis Maloney  
Katy-Marie Lyles  
Dave Ruesink

**City Staff:**

David Neeley, Assistant City Manager  
Carla Robinson, Interim City Attorney  
Sherry Mashburn, City Secretary  
Tanya McNutt, Deputy City Secretary

**Call to Order and Announce a Quorum is Present**

With a quorum present, the Workshop of the College Station City Council was called to order by Mayor Nancy Berry at 3:05 p.m. on Monday, October 25, 2010 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

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

Items 2b, 2i, 2j, 2p, and 2t were pulled from the Consent Agenda.

***Item 2b:*** Chuck Gilman, Director of Capital Projects, reported the land appraised at \$224,000 and the improvements at \$25,000 for a total of \$249,000 in appraised value.

***Item 2i:*** Jeff Kersten, Chief Financial Officer, reported that the City has partnered with Keep Brazos Beautiful for the past 19-20 years. This year's budgeted amount of \$50,240 includes \$30,000 for maintenance and operations. Bryan and the county also fund Keep Brazos Beautiful.

***Item 2j:*** Jeff Kersten, Chief Financial Officer, explained how we make certain that HOT funds go to the affiliates. The City has a funding agreement with the Arts Council. They administer

the funds, and they contract with each of the different affiliates. Our agreement with the Arts Council lays out the requirements for the use of the HOT for eligible items. These stipulations are in the affiliates' contracts as well. We are doing more now than we used to in order to assure the proper use of HOT funds.

**MOTION:** Upon a motion made by Councilmember Maloney and a second by Councilmember Ruesink, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to budget the Arts Council next year from the General Fund, with the HOT fund only going to those eligible entities that put heads in beds. The motion carried.

**Item 2p:** Debbie Eller, Assistant Director of Economic Development, briefly explained the direction they are taking. These funds would be returned to HUD if they are not used for the federal HOME Community Housing Development Organization.

**MOTION:** Upon a motion made by Mayor Berry and a second by Councilmember Fields, the City Council voted three (3) for and three (3) opposed, with Councilmembers Ruesink, Maloney, and Crompton voting against, to deny approval of the contract and allow the funds to return to HUD. The motion failed.

**Item 2t:** Troy Rother, Assistant City Engineer, reported this change was prompted during the Southside meetings, and this was an issue that came up.

## **2. Presentation, possible action, and discussion regarding the economic impact of home building presented by Dr. Elliot Eisenberg.**

Dr. Elliot Eisenberg discussed the impact that homebuilding has on local economic development. The construction phase creates jobs and generates revenue with the purchase of materials, local fees and taxes. The ripple phase (feedback from construction) includes the wages spent in the local economy. In the occupancy phase, earnings are spent in the local economy. Benefits of home construction are widespread, about half in the construction industry and the rest spread throughout the community.

Home construction can saddle local government with big costs (approximately \$5,600 per unit per year) in areas of education, public safety, utilities, etc. This does not include one-time costs associated with necessary infrastructure. However, by the end of the second year the debt has been extinguished; the economic impacts offset the fiscal costs. As the cost of new construction goes down, the longer it takes to pay off the debt.

Councilmember Crompton voiced his skepticism and said there were some conceptual differences. He contends that homes are not part of the basic economy; they are the result. People come to College Station because there is a job here, and because of that job, they build a home. He stated that economic models conveniently demonstrate whatever the sponsors of that model wish to portray. Councilmember Crompton reported that he had reviewed ninety-eight independent studies that looked at the impacts of homes and if they pay for themselves. He stated that Dr. Eisenberg's view is not the common view. Councilmember Crompton noted that College Station has been growing at a furious rate for the past twenty years, but the quality of

life has lessened. If homes are of such a benefit, why is the City short of tax money? The City is delaying road construction and other necessary infrastructure. If all this money was rolling in, we would not have this problem.

**3. Presentation, possible action, and discussion regarding the approval of a construction contract (11-013) with Brazos Paving in the amount of \$4,174,508.86 for the Barron Road Widening Phase 2 Project.**

Chuck Gilman, Director of Capital Projects, explained that the Barron Road Widening Phase 2 project consists of the widening of Barron Road between Decatur Drive and William D. Fitch from a 2-lane asphalt roadway to a 4-lane concrete roadway. Completion is anticipated in June 2012. The construction budget is \$9.7 million; the low bid is \$4.1 million. Savings may be used on other street or transportation projects. Recommendations for such will be brought back to Council for their consideration.

**4. Presentation, possible action, and discussion regarding the approach for the design of the Lick Creek Nature Center.**

Chuck Gilman, Director of Capital Projects, reported they are ready to begin development of a master plan for the Lick Creek Nature Center in fiscal year 2011. This will include identifying major amenities, strategic placement of facilities, basic infrastructure needs, incorporating standards from the UDO, etc. Staff is recommending that Council appoint an advisory group to provide staff and the architect/engineer direction on the facility, including amenities, features, facility programming, and aesthetics. The overall budget is just under \$2.5 million. \$100,000 has been budgeted for FY2011 for the design approach. Operations and maintenance costs will depend on the design.

Council directed staff to move forward.

**5. Presentation, possible action, and discussion regarding the proposed park in Northgate (Park Zone 1).**

David Schmitz, Interim Director of Parks and Recreation, provided a brief history on the Northgate Redevelopment Plan. Staff feels that purchase of the Boyett property is necessary to implement the conceptual design of the park developed for the Northgate District. Funds for the purchase of the land are coming from the Neighborhood Parks Revolving Fund. These funds will be replenished. This is currently the only park in this zone to spend the Parkland Dedication funds. Staff recommends approval of the contract and moving forward to expand the park.

**6. Presentation, possible action, and discussion regarding the scope of work for a construction contract with Elliott Construction to replace water and wastewater lines in the Southwood area.**

David Coleman, Director of Water Services, briefed the City Council on the scope of work for this rehabilitation contract. This project will replace water and wastewater lines that have exceeded their useful service life, in the area north of Consolidated High School.

## **7. Council Calendar**

- **October 26-29 TML Annual Conference in Corpus Christi at 8:00 a.m.**
- **October 26 Lecture/Presentation by Curt Smith and Roman Popadiuk at George Bush Presidential Library at 6:00 p.m.**
- **October 28 Forum on Public Affairs featuring Laura Bush at George Bush Presidential Library, 5:30 p.m.**
- **November 4 Planning & Zoning Meeting in Council Chambers at 6:00 p.m.**
- **November 8 B/CS Chamber of Commerce Annual Banquet at the Hilton-College Station at 6:00 p.m.**
- **November 10 Workshop/Regular Council Meeting in Council Chambers at 3:00 & 7:00 p.m.**
- **November 11 Dedication of the Korean War Memorial on the Lynn Stuart Pathway, Veterans Park, 4:00 p.m.**
- **November 11 Reading of the Names at the Veterans Memorial, Adams Plaza, Veterans Park, 6:00 p.m.**
- **November 11 Veterans Memorial Day Ceremony at the American Pavilion, Veterans Park, 7:00 p.m.**

There was no discussion on the Council calendar.

**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 future items were brought forward.

**9. Discussion, review and possible action regarding the following meetings: Arts Council of the Brazos Valley, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, BVSWM, 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, Mayor's Development Forum, 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.**

There were no meeting reports.

## **10. Executive Session**

In accordance with the Texas Government Code §551.071-Consultation with Attorney, and §551.074-Personnel, the College Station City Council convened into Executive Session at 5:40 p.m. on Monday, October 25, 2010 in order to continue discussing matters pertaining to:

A. Consultation with Attorney to seek advice regarding pending or contemplated litigation regarding:

- 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
- 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
- Water CCN / 2002 Annexation / Wellborn Water Supply Corporation
- Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White
- Chavers et al v. Tyrone Morrow, Michael Ikner, City of Bryan, City of College Station, et al
- Clancey v. College Station, Glenn Brown, and Kathy Merrill

B. Consultation with Attorney to seek legal advice regarding:

- Discussion of Legal Issues Regarding: Wellborn Incorporation Request
- Contemplated Litigation, Legal remedies available to abate weeds, rubbish, brush and other unsanitary matter from a lot in the College Hills residential area.
- Legal issues of purchase and lease back to Arts Council

C. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

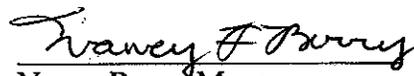
- City Manager

The Executive Session recessed at 6:58 p.m. on Monday, October 25, 2010 and reconvened at 10:20 to finish discussing the matters listed above. The Executive Session adjourned at 10:37 p.m. on Monday, October 25, 2010.

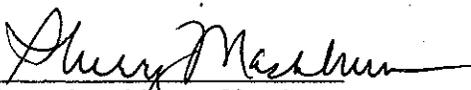
No action was required from Executive Session.

## 11. Adjournment

There being no further business, Mayor Berry adjourned the workshop of the College Station City Council.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary