

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
NOVEMBER 25, 2013

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Steve Aldrich
Karl Mooney
John Nichols
Julie Schultz
James Benham, arrived after roll call

City Staff:

Kelly Templin, 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 Berry at 4:35 p.m. on Monday, November 25, 2013 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

2. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.072-Real Estate, and §551.087-Economic Development, the College Station City Council convened into Executive Session at 4:35 p.m. on Monday, November 25, 2013 in order to continue discussing matters pertaining to:

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

- College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023.

- 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
- Cause No. 12-002918-CV-361; Tom Jagielski v. City of College Station; In the 361 st Judicial District Court, Brazos County, Texas

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

- Legal issues related to property located generally northwest of the intersection of First Street and Church Avenue in College Station.

C. Deliberation on the purchase, exchange, lease or value of real property; to wit:

- Property located in along Technology Way in the Business Center at College Station.

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

- Economic incentives for a proposed development located at or near University Drive and Tarrow/East Tarrow Streets in College Station.

The Executive Session adjourned at 6:00 p.m.

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

MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) opposed, with Councilmember Aldrich abstaining, in response to Deluxe Burger Bar's request under their lease with the City that the City sell Lots 1-7 and Lot 22, as well as the surrounding property, that the City, under its sole discretion, reject that request as being untimely and waived since the City has already entered into a contract with a buyer to sell the property. The motion carried.

4. Presentation, possible action, and discussion on the election of Mayor Pro Tempore.

This item was postponed until the December 12 Council meeting.

5. Presentation, possible action and discussion on the strategic use of City of College Station Hotel Tax funds.

Scott Joslove, President, Texas Hotel and Lodging Association, provided an overview of Hotel Tax uses and further explained that the Hotel Tax Fund has a two-part test: 1) must directly promote tourism and the hotel and convention industry, and 2) every expenditure must fit into one of nine categories: convention center; registration of delegates; advertising and promotion; promotion of the arts; historical preservation and restoration; sporting related events; sporting related facilities; tourism related shuttles; and tourism related signage. A tenth category has been recently added due to the City's Preferred Access Agreement with TAMU wherein use of University facilities has been granted in exchange for HOT tax monies for the renovation of Kyle Field.

Councilmember Aldrich requested a future agenda item related to HOT funds and the grant application process with the CVB.

At 7:05 p.m., the Workshop was recessed in order to go into Regular meeting.

The Workshop reconvened at 8:07 p.m.

Jeff Kersten, Executive Director of Fiscal Services, identified the prevailing policy issue is to utilize Hotel Tax funds within the uses allowed by State law to encourage tourism and visitors into College Station thereby improving the economy. He noted a 46.6% increase in HOT funds from FY07 to FY13. Revenue was originally estimated at \$4,246,000 but the revised estimate is a 2.5% increase over the FY13 actual for \$4,478,000. He anticipates seeing continued revenue growth, and given current obligations and projections, the fund balance is projected to increase by \$1.4 - \$2.3 million per year. He noted that the potential Chimney Hill property sale proceeds that will go to the Hotel Tax Fund are not included in the forecast. Resources are available for ongoing projects and one time expenditures.

Staff will work on a draft policy for the Council Retreat.

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

No items were pulled for discussion.

7. Council Calendar

<u>Nov. 26</u>	<u>14th Annual Taste of BV Ag Breakfast at Brazos County Expo Center, 7:00 a.m.</u>
<u>Nov. 28-29</u>	<u>City Offices Closed – HOLIDAY</u>
<u>Dec. 2</u>	<u>Bicycle, Pedestrian & Greenways Advisory Board Meeting in Council Chambers at 3:00 p.m.</u>
<u>Dec. 3</u>	<u>Audit Committee Meeting in City Hall Administrative Conference Room, 4:30 p.m.</u>
<u>Dec. 4</u>	<u>Council Transportation & Mobility Committee at Room 203 Conference Room A - Municipal Court Building, 3:30 p.m.</u>
<u>Dec. 4</u>	<u>CSFD Annual Badge Pinning/Employee Recognition Ceremony at George Bush Presidential Library, 7:00 p.m.</u>
<u>Dec. 5</u>	<u>P&Z Workshop/Meeting in Council Chambers at 6:00 p.m. (James Benham, Liaison)</u>
<u>Dec. 6</u>	<u>Christmas at the Creek at Wolf Pen Creek - 1015 Colgate, 6:00 p.m.</u>
<u>Dec. 8</u>	<u>BCS Christmas Parade, 1:30 p.m.</u>
<u>Dec. 9</u>	<u>COUNCIL ORIENTATION in City Hall Administrative Conference Room; Council Chambers, 3:00 p.m.</u>
<u>Dec. 12</u>	<u>Executive Session/Workshop/Regular Meeting at 4:30, 6:00 & 7:00 p.m.</u>

Council reviewed the calendar.

8. Presentation, possible action, and discussion on future agenda items: a Councilmember 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 Nichols requested an item on a planning timeline regarding a 2015 bond election.

Councilmember Aldrich reiterated his request for an item related to HOT funds and the grant application process with the CVB and trends.

Councilmember Mooney reported on TEEEX and the disaster at West and requested an item related to how the City and community will respond to an emergency.

9. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Arts Council of Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Convention & Visitors Bureau, Design Review Board, Economic Development Committee, Gigabit Broadband Initiative, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Youth Advisory Council, Zoning Board of Adjustments.

Councilmember Benham reported on the Technology Council.

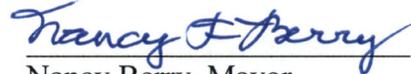
Mayor Berry reported on the BVSWMA meeting and the Interfaith Dialog dinner. She also reported on the Intergovernmental committee and the RVP.

Councilmember Brick reported on the Symphony and their dedication to the City's 75th Anniversary.

Councilmember Aldrich reported on the CVB.

10. Adjournment

MOTION: There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 8:51 p.m. on Monday, November 25, 2013.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary