

MINUTES OF THE CITY COUNCIL WORKSHOP  
CITY OF COLLEGE STATION  
APRIL 10, 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  
Ian Whittenton, Records Management Coordinator

**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 4:30 p.m. on Thursday, April 10, 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 4:30 p.m. on Thursday, April 10, 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 Gov't Code §552.133; to wit:

- College Station Power Supply Contract

D. Deliberation on an offer of financial or other incentives for a business prospect that the City Council seeks to have locate, stay or expand in or near the City; to wit:

- Economic incentive for a proposed development located generally near the intersection of University Drive and College Avenue
- Economic incentive for a proposed development located generally near the intersection of Gateway Boulevard and Lakeway Drive in the Business Center at College Station
- 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 5:46 p.m.

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

Action was taken in Executive Session related to Competitive Matters.

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

Items 2c, 2d, 2f, 2g, 2h, and 2j were pulled from Consent for clarification.

*(2c):* Debbie Eller, Community Services, clarified the MOU related to parking issues.

*(2d):* Alan Gibbs, City Engineer, clarified the installation of the stream gauges and how the data will be used.

*(2f):* Dave Coleman, Director of Water Services, clarified that the cost is about 50% for the creation of a website to provide homeowners information to determine if they should water or not.

*(2g) and (2h):* Ben Roper, Director of Information Technology, explained why he is the Interim ICE Project manager. He also noted that there is no single provider that could supply the necessary software, and the decision was made to go with three targeted “best of breed” software.

(2j): Brian Hilton, Emergency Management Coordinator, clarified the hazard assessment and how often it is updated. He noted that we have no control on what is carried over the rails, but we are prepared to respond to hazardous occurrences.

Eric Hurt, Fire Chief, noted that we use the 2012 International Fire Code with strengthening amendments. The newest standards are implemented every three years.

**5. Presentation, possible action, and discussion, and a joint meeting of the Planning and Zoning Commission and the City Council regarding the 2014 Planning & Zoning Commission Plan of Work.**

With a quorum present, the Joint Meeting of the College Station City Council and Planning and Zoning Commission was called to order by P&Z Chair Miles at 6:42 p.m. on Thursday, April 10, 2014 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840. Present were: Brad Corrier, Jane Kee, Bo Miles, Casey Oldham, Jim Ross, and Jodi Warner. Jerome Rektorik was absent.

Bo Miles, P&Z Chair, presented the 2014 Planning and Zoning Commission Plan of Work. He provided a brief overview of the various plans they are working on via a five-year update. Demographics are also being researched and how they will impact the community. Council provided recommendations for items to be added to the Plan of Work.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to accept the 2014 Planning and Zoning Commission Plan of Work. The motion carried unanimously.

There being no further business, P&Z Chair Miles adjourned the joint meeting of the College Station City Council and Planning and Zoning Commission at 7:06 p.m. on Thursday, April 10, 2014.

**6. Presentation, possible action, and discussion regarding recommended changes to the rental registration program and related code enforcement efforts.**

Lance Simms, Director of Planning and Development Services, provided a brief overview of the implemented changes to the Rental Registration Program. These included additional language to the rental registration form and rental registration website, and to start notifying property management companies of violations (in addition to the property owner). Other recommended changes, needing Council's direction, included a civil process/administrative penalty, a notarized affidavit from the property owner as part of the registration process, a copy of the current lease from the owner/property manager upon request, increasing the Code Enforcement staff as part of the FY 2015 budget and to enhance education and communication to the public. Council consensus was in favor of the recommended changes.

**7. Council Calendar**

- **April 14** **Citizens University Graduation in Council Chambers, 7:00 p.m.**
- **April 15** **Interim President Dr. Mark Hussey - TAMU State of Affairs Discussion,**

**9:30 a.m. (POSTPONED - DATE TBD)**

- **April 15** **Transportation & Mobility Committee Meeting at Room 203 Conference Room A - Municipal Court, 3:30 p.m.**
- **April 16** **BVSWMA Board Meeting at CS Municipal Court Building - 300 Krenek Tap Road, 11:00 p.m.**
- **April 16** **RVP Board Meeting at RVP, 3:00 p.m.**
- **April 17** **P & Z Workshop/Regular Meeting in Council Chambers, 6:00 p.m. (Liaison, John Nichols)**
- **April 18** **CITY OFFICES CLOSED - GOOD FRIDAY**
- **April 21** **Brazos County Muster at MSC Bethancourt Ballroom, 6:00 p.m.**
- **April 23** **Audit Committee Meeting in City Hall Administrative Conference Room, 3:30 p.m.**
- **April 24** **Executive Session/Workshop/Regular Meeting at 4:00, 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 Benham requested an item on a taxi voucher program to address the proliferation of non-emergency ambulance trips.

Councilmember Aldrich requested an overview of oil and gas resource development.

Councilmember Brick requested an update on the Lick Creek Nature Center.

**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 Schultz reported on the RVP and the Aggies Go To War mission.

Councilmember Mooney reported on the CVB and Brazos Valley Sports Committee.

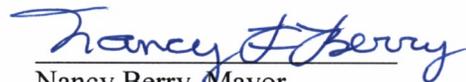
Councilmember Benham reported on the Research Valley Technology Council.

Councilmember Nichols reported on the Brazos County Health Department.

Councilmember Brick reported on the Bicycle, Pedestrian and Greenways Committee.

**10. Adjournment**

**MOTION:** There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 8:03 p.m. on Thursday, April 10, 2014.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary