

MINUTES OF THE CITY COUNCIL WORKSHOP  
CITY OF COLLEGE STATION  
MARCH 10, 2011

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry

**Council:**

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

**City Staff:**

David Neeley, City Manager  
Kathy Merrill, Assistant City Manager  
Carla Robinson, 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 3:00 p.m. on Thursday, March 10, 2011 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.**

No items were pulled from the Consent Agenda.

**2. Presentation, possible action, and discussion introducing Mr. Bryan Griesbach, BVSWMA, Inc. Executive Director to the College Station City Council.**

Bryan Griesbach, Executive Director of BVSWMA, Inc., came forward to introduce himself. He applauded staff for their assistance in his transition. He reported that the site has been highlighted in the American Public Works Association magazine, noting that the site is the only LED certified landfill in the U.S. The new facility will be opening soon, possibly within the next

60-90 days. He has been in the profession for 21 years and stated this facility is the finest he has ever seen.

**MOTION:** Upon a motion made by Councilmember Crompton and a second by Councilmember Fields, the City Council voted seven (7) for and none (0) opposed, to approve Bryan Griesbach as Executive Director of BVSWMA, Inc. The motion carried unanimously.

**3. Presentation, possible action, and discussion regarding the economics of possible implementation of "system capacity" impact fees for Water and Wastewater.**

Dave Coleman, Water Services Director, presented a recap. The report was completed and approved by CIAC. Maximum fees considered for water was \$1,480 and wastewater was \$1,578. Staff's policy recommendation to CIAC was to implement water/wastewater impact fees at \$400 each and zero out the five existing impact fees on specific lines. Impact fees will directly affect our ability to support future development. Wastewater is nearing capacity, and staff is considering a joint meeting with Planning and Zoning to review the wastewater master plan. On April 28, the Council will have the second and final public hearing and will consider adoption of impact fees.

Jeff Kersten, Director of Finance, presented some assumptions regarding impact fees. Assumptions included the City collecting impact fees for 5 years, using an example of a capital project of \$10 million, and considering various funding sources. Assuming the issuance of a twenty-year debt, he showed what the impact is with and without an impact fee. No water impact fees could result in a rate increase of 5.6%. A water impact fee could result in a rate increase of 3.3%. He also reviewed what impact different fees would have. A lower fee of \$150 still needs a 5.4 % increase and the higher fee of \$400 results in a 5% rate increase. Wastewater impact fees could result in a rate increase of 6.1% for no fee and 5.3% for a \$400 fee.

Dr. Jim Gaines, Research Economist, TAMU Real Estate Center, reported that the Bryan/College Station area is doing very well. College Station grew 38% this census period. The Hispanic community growth is significant as compared to others. Single-family building permits have been up and down during certain periods, and for the most part, the fall off has not been as pronounced as other areas of the state. The value of permits since 1994 is \$122,000 per dwelling unit on average. Looking at the 2009 breakdown of the average household income in the community, assuming a 10% down payment, a 5% fixed rate, along with other variables, 42% of households in the area cannot afford to pay more than \$75,000 for a home. Another 22% cannot afford to pay more than \$125,000. 64% of households in the greater community cannot afford pay more than \$125,000 based on these assumptions. As home values increase, for every \$1,000 increase, more families cannot afford a home, with a lesser impact on lower income homes than upper income homes. Material costs are going up, and it is a matter of time for interest rates to increase. The median home price is extremely important. We have had continuously increasing median home prices as compared to other areas of the state. We are running 6-7% below trend.

**4. Council Calendar**

- **March 17 Planning & Zoning Commission Meeting in Council Chambers at 6:00 p.m.**

- March 21 IGC Meeting at BVCOG, 12:00 p.m.
- March 22 Special Council Meeting/Annexation Public Hearing at Wellborn Community Center, 6:00p.m.
- March 23 Leadership Brazos Local Government Day at Wolf Pen Creek - Green Room – 1015 Colgate Drive, 8:15 a.m.
- March 24 City Council Workshop/Regular Meeting 3:00 p.m. and 7:00 p.m.
- March 31 Youth Advisory Committee Town Hall Meeting at A&M Consolidated High School Lecture Hall, 4:30 p.m.

On March 30 is the groundbreaking for the new Scott & White Hospital in the morning and the Police Banquet that evening.

**5. 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.**

Councilmember Maloney inquired how the “Adopt a Park” program was progressing.

Mayor Berry requested an item to discuss the disposition of City property, specifically the vacant land in Northgate.

**6. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, 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, BVSWMA, 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.**

Mayor Berry briefly reported on BVWSMA and the Council of Governments. Also, the Health Department has prepared a video showcasing what they do.

Councilmember Ruesink reported on the Sister Cities retreat. They have added Kazan, Russia to the emeritus status list, and Belgium was added as the most probable country to be added to the next Sister City country in addition to the cities in Mexico and Germany. They are planning a summit to bring TAMU organizations and city groups to discuss ways in which they work with international people. He is also reported that the CVB met and selected a company to study what is the most effective and efficient use of the hotel occupancy tax.

## 7. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.072 – Deliberation Regarding Real Property, and §551.074-Personnel Matters, the College Station City Council convened into Executive Session at 4:20 p.m. on Thursday, March 10,, 2011 in order to continue discussing matters pertaining to:

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

- 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
- Clancey v. College Station, Glenn Brown, and Kathy Merrill
- Rachel Rahn v. Alma Martinez, The Arkitek Studio, Inc. et al, Cause No. 09-000656-CV361
- Timothy Delasandro et al v. City of College Station et al; Cause No. 11-000240-CV-272
- City of College Station, Texas, v. Virtual Equity Group, Inc, et al relating to nonpayment of hotel occupancy taxes for College Station Inn
- Weingarten Realty Investors v. College Station, Ron Silva, David Ruesink, Lynn McIlhaney, and Ben White
- Chavers et al v. Tyrone Morrow, Michael Ikner, City of Bryan, City of College Station, et al

B. Consultation with Attorney to seek legal advice; to wit:

- Legal issues regarding possible revenue sharing and legislation in bio-corridor
- Legal Issues Related to Wellborn Annexation
- Legal issues related to the City's agreement with the Convention and Visitors Bureau

C. Deliberation regarding real property; to wit:

- Shake's lease at Chimney Hill property

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

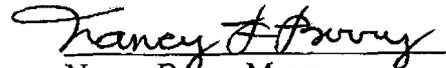
- City Council Self-Evaluation

The Executive Session adjourned at 5:17 p.m. on Thursday, March 10, 2011.

No action was required from Executive Session.

**8. Adjournment**

**MOTION:** There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 5:18 p.m. on Thursday, March 10, 2011.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary