

MINUTES OF THE CITY COUNCIL WORKSHOP  
CITY OF COLLEGE STATION  
FEBRUARY 13, 2014

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

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

**City Staff:**

Kelly Templin, City Manager  
Carla Robinson, City Attorney  
Chuck Gilman, Deputy City Manager  
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 5:00 p.m. on Thursday, February 13, 2014 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

**2. Executive Session**

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.086-Competitive Matters, and §551.087-Economic Incentive Negotiations, the College Station City Council convened into Executive Session at 5:00 p.m. on Thursday, February 13, 2014 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. 13-002978-CV-361, Deluxe Burger Bar of College Station, Inc. D/B/A Café Eccell v. Asset Plus Realty Corporation, City of College Station, Texas and the Research Valley Partnership, Inc., In the 361<sup>st</sup> Judicial District Court, Brazos County, Texas

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

- Legal advice related to the College Station power supply contract

C. Deliberation on a competitive matter as that term is defined in Government Code §552.133; to wit:

- Power Supply

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 generally near the intersection of University Drive and College Avenue.

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

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

No action was required from Executive Session.

### **4. Presentation, possible action, and discussion regarding an Aggies Go To War exhibit.**

Todd McDaniel, Research Valley Partnership, provided a brief overview on the Research Valley Partnership. In 2006, TAMU led the way through an innovative economic development model and cooperation agreements. He gave brief bios on current companies involved in other activities and remarked on the relationship with the Rouen region.

Linda Ravey, Assistant to the Vice Chancellor, stated this is a unique opportunity and provided a brief overview of the Aggies Go To War exhibit, commemorating the 70<sup>th</sup> anniversary of the Battle of the Bulge. A short video tour was shown.

Mr. McDaniel said funding will be shared among Belgium partners, TAMU, College Station, Bryan and the RVP Economic Development Fund. The emphasis of Phase II is to return the exhibit back to College Station for a permanent home. The RVP wants to continue with their awareness strategy of who we are. The exhibit will catalyze a grander vision that will attract and retain visitors and be representative of the collaboration with our most important international economic development partner. On February 24, the Mayor of Bastogne will be in College Station. This is an opportunity to think of Belgium as a gateway to Europe for future international gateway projects.

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

Item 2f was pulled for clarification.

**2f:** Marci Rogers, Senior Services Coordinator, gave a brief history of Robert Earl Meyer. He was always willing to help and to volunteer. He supported everything Parks did. The program continues to grow because of his efforts.

Workshop recessed at 7:01 p.m.

Workshop reconvened at 7:54 p.m.

**6. Presentation, possible action, and discussion regarding College Station's water supply and the State Water Planning Process.**

Dave Coleman, Director of Water Services, briefly provided background information on the Water Master Plan, water demand projections, the State Water Planning Process, and Proposition 6 and SWIFT. He also provided a schematic depicting from where our water comes. The Brazos Valley Groundwater Conservation District regulates and permits all of our water wells. We have nine wells, seven of which are in the Simsboro aquifer and provide 98% of our water supply. District-wide, Simsboro is over-permitted. It is unclear what will happen when actual pumping reaches the maximum allowable many years from now. Recent Texas Supreme Court decisions make regulation of groundwater very uncertain, and any pumping restrictions might be seen as a "Regulatory Taking". The TCEQ controls service areas and issues the Certificate of Public Convenience & Necessity (CCN) which define non-competitive utility service areas. The College Station Water CCN is fully surrounded and not likely to grow.

The August 2010 Water Master Plan concluded that our water supply is most likely adequate to "Build-Out" and short-term capital work is required for TCEQ compliance. We must also plan for future major CIP projects for growth and re-habilitation. We have to closely track the density of development and water usage, the availability of water permitted supply, and state legislative initiatives and judicial decisions. We must also search out alternate water sources and consider other options such as Aquifer Storage and Recovery, Direct Potable Re-Use, Desalination, and obtaining an Operation Permit from the Brazos River Authority System. The Master Plan will be updated in 2014 and engineering firms' Statement of Qualifications (SOQ) packages are under review now.

The State Water Planning Process was briefly reviewed. The state is broken into sixteen Regional Water Planning Groups, and College Station is in Brazos Region G. This region stretches from Sweetwater to Navasota, following the Brazos River. Each Region is responsible for evaluating its water needs, supplies, and deficits. Each regional plan will identify water supply strategies for the State Plan. The 2011 Brazos G Regional Water Plan includes TAMU in College Station's numbers and ignores CCN boundaries, which skews the results in the 2011 Plan (TAMU will be separate in the 2016 Plan). Recommendations to meet the projected shortage include: conservation; wastewater reuse; additional Simsboro Aquifer

Development; and BRA System Operation (for Surface Water). The Texas Water Development Board (TWDB) assembles the sixteen Regional Plans into the State Water Plan, and summarizes the overall data and water supply strategies. The 2012 State Water Plan identified the water needs of the Brazos County area as a whole and was not city specific.

Proposition 6 was overwhelmingly approved by the voters in the November election and completely changed the Board composition at TWDB (3 full-time now). \$2 billion from the Rainy Day Fund was transferred to create the SWIFT fund. The SWIFT money is collateral to sell bonds, with bond revenue used for low-interest loans. 10% is set aside for rural water conservation projects, and 20% is set aside for water conservation and reuse projects. It also sets up a process to prioritize water projects. The Regional Water Planning Groups must prioritize projects since the State Water Planning process was not set up for this: projects in the State Water Plan are often not separate, unique projects. Draft priority lists are due June 1, 2014 and the final priority lists are due September 1, 2014. A Stakeholder Committee is establishing standards for prioritization of projects. Criteria include: decade of need; feasibility; viability; sustainability; and cost effectiveness.

#### **7. Council Calendar**

- **Feb. 19**            **RVP Board Meeting, 3:00 p.m.**
- **Feb. 20**            **Business After Hours - Neutral Posture - 3904 N. Texas Avenue, 5:30 p.m.**
- **Feb. 20**            **P&Z Workshop/Regular Meeting, 5:00/7:00 p.m. (Liaison: Julie Schultz)**
- **Feb. 21**            **Chancellor's Century Council Annual Banquet at the Bernard C. Richardson Zone - Kyle Field, Suite 12, 6:00 p.m.**
- **Feb. 25**            **Council Transportation & Mobility Committee in Room 203 Conference Room A Municipal Court, 3:30 p.m.**
- **Feb. 27**            **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.**

Mayor Berry said she wants to re-visit the sign ordinance and received Council consensus.

Councilmember Schultz asked about door-to-door solicitation. City Manager Templin said staff would review.

**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 TML Winter Conference.

Councilmember Mooney also reported on the TML Conference and noted the Employees University.

#### **10. Adjournment**

**MOTION:** There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 8:38 p.m. on Thursday, February 13, 2014.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary