

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
SEPTEMBER 13, 2012

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

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

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

1. 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 Thursday, September 13, 2012 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

2. Presentation, possible action, and discussion on options for the future of the Conference Center facility and operations.

David Schmitz, Director of Parks and Recreation, reported that the original 8,305 square foot structure was built in 1949 as a school. It was expanded in 1983 to add 3,909 square feet. Recognizing the need for building renovations, in 2012, \$25,000 was included in the budget for a building assessment. At the no-fee level, the building is currently used internal City and CSISD meetings, and for Parks and Recreation events. In FY2011, the facility was rented out 409 times at the full commercial rate. There were also 1,195 non-commercial events held at a reduced rate. Due to the closing of MSC, these numbers were a little higher than usual. There are three full

time employees, as well as several part-time employees. Revenue was \$151,046 with expenses in the amount of \$312,576 for a 48% cost recovery. Since the closing of the Conference Center, staff has been relocated to the Main Office in Central Park, and rentals were relocated to other facilities.

Options for the future of the Conference Center include:

- No longer continue Conference Center operations (This means the loss of community and City meeting and rental space; however, there would be a yearly budget savings of approximately \$304,966 annually, based on the FY13 budget.)
- Continue with operations by renovating the existing facility (This would retain the historic value and have the ability to continue with current operations. There are issues with building maintenance, inadequate parking, and on-site traffic circulation. The estimated cost to renovate is \$1.6 - \$2.1 million. If the decision is made to stay in the building, a more in-depth engineering study is required.)
- Continue with operations by selling the facility (CSISD has the first right of refusal, or it could be sold to an historic organization for preservation/museum. It could also be sold to the general public. The City could then build a new facility or modify an unoccupied building. The City can also look at including additional meeting, programming and rental space at both the Lincoln Center and Library expansion projects, which are currently funded as part of bond projects.

Staff recommends taking advantage of the two CIP projects to add meeting, programming and rental space. There are no current funds for renovations, and most current rental needs are being met. Expansion for the Lincoln Center is not expected until mid-FY15, and the expansion of the Library is expected in FY17.

Carrol Claycamp, 300 Lee Avenue, stated it is difficult to speak in terms of dollars and cents, but they are important. He is not critical of the report, but rather he sees it as a "jump the gun" because of communication problems. There is a difference in a roof rafter and a roof truss. He looked at the building with the engineer this morning, and it is obvious there are problems. One of the items in the report stated there are 2x6 rafters and 2x4 ceiling joists with periodic ceiling components. He believes it is not periodic. The diagonals used to carry the tension were common in the 40's and 50's for support. These were not pre-fabricated; they were built on-site. They were loaded in tension, and that is what holds it up. They used a span-to-depth ratio of 1/10th. There are many ways to arrive at a solution. The report stated there were things that should have been done immediately, such as take care of the openings where the air conditioning was installed, and frame out in headers with two to three joists, instead of just one. He agrees that should be addressed now. He reiterated there is a difference between a joist and a truss, and there is a difference between something being okay and ready to pull it down.

Council consensus was to discuss this further at the Council's Strategic Plan Retreat, requesting an inventory of our facilities and assessing our space needs.

3. Presentation, possible action, and discussion regarding the development of the Lick Creek Park Nature Center and the Advisory Committee's recommendation.

Chuck Gilman, Director of Capital Projects, reported that the Nature Center was included in the 2008 Bond Authorization. It was to be an Environmental Education Center of approximately 10,000 square feet, for classrooms, exhibit space and office space. In 2010, Council directed staff to begin planning and programming for the facility. Staff selected a design team through the RFQ process, and in October 2010, the Council approved a design contract with Ray+Hollington Architects. In June 2011, the Lick Creek Park Nature Center Advisory Committee was established by Council. In June 2012, staff provided the Council with a summary of the programming alternatives with three scenarios. Two public meetings were held in October and November 2011 to gather input. Education and Sustainability were identified by the meeting attendees as the most critical elements to be included in the nature center.

The anticipated operations and maintenance costs for the three scenarios were:

- Scenario A: \$231,650
 - Staff: 2 FTE + seasonal employee
- Scenario B: \$116,400
 - Staff: Seasonal employee
- Scenario C: \$160,425
 - Staff: 1 FTE + seasonal employee

At an Advisory Committee meeting on May 30, 2012, the committee members in attendance voted unanimously to endorse Scenario C to take forward as their recommendation to the City Council. Staff supports this recommendation.

Council directed staff to bring back more detailed conceptual drawings.

4. Presentation, possible action, and discussion regarding the possible placement of a nature trail through property located within Springbrook Estates.

Bob Cowell, Executive Director of Development Services, provided some background on this item. It was proposed in the Bikeway and Pedestrian Master Plan in 2002, and in 2004, it was prioritized by the Hike and Bike Task Force and adopted by City Council as a High Priority. Route alternatives were presented to Council in May 2012. In August of 2012, Council directed staff to proceed with the final design of the entire project (using the on-street option for Segment A). Later in August 2012, the Council directed staff to discuss with the neighborhood the concept of a natural or “green” trail on HOA property. Some homeowners in the neighborhood strongly opposed the land dedication and the trail in the common area. After staff received direction from Council to discuss with the neighborhood the concept of a natural or “green” trail on HOA property, the HOA Board provided a letter of opposition to a nature trail concept. Staff requested direction regarding the nature trail based on the HOA Board preference.

Gary Ives, 3943 Blue Jay Court, President of the Springbrook HOA, reported he had heard from Marcy Halterman-Cox, who stated she and her group might be in favor of some form of City maintained natural trail and asked the Council to not close out this option so he can take the question to the newly elected board. He wanted to know what levels and types of maintenance of the drainage area the City would agree to as part of any agreement.

MOTION: Upon a motion made by Councilmember Fields and a second by Councilmember Brick, the City Council voted two (2) for and four (4) opposed, with Mayor Berry and Councilmembers Fields, Lyles and Schultz voting against, to give the HOA Board until Friday, September 21, to decide if they are interested in giving a proposal to the City. The motion failed.

Mayor Berry recessed the workshop at 4:41 p.m.

The workshop reconvened at 5:03 p.m.

5. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.074-Personnel, and §551.087-Economic Incentive Negotiations, the College Station City Council convened into Executive Session at 5:03 p.m. on Thursday, September 13, 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 College Station and certify City of Bryan.
- 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.
- Shirley Maguire and Holly Maguire vs. City of College Station, Cause No. 11-0025 16-CV-272, in the 272nd District Court of Brazos County, Texas.
- Patricia Kahlden, individ. and as rep. of the Estate of Lillie May Williams Bayless v. Laura Sue Streigler, City of College Station and James Steven Elkins, No. 11-003172-CV-272, in the 272nd District Court of Brazos County, Tx.
- Claim and potential litigation related to a June 24, 2011 collision with a city vehicle.

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

- City Manager
- City Attorney
- City Secretary
- Municipal Court Judge
- Internal Auditor

C. Deliberation on economic development negotiations regarding an offer of financial or other incentives for a business prospect; to wit:

- Economic development incentives to prospect in the area between Texas Avenue and 2818
- Economic development incentives to prospect in West College Station

The Executive Session adjourned at 6:02 p.m. on Thursday, September 13, 2012.

6. Take action, if any, on Executive Session.

No action was required from Executive Session.

Presentation proclaiming September 21, 2012 as Alzheimer's Action Day in the City of College Station.

Mayor Berry presented a proclamation proclaiming September 21, 2012 as Alzheimer's Action Day in the City of College Station to Amy Brauer, with the Alzheimer's Association.

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

Mayor Berry reported that item 2n has been pulled from the Consent Agenda and will not be considered.

Item 2q was pulled for clarification.

2q: Frank Simpson, Deputy City Manager, noted representatives from the CVB were present to answer questions. He also reported on the grant application process and policy and noted that the City of Bryan has already approved this.

8. Presentation, possible action, and discussion on the FY 2012-2013 Proposed Budget.

Jeff Kersten, Executive Director of Financial Services, reported the total proposed FY2012-2013 budget is \$253,133,611. \$212,643,409 is operations and maintenance, and \$40,490,202 is total capital. Council received a budget revision memo, reflecting a net increase of \$274,205 in operations and maintenance for new net budget of \$253,407,816. The four items on the memo were to reduce Mayor/Council budget, an item to re-allocate monies for the Conference Center, an item to increase the TMRS allocation, and to increase the Electric Fund budget in the salary and benefits area.

Councilmember Schultz asked if we could move the \$25,000 Chamber line item to the CVB and have the Chamber go through the grant application process. Consensus was to leave things as they are for now.

9. Council Calendar

- **Sept. 17 Intergovernmental Committee Meetings at 5:00 p.m.**
- **Sept. 18 Celebrating the Arts at CS Hilton, 6:00 p.m.**
- **Sept. 19 BVSWMMA Board Meeting at Twins Oaks Facility - 2690 SH30, 11:00 a.m.**
- **Sept. 19 RVP Board Meeting at RVP, 3:00 p.m.**
- **Sept. 20 P&Z Workshop/Regular Meeting in Council Chambers at 6:00 p.m. (Karl Mooney, liaison)**

- Sept. 27 City Council Executive Session/Workshop/Regular Meeting, at 5:00, 6:00, and 7:00 p.m.

Council reviewed the Council calendar.

10. 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.

There were no items requested.

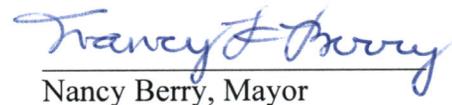
11. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Arts Council of the Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, BVSWMA, BVWACS, Convention & Visitors Bureau, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Neighborhood Parking Taskforce, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, National League of Cities, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Sister City Association, TAMU Student Senate, Texas Municipal League, Youth Advisory Council, Zoning Board of Adjustments.

Mayor Berry reported on the MPO and they have hired a new Executive Director.

Councilmember Lyles reported on the next meeting of the Health Department

12. Adjournment

MOTION: There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 7:06 p.m. on Thursday, September 13, 2012.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary