

MINUTES OF THE CITY COUNCIL SPECIAL MEETING
CITY OF COLLEGE STATION
OCTOBER 30, 2013

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Jess Fields
Karl Mooney
John Nichols
Julie Schultz
James Benham

City Staff:

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 Special Meeting of the College Station City Council was called to order by Mayor Berry at 5:07 p.m. on Wednesday, October 30, 2013 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 regarding the College Station Medical District and the authorization of the formation of Municipal Management Districts located within the District, an area generally located along Rock Prairie Road east of SH6 to its intersection with William D Fitch Parkway and along Rock Prairie Road west of SH6 to its intersection with Rio Grande Boulevard.

Bob Cowell, Executive Director of Planning and Development, updated the Council on the activities and initiatives of Rock Prairie MMD #1 and #2. The College Station Medical District is envisioned as a unique place to work, visit, live, recreate, and seek health care – all oriented around health and wellness. The area, which consists largely of a number of land uses, businesses, and property owners acting independently of one another, seeks to integrate the whole through district management, physical improvements, etc.

Keys to its success include significant private investment (the Med, Scott & White, and Others), a shared commitment to the vision, significant infrastructure investment (Rock Prairie Road Bridge, Rock Prairie Road, Barron Road, Sanitary Sewer, Lick Creek Greenway Trail, etc.), a regulatory structure (tailored development regulations and standards), and a management structure. He emphasized that time is of the essence. Already, in addition to the Master Plan there have been significant accomplishments to date – both public and private. There have been two Tax Increment Reinvestment Zones initiated which will help steer tax dollars into this area to address infrastructure needs. Legislation has been approved to enable the creation of two management districts. TxDOT and the City have partnered in the design of an enhanced Rock Prairie Road Bridge, which will add capacity. Additionally, the City is securing right-of-way on both Rock Prairie East and West to accommodate future widening of the road and has partnered with private developers to complete the extension of Normand and Arnold Drive. Scott & White completed and opened their new hospital and medical office building. The Med and Aerofit are nearing completion on their new Wellness Facility. The Strategic Behavioral Health Hospital is under construction as the result of a public/private partnership involving the City, County, the MED, and private developers. Design is nearing completion for the Lick Creek Greenway Trail with construction soon to follow. The preliminary design is complete for the Barron Road extension, with final design of it and the Lakeway Drive extension to follow soon. He provided a brief explanation of what an MMD is and noted the primary difference between the two districts is the board number and the assessment taxation authority.

The Council must grant consent to form the MMDs. He reminded the Council of Consent Conditions previously raised by Council, such as:

- Board Size (addressed in Legislation);
- Board Appointment Process (addressed in Legislation);
- Ability to Levy Ad Valorem Tax (addressed in Legislation);
- Financial Feasibility of Debt (interest rates, terms, etc);
- Location of Board Meetings;
- Notification of Board Meetings;
- Recording and Posting of Board Meetings;
- Approval of MMD Staff/Consultant Salaries;
- Approval of Annual MMD Budget; and
- Sunset of District.

Other conditions the Council may want to consider include Council approval of any assessments/service fees and how the St. Joseph's facility might be annexed into the District if they request it.

Council requested that the MMD board meetings be posted at City Hall and held in Council chambers (or in any venue that the Council is able to meet that provides for video recording, etc.), recorded, and video streamed for transparency. Mr. Cowell suggested this be conditioned upon "unless otherwise required by state law (the organizing meeting must be in the district). Additionally, the board's check register should be posted online. It was also requested that "approval of annual MMD budget" be changed to an annual plan review, including the proposed budget, without any veto power, and an outside audit.

This will be brought before the stakeholders, and he will present a final revised list and language for conditions to the Council for further consideration and refinement at a future date. No action was required at this time.

3. Presentation, possible action, and discussion amending the Economic Development Agreement among the City of College Station, the Research Valley Partnership, and Asset Plus Realty Corporation.

Randall Heye, Assistant to the City Manager, presented a brief overview of the amendments. The RVP has approved the amendments, and staff recommends these amendments as well.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) opposed, with Councilmember Fields absent from the dais, to approve the amendments to the Economic Development Agreement among the City of College Station, the Research Valley Partnership, and Asset Plus Realty Corporation. The motion carried.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Nichols, to reconsider the previous motion, the City Council voted seven (7) for and none (0) opposed, to approve the amendments to the Economic Development Agreement among the City of College Station, the Research Valley Partnership, and Asset Plus Realty Corporation. The motion carried unanimously.

4. Presentation, Discussion, Action regarding an Ordinance and Resolution Relating to the Creation of Municipal Utility Districts within the City of College Station and its Extra-Territorial District.

Bob Cowell, Executive Director of Planning and Development, provided the Council with a draft ordinance and resolution to cover the creation of Municipal Utility Districts within the City of College Station and its extraterritorial jurisdiction. The ordinance lays out why the City wants a policy, the value a MUD can provide, and the role they play in the City's development. It also spells out the specific sections in the Government Code and covers the times in which the City would consider consent to the creation of a MUD. It also lays out the two tests which must be met before consent.

No action was required at this time.

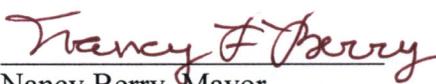
5. Presentation and discussion of the Rental Registration Program.

Bob Cowell, Executive Director of Planning and Development, reminded Council this was requested to be brought back for discussion purposes. He reported that an estimated 80%-90% of rental units are registered. He noted that in some instances of law enforcement, attempts are made to contact the property owner. If unable to do so, they will contact the local point-of-contact. Obtaining a local point-of-contact was the primary purpose behind the rental registration.

Council concerns included safety issues, whether or not the registration fee covers the expense of the program, how and when property owners are contacted, code enforcement, and administration penalties.

6. Adjournment

MOTION: There being no further business, Mayor Berry adjourned the special meeting of the College Station City Council at 8:02 p.m. on Wednesday, October 30, 2013.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary



CITY OF COLLEGE STATION
Home of Texas A&M University*

College Station City Council Special Agenda
Sign In Sheet
Wednesday, October 30, 2013 at 5:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor Pro Tem
Karl Mooney
Interim City Manager
Kathy Merrill

Council Members
Blanche Brick
Jess Fields
John Nichols
Julie Schultz
James Benham

	Name	Address	Email or Phone No.
1.	Sherry Shivers	2705 Brookway Dr CS	elisa@otxpac.com
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3.	Sherry Shivers	3443 Blue Jay Ct	
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5.	Tina Evans	1208 BRK	tinaevans@gmail.com
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Note this not a Hear Visitors form To speak on a particular item please file out the Citizen Speakers Form next to sign in sheet.