

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
MAY 9, 2013

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Jess Fields
Karl Mooney
John Nichols, arrived after roll call
Julie Schultz
James Benham, arrived after roll call

City Staff:

Kathy Merrill, Interim City Manager
Carla Robinson, City Attorney
Sherry Mashburn, City Secretary
Tanya McNutt, Deputy City Secretary

1. Council Photo Session

This item was re-scheduled for June 13, 2013.

2. 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 4:03 p.m. on Thursday, May 9, 2013 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

3. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.074-Personnel, §551.086-Competitive Matters, and §551.087-Economic Development Negotiations, the College Station City Council convened into Executive Session at 4:03 p.m. on Thursday, May 9, 2013 in order to continue discussing matters pertaining to:

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

- 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.
- 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
- Tom Jagielski v. City of College Station, Cause No. 12-002918-CU-361, In the 361st District Court of Brazos County, Texas
- State v. Carol Arnold, Cause Number 11-02697-CRF-85, In the 85th District Court, Brazos County, Texas

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

- Legal issues related to city funding for preferred facilities access agreement between T AMU and CVB

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

- City Manager

D. Deliberation, vote or final action on a competitive matter as that term is defined in Gov't Code §552.133 in closed session; to wit:

- Power Supply

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

- Discuss economic development incentive negotiations with TAMUS

The Executive Session adjourned at 6:23 p.m.

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

No action was required from Executive Session.

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

Items 2c, 2d, and 2g were pulled for discussion.

(2c): David Schmitz, Director of Parks and Recreation, reported the O&M is for one full-time staff person and one part-timer through the weekends. Chuck Gilman, Director of Capital Projects, provided a short presentation showing the agreed upon site plan.

(2d): Amy Atkins, Assistant Director of Parks and Recreation, clarified the trail surfaces will be gravel and some wash-out areas will be concrete.

(2g): David Brower, Planning and Development Services, clarified the bid process.

6. Presentation, possible action, and discussion regarding the results of a Water Master Plan Update for the Northgate area.

Dave Coleman, Director of Water Utilities, updated the Council on the Water Meter Plan Update for Northgate. He noted the Northgate area serves as the City's primary entertainment district. It represents the City's only current urban character area and is the subject of considerable development planning. The previous Water Master Plan was last approved in July 2010. It predicted modest growth in the area; however, the recent surge of dense development in Northgate necessitated a closer look. The 2013 Northgate Area Water Master Plan Update revised the map of expected density for the new paradigm. It asks the questions:

- How do the increased densities translate into additional water demands?
- Will additional water system improvements be needed to meet TCEQ requirements?

TAMU will serve water to the Campus Pointe area, and the City will serve water to ACC. They have worked with Planning and Development Services to develop a revised 'Proposed Dwelling Unit Equivalents (PDUEs)' for Northgate and derived projected peak-hour water demands. Campus Pointe was not included in the assumptions.

TCEQ requires that system pressures do not drop below 35 psi at all points in a distribution system during normal operating conditions and requires that a system must be designed to maintain a minimum pressure of 20 psi under combined fire and average maximum day drinking water flow conditions.

The Northgate study verified that the City's water model was accurately matching up with the City's actual system. Conclusions from data collected in June 2012 indicate that the water system is okay with developments underway/planned. More water supply to Northgate will be required if the development pace continues. Staff recommends the construction of an 18"-24" water line along 2818 and 60 to supply Northgate and the Bio-Corridor for an estimated cost of \$6.5 million.

The FY-14 Water Master Plan Update will look at possible alternatives such as adding a dedicated pump station and a dedicated elevated storage and to interconnect with TAMU or City of Bryan. The exact timing is difficult to predict, and they will work with Planning & Development Services to track the growth trends and update projections in the Northgate District. They are currently evaluating a customized "per person" water usage for the Northgate District.

MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Benham, the City Council voted seven (7) for and none (0) opposed, to accept the report. The motion carried unanimously.

7. Council Calendar

- **May 10 Lunch to honor Bennie Luedke at MTF Assembly Room - CSU (1603 Graham Road), 12:00 p.m.**

- May 13 Council Budget/Finance Committee Meeting in City Hall Administrative Conference Room, 1 :30 p.m.
- May 15 BVSWMA Board Meeting at 310 Krenk Tap Road - Municipal Court Building - 2nd Floor - Room 203, 11:00 a.m.
- May 15 Hospitality Celebration 2013 "Hometown Heroes" at Christopher's, 11:30 a.m.
- May 15 Annual Police Memorial Service at Veterans Park, 12:00 p.m.
- May 15 RVP Board Meeting at RVP, 3:00 p.m.
- May 16 P&Z Workshop/Meeting, Council Chambers, 6:00 p.m. (Karl Mooney, Liaison)
- May 20 IGC Meeting at BVCOG, 12:00 p.m.
- May 23 Executive Session/Workshop/Regular Meeting at 4:30,6:00 & 7:00 p.m.
- May 27 City Offices Closed - HOLIDAY

Council reviewed the Council calendar.

8. 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.

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.

Mayor Berry reported on the MPO and the BVCOG.

Councilmember Benham reported on the Research Valley Technology Council and BVWACS.

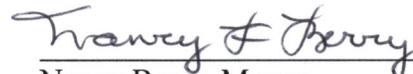
Councilmember Mooney reported on the Compensation and Benefits Committee.

Councilmember Brick reported on the Bike and Pedestrian Committee.

Councilmember Nichols stated he just returned from his trip to Washington, DC with the Chamber of Commerce and will report more fully next meeting.

10. Adjournment

MOTION: There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 7:04 p.m. on Thursday, May 9, 2013.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary