

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
JANUARY 12, 2012

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Jess Fields
Karl Mooney, arrived after roll call
Katy-Marie Lyles
Julie Schultz
Dave Ruesink

City Staff:

David Neeley, City Manager
Kathy Merrill, Deputy City Manager
Frank Simpson, Deputy 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 3:13 p.m. on Thursday, January 12, 2012 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.

Item *2i* was pulled for clarification.

2i: David Schmitz explained that we can't always use volunteers in those roles; the contract covers local leagues and tournaments. Tournament play requires real officials, and in other leagues, it can become a safety issue. We do use some volunteers outside the scope of this contract. The cost fluctuates year to year due to the number of leagues and tournaments.

2. Presentation, possible action, and discussion on the scope of the Citizens Charter Review Commission and provide direction regarding the charter provisions to be reviewed.

Sherry Mashburn, City Secretary, reported the Citizens Charter Review Commission had just begun its review of the City Charter last spring when Senate Bill 100 was approved. Due to the immediate need to address the election date, the Commission focused its energies only upon that one issue in order to place a possible amendment to the Charter on the November 2011 ballot. The Commission is ready to complete its review of the Charter, and staff is requesting input from the Council as to when the Council expects to hold the Charter amendment election. The earliest date we can hold the election is November 2012, which will also be a presidential election year. The other dates available are May 2013 and November 2013.

Lynn McIlhaney, chair of the Citizens Charter Review Commission, reported there are major issues that the Commission has not yet addressed; for instance, referendum and recall will take a lot of time, as well as other major issues. Once those have been reviewed, they will have to prepare the ballot language for the Council's consideration. The legal side has already been addressed as far as conflicts with state law. An additional goal of the Commission was to have public hearings during the process. When asked her preference for an election date, she stated that she is more concerned with a shorter time frame than a longer time frame because of the major changes to be reviewed.

MOTION: Upon a motion made by Councilmember Ruesink and a second by Councilmember Schultz the City Council voted seven (7) for and none (0) opposed, to direct the Commission to work toward a November 2012 election date, with Public Hearings at the Council level, and with the proviso that if the Commission determines they cannot meet the timeline, the Council will reconsider the election date. The motion carried unanimously.

3. Presentation, possible action, and discussion regarding the benefits of the Automated Street Light Monitoring System initially installed in 2009.

Timothy Crabb, Assistant Director of Electric Utilities, reported on the Street Light Monitoring System. An initial investigation into street light outages started in 2007, and an RFP was put out by the City in August, 2008. ROAM nodes and new bulbs on all Thoroughfare lighting (2000 units) were installed in April, 2009. An additional 775 nodes using CSU Crews were installed in 2009-2010, and in March 2010 the City installed ROAM nodes and new bulbs in Residential lighting (approx. 2000 units). We have far exceeded any city in Texas with the amount of operational lights. System benefits include a reduction in street light maintenance O&M by about \$60,000/year. There has also been a reduction in power usage by approximately 300,000 kWh/year. Street light calls from customers are now almost nonexistent. CSU is gathering information and has learned that LEDs are seven to ten times more expensive, and we know we lose about ten to twenty lights per major lightning storm. We are the first complete street light monitoring system in Texas, and presentations have been made by CSU to several groups about our system. We have been working with ROAM to "tweak" the system and to solve critical problems. The system has performed as expected, and we are still on track for it to pay for itself in savings in less than five years.

4. Presentation, possible action, and discussion regarding the College Station Utilities (CSU) tree trimming contract and to define services available to our customers for tree removal near power lines. This item is also on the Consent Agenda - Item 2b.

Timothy Crabb, Assistant Director of Electric Utilities, this a new three-year contract with Rios. This contract will include right-of-way trimming for overhead power lines on a three-year cycle; sixteen weeks of “other” work outside maintenance trimming; trimming transmission rights-of-way; an additional eight weeks of “other” work to account for additional tree removal. They are required to have an English-speaking person on site with each tree trimming crew. The Customer Safety Assistance Tree Program assists customers in safely removing trees from areas with overhead power lines by topping trees that need to be removed near overhead power lines, and temporarily removing the overhead service to a home so that the customer can remove a tree. CSU makes sure the program is communicated to customers through the “Featured Content” in the January Utility Bill Insert, blogs and news stories, and social media. They are creating a video showing aspects of the program. Mr. Crabb stated that CSU is committed to maintaining service quality through an aggressive tree trimming program. They are committed to safety, for the system, and for the public.

5. Council Calendar

- **January 16 City Offices Closed – HOLIDAY**
- **January 18 Greenways Tour at City Hall - Main Entrance, 3:00 p.m.**
- **January 19 BCS Chamber of Commerce - Business After Hours at Briarcrest Country Club – 1929 Country Club Drive – Bryan, 5:30 p.m.**
- **January 19 P&Z Workshop/Meeting in Council Chambers at 6:00 p.m.**
- **January 23 IGC Meeting at BVCOG, 12:00 p.m.**
- **January 26 City Council Workshop/Regular Meeting at 3:00 & 7:00 p.m.**

Council reviewed the Council calendar. Staff was requested to attach the Council assignment to the P&Z meeting.

6. 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 Fields requested a workshop regarding the ICLEI to review our membership and if it represents the interests of our citizens. Staff was directed to provide some information on this to see if a workshop item is warranted.

Councilmember Mooney requested an item to discuss street widths and on-street parking.

7. 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, Convention & Visitors Bureau,

Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, 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, Zoning Board of Adjustments.

Councilmember Ruesink reported on Sister Cities. They will be sponsoring students (ninth and tenth graders) for a visit to Greiswald, Germany.

Mayor Berry reported that the MPO met to discuss priorities. She will be attending the US Conference of Mayors next week.

Councilmember Mooney reported on CVB meeting and the impact to the community from the renovation of Kyle Field.

8. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, and §551.072-Deliberation Regarding Real Property, the College Station City Council convened into Executive Session at 5:01 p.m. on Thursday, January 12, 2012 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 Bryan
- Rachel Rahn v. Alma Martinez, The Arkitex Studio, Inc. et al, cause No. 09-000656-CV361
- Chavers et al v. Tyrone Morrow et al, No. 10-20792; Chavers v. Randall Hall et al, Case No. 10 CV-3922
- College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023
- Woodruff v. College Station, Cause No. 10-000515-CV-272
- Legal issues related to Public Works' employee complaint
- Shirley Maguire and Holly Maguire vs. City of College Station, Cause No. 11-002516-CV-272, in the 272nd District Court of Brazos County, Texas

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

- Legal issues related to the Borrowed Employee Agreement between College Station and BVSWMA, Inc.

C. Deliberation Regarding Real Property; to wit:

- 204-220 Holleman Dr

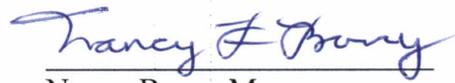
- Property located at or near University Drive and Tarrow/East Tarrow Streets in College Station.
- Property located generally southwest of the intersection of Dartmouth Street and Holleman Drive in College Station.

The Executive Session adjourned at 6:58 p.m. on Thursday, January 12, 2012.

No action was required from Executive Session.

9. Adjournment

MOTION: There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 6:58 p.m. on Thursday, January 12, 2012.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
JANUARY 12, 2012

STATE OF TEXAS §

COUNTY OF BRAZOS §

Present:

Nancy Berry

Council:

Blanche Brick
Jess Fields
Karl Mooney
Katy-Marie Lyles
Julie Schultz
Dave Ruesink

City Staff:

David Neeley, City Manager
Kathy Merrill, Deputy City Manager
Frank Simpson, Deputy 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 Regular Meeting of the College Station City Council was called to order by Mayor Nancy Berry at 7:11 p.m. on Thursday, January 12, 2012 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

1. Pledge of Allegiance, Invocation, consider absence request.

Presentations and Recognitions:

- **Presentation of the Texas Amateur Athletic Federation Silver Member City Award and individual service awards to the Parks and Recreation Department.**

Mayor Berry and the Council recognized Sheila Walker, Recreation Supervisor, and Jana Church, Recreation Supervisor, for their service.

Citizen Comments

There were no Citizen Comments.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- December 8,2011 Workshop and Regular Council Meeting
- December 15,2011 Executive Session and Special Joint Meeting with City of Bryan

2b. Presentation, possible action and discussion regarding Resolution 01-12-12-2b, awarding a three year contract (contract no. 12-055; bid no. 12-022) for Electric System Right-of-way Clearing and Tree Trimming to Rios Tree Services, Inc. in the amount of \$1,294,002.40. This item is also on the Workshop Agenda - Item 4.

2c. Presentation, possible action, and discussion on the renewal for the rental of heavy equipment with Mustang Rental Services of Bryan, TX in the amount of \$75,000 annually.

2d. Presentation, possible action, and discussion regarding approval for the purchase of the equipment and services for upgrade of the Mobile Data Terminal (MDT) System from Moseley Associates for an amount not to exceed \$268,156.95.

2e. Presentation, possible action, and discussion regarding a contract to upgrade the Northgate Street Meter System with IPS Group, Inc. in the amount of an initial one-time cost of \$88,614 and an on-going annual cost of \$20,475.

2f. Presentation, possible action, and discussion on approval of an Amendment to the Enterprise Agreement (EA) for Microsoft software.

2g. Presentation, possible action, and discussion regarding an electric transmission Interconnection Agreement with Bryan Texas Utilities (BTU).

2h. Presentation, possible action, and discussion regarding approval of an electric transmission Interconnection Agreement with Entergy Texas, Inc. (ETI).

2i. Presentation, possible action, and discussion regarding renewal of an Agreement for Services with the Brazos Valley Softball Umpires Association to provide officiating services for City athletic leagues, programs and tournaments (Contract Number 12-093) in an amount not to exceed \$190,000.00 per year.

2j. Presentation, possible action and discussion on a one year lease extension for Gambro Healthcare of Texas (aka DaVita, Inc.) in the Chimney Hill Shopping Center. Effective August 2012, the minimum monthly rent will increase from \$2 1,53 1.61 to \$22,177.09.

Item 2i was pulled for a separate vote, and item 2j was postponed until a later date.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda, less items 2i and 2j. The motion carried unanimously.

(2i)MOTION: Upon a motion made by Councilmember Lyles and a second by Councilmember Schultz, the City Council voted six (6) for and one (1) opposed, with Councilmember Fields voting against, to renew the Agreement for Services with the Brazos Valley Softball Umpires Association to provide officiating services for City athletic leagues, programs and tournaments (Contract Number 12-093) in an amount not to exceed \$190,000.00 per year. The motion carried.

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2012-3392 amending Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning 17.07 acres located at 1401 Arnold Road, generally located west of the College Station Medical Center and south of the Southwood Community Park, from R-1 Single-Family Residential to PDD Planned Development District.

At approximately 7:28 p.m., Mayor Berry opened the Public Hearing.

Jesse Durden, 110 Lincoln Ave, Ste. 103, owner representative and land developer, spoke in favor of the project. Established development in the adjacent area lends itself to a senior housing development. There are plans for a walking path, and pedestrian connectivity throughout the development to link area development. It will be an amenity for the community as well. They have a written letter of support from The Med.

There being no further comments, the Public Hearing was closed at 8:00 p.m.

MOTION: Upon a motion made by Councilmember Lyles and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, with Councilmember Schultz having recused herself, to adopt Ordinance 2012-3392, amending Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning 17.07 acres located at 1401 Arnold Road, generally located west of the College Station Medical Center and south of the Southwood Community Park, from R-1 Single-Family Residential to PDD Planned Development District, with the meritorious modifications. The motion passed unanimously.

2. Presentation and discussion regarding the College Station Medical District Master Plan.

Bob Cowell, Director of Planning and Development, reported they are refining the elements of the Master Plan and expect to be ready for Public Hearings by spring. They hope to have identified a management structure to the extent that at this same time it can be formalized; e.g. initiate the development of a municipal management district. They also hope to identify the

initial financing mechanism (such as a TIRZ/TIF) so that they can continue to make progress with the major capital improvements and also to “capture” new value as development occurs.

3. Presentation, possible action, and discussion regarding the Council's Strategic Plan (2012), Policy Action Plan of Work, and strategies related to Diverse Growing Economy Strategic Initiative.

Bob Cowell, Director of Planning and Development, reminded Council the plan was adopted in October with the understanding that further work was needed on specific strategies. There were six strategic initiatives, and each strategic initiative has a Council-stated goal with a series of strategies developed to achieve the stated goal.

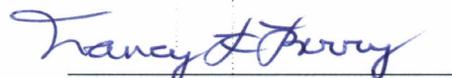
Tonight he talked about linkage to the Economic Development Master Plan through the initiative “diverse growing economy” and the City’s efforts at diversifying consumer-oriented economy. A key component of the City’s economic development strategy has been to attract outside dollars into the local economy, but it is not the only component (job creation and increased property tax base). The overarching strategy is to attract outside dollars, focusing on events and tourism, regional athletic events, and regional medical. All of these (retailers, events, athletics, and medical) allow us to be “bigger” than we are – for example if we are a regional medical center (i.e., serving a market much larger than our 97,000) then we get both the economic benefits and the facilities and doctors that are generally only available to a larger city.

Staff requests that Council verify this is the general strategy, recognizing there are related components that will still need to be discussed later. There still needs to be more discussion on the use of HOT funds and general funds, as well as recommendations about incentives. What is the City’s role?

Staff will attempt to set up dates for the Council to have a workshop on the Strategic Plan. Council requested a copy of the economic development guidelines.

4. Adjournment.

MOTION: There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 9:12 p.m. on Thursday, January 12, 2012.



Nancy Berry, Mayor

ATTEST:



Sherry Mashburn, City Secretary

RESOLUTION NO. 01-12-12-2b

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING A SERVICE CONTRACT FOR THE ELECTRIC SYSTEM RIGHT-OF-WAY CLEARING AND TREE TRIMMING PROJECT AND AUTHORIZING THE EXPENDITURE OF FUNDS.

WHEREAS, the City of College Station, Texas, solicited bids for an Annual Price Agreement for Electric System Right-Of-Way Clearing and Tree Trimming Project; and

WHEREAS, the selection of Rios Tree Services, Inc. is being recommended as the lowest responsible bidder for the services related to Electric System Right-Of-Way Clearing and Tree Trimming Project; now, therefore,

BE IT RESOLVED by the City Council of the City of College Station, Texas:

PART 1: That the City Council hereby finds that Rios Tree Services, Inc. is the lowest responsible bidder.

PART 2: That the City Council hereby approves the contract with Rios Tree Services, Inc. for \$1,294,002.40 for the labor, materials and equipment required for the improvements related the Electric System Right-Of-Way Clearing and Tree Trimming Project.

PART 3: That the funding for this Project shall be as budgeted from the Electric Utility Departmental Operating budget & the Electric Utility Capital Improvement Projects budget, in the amount of \$1,294,002.40.

PART 4: That this resolution shall take effect immediately from and after its passage.

ADOPTED this 12th day of January, A.D. 2012.

ATTEST:

Sherry Mishler
City Secretary

APPROVED:

Tracy F. Perry
Mayor

APPROVED:

Carla A. Robinson
City Attorney