

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
AUGUST 8, 2013

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor, absent

Council:

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

City Staff:

Kathy Merrill, Interim 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 Pro Tem Mooney at 4:31 p.m. on Thursday, August 8, 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 §551.074-Personnel, the College Station City Council convened into Executive Session at 4:31 p.m. on Thursday, August 8, 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 361st Judicial District Court, Brazos County, Texas
- Robyn Taylor, individually and as next friend of Faith Taylor, a minor child v. Lincoln Recreation Center, Cause No. 13-001244-CV-361, in the 361st District Court, Brazos County, Texas

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

- Legal advice regarding acquisition of property located generally on the east side of State Highway 6 in the vicinity of Barron Road in College Station.

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

- Property located generally on the east side of State Highway 6 in the vicinity of Barron Road in College Station.
- Property located generally near the northeast intersection of University Drive and Lodge Street in College Station.

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

- City Manager

The Executive Session adjourned at 5:43 p.m.

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

No action was required from Executive Session.

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

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

2c: Chuck Gilman, Director of Capital Projects, explained the change order was broken into two pieces for an environmental study and to take recommendations from the study to create a 30% set of plans.

2d: Chuck Gilman, Director of Capital Projects, clarified the bid and why it came in higher than the estimate. Jeff Kersten, Executive Director of Fiscal Services, reported on the City's investments in past capital improvements for Veterans Park.

2f: Chuck Gilman, Director of Capital Projects, confirmed this item is only due to special circumstances. This study is for a traffic management plan.

2g: Dave Coleman, Director of Water Services, explained this will enable the City to have future expansion in this area with very little infrastructure costs.

2m: Councilmember Fields thanked Debbie Eller for her assistance.

5. Presentation, possible action, and discussion on the FY 2013-2014 Proposed Budget.

Jeff Kersten, Executive Director of Fiscal Services, presented an overview of the proposed FY2013-2014 Budget. The total proposed net budget is \$255,408,261 with \$215,769,002 for operations and maintenance, and \$39,639,259 for capital projects. This is an increase over last year's budget of just under 1%. Several key budget points were noted: the City is moving forward after several years of reductions and realignment of the organization; the City has experienced continued economic recovery resulting in strong new property values and sales tax revenue increases; and the City has seen continued growth in major areas, such as higher education, the Medical District, the Bio Corridor, healthcare, the Northgate/University Drive Corridor, and housing. There are also new opportunities for additional growth with agreements for preferred facilities access at TAMU facilities. We are planning for new power supply opportunities. Providing competitive and sustainable pay and benefits is another key component of the budget. All this, while at the same time, the City is maintaining priority service levels, enhancing certain priority service levels, and continuing to invest in capital infrastructure for a growing community in both new and existing infrastructure.

The Council is faced with several significant policy decisions, including the selection of a new City Manager, the creation of two new Municipal Management Districts in the Medical District, and consideration of planning for a 2015 General Obligation Bond Election for Infrastructure Projects.

A continued economic recovery is evidenced by a 4.82% increase in property values, with certified values at a little over \$6.2 billion. Staff is recommending the effective tax rate of 42.5958 cents per \$100 valuation. This is lower than the current tax rate of 43.0687 cents. This will provide funding for debt service (19.3053 cents) and operations and maintenance (23.2905 cents). Sales tax continues to be strong, and the FY13 sales tax is projected to be higher than forecast. The growth rate for FY14 is 2.6%, indicating a stronger economy.

Council was reminded of the organizational restructuring and streamlining that has occurred in the recent past. Over the last four years, the budget has been reduced by \$7.6 million and 53.75 positions were eliminated in FY11-13. Resources were shifted, and Public Safety was increased by 45 positions from FY09-13.

This proposed budget includes competitive and sustainable pay and benefits to attract and retain a well qualified workforce. The budget proposes a 3% pay increase and to continue with the Police Step Plan, and Fire and Electric Plans. Health insurance and TMRS retirement will be maintained. Priority service levels will be maintained, and in some instances, increased. The City will continue to invest in its capital infrastructure.

The base budget will fund our current service levels. It maintains the current service levels, but not all needs are addressed. Service level increases can be found in additional Public Safety resources and in Streets and Transportation. Staff is recommending the adoption of the effective tax rate (42.5958 cents) and a commercial sanitation rate increase. No electric, water,

wastewater, or drainage rate increases are proposed. Additional projects may be funded if additional resources are realized, such as through the sale of property.

Workshops to discuss the budget in detail are scheduled for August 19 and 20. If needed, an additional workshop may be held on August 21. A Public Hearing is scheduled for August 22, with the budget and tax rate scheduled to be adopted on September 12.

No action was required.

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

Dave Coleman, Director of Water Services, stated they had launched an update on the Wastewater Master Plan. Excess capacity exists for currently planned developments and assumes Campus Pointe will be served by TAMU. At the present growth rate, improvements must start in FY16. The Hensel Park Lift Station, which serves all of Northgate, will need to be expanded for a build-out capacity of 2,800 gpm. The Northeast Trunkline spans from Northgate to CCWWTP. The trunkline currently has an adequate capacity for recent/anticipated development projects, but with additional loading from the Northgate area, the line will eventually need to be upsized. Modeling scenarios also identified that Culpepper Street and Cooner Street sewer lines need to be upsized. Both upgrades are ongoing projects; Culpepper with the ACC Development, and Cooner with the CDBG project.

No action was required.

Mayor Pro Tem Mooney recessed the workshop at 7:01.

At 8:05 the workshop reconvened.

7. Council Calendar

- August 13 Joint Meeting with CS Council and CSISD at CSISD Transportation Center, 6:00 p.m.**
- August 14 CSISD - New Teacher Luncheon at Pebble Creek Country Club, 12:00 p.m.**
- August 14 Reception Honoring Newly Appointed Douglas Borchardt - President of Blinn College Board of Trustees at RVP, 4:00 p.m.**
- August 15 P & Z Workshop/Meeting in Council Chambers at 6:00 p.m. (Jess Fields, Liaison - Julie Schultz will substitute)**
- August 19 City Council Budget Workshop Meeting at CSU Meeting Training Facility - Assembly Room - 1603 Graham Road, 4:00 p.m.**
- August 20 City Council Budget Workshop Meeting at CSU Meeting Training Facility - Assembly Room - 1603 Graham Road, 4:00 p.m.**
- August 21 RVP Board Meeting at RVP, 3:00 p.m.**
- August 21 City Council Budget Workshop Meeting at CSU Meeting Training Facility - Assembly Room - 1603 Graham Road, 4:00 p.m.**

August 22 Executive Session/Workshop/Regular Meeting at 4:30, 6:00 & 7:00 p.m.

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 a discussion on the strategic vision for HOT funds.

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 Nichols reported on the transportation sub-committee.

10. Adjournment

MOTION: There being no further business, Mayor Pro Tem Mooney adjourned the workshop of the College Station City Council at 8:12 p.m. on Thursday, August 8, 2013.


Nancy Berry, Mayor

ATTEST:


Sherry Masburn, City Secretary