

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
JANUARY 28, 2016

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

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

TAMU Student Liaison

Wayne Beckermann, VP/Municipal Affairs
arrived after roll call

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy 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 4:01 p.m. on Thursday, January 28, 2016 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, §551.074-Personnel, and §551.087-Economic Incentive Negotiations, the College Station City Council convened into Executive Session at 4:01 p.m. on Thursday, January 28, 2016 in order to continue discussing matters pertaining to:

- A. Consultation with Attorney to seek advice regarding pending or contemplated litigation; to wit:
- Juliao v. City of College Station, Cause No. 14-002168-CV-272, in the 272nd District Court of Brazos County, Texas

- City of College Station, Texas, v. Embrace Brazos Valley, Inc., Cause No. 15-000804-CV-85, In the 85th Judicial District Court, Brazos County, Texas.

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

- Construction Board of Adjustments
- Design Review Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustments

C. Deliberation on 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 Macarthur Street in College Station.

The Executive Session adjourned at 5:00 p.m.

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

There was no action required from Executive Session.

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

Items 2c, 2f, 2n, 2o, 2p, 2m, 2s, 2t, 2u, and 2v were pulled for clarification.

(2c): Tony Michalsky, Electric Utilities, clarified what was to be done for the Spring Creek transmission reconductoring.

(2f): Donald Harmon, Director of Public Works, explained the intent of the preliminary engineering report to refine the scope of services.

(2n): Alan Gibbs, City Engineer, stated that state law defines how impact fees are to be administered by cities and explained the two methods.

(2o) & (2p): Alan Gibbs, City Engineer, reported that these two items are for the engineering analyses to determine whether or not the City would go forward with impact fees.

(2m): Natalie Ruiz, Economic Development, said this is the final piece of the agreement. It was a beautification agreement for University Drive. This is the final payment.

(2s) & (2t): Donald Harmon, Director of Public Works, reported this is part of the initiative of the collaborative efforts to allow the County to fully vet the requirements for the project.

(2u): Billy Couch, Assistant Police Chief, noted that this addresses security measures at convenience stores and liquor stores, primarily video surveillance.

(2v): Adam Falco, Assistant City Attorney, stated this legislation allows Council to prohibit Open Carry at any public meeting subject to the Open Meeting Act.

5. Presentation, possible action and discussion regarding support of a proposal received in response to RFI 16-023 for the development of affordable housing in College Station through the Texas Department of Housing Community Affairs 2016 Low Income Housing Tax Credit allocation process and direction for Staff regarding potential future efforts to research the development of more affordable/workforce housing rental opportunities.

Item 8 was presented first, out of order.

Debbie Eller, Director of Community Services, reported that the 2015 Consolidated Plan and Annual Action Plan identify Rental Housing as a High Priority need for the low-to-moderate income individuals and families, elderly and disabled populations, etc. Staff has been receiving inquiries from developers regarding the possibility of City support for a Low-Income Tax Credit Development in College Station for the 2016 9% tax credit allocation process. A Request for Information for Affordable Housing Development was released in October with a due date of November 13, 2015. The purpose of this RFI was to solicit information from firms interested and qualified to develop an affordable elderly or family development within the City. Four proposals were received, and Staff has determined that only one developer, MGroup, Inc., has plans to submit a full application to TDHCA. MGroup, Inc. has requested a resolution of support for their application.

The FY 2016 Action Plan and budget allocated funds in the amount of \$240,000 for the support of new construction of affordable/workforce housing. Staff requested direction regarding a commitment of HOME funds in an amount not to exceed \$100,000 to facilitate the support and development of the senior affordable housing development proposed by MGroup, Inc.

Additionally, staff sought direction from Council regarding potential future efforts to research the development of more affordable/workforce housing rental opportunities.

The Workshop recessed at 7:00 p.m.

The Workshop reconvened at 7:41 p.m.

6. Presentation, possible action, and discussion regarding the need for a revision to the code of ordinances, Chapter 11, Utilities, to enable the inspection and repair of private sewer laterals.

Dave Coleman, Director of Water Services, reported that the City owns and maintains 341 miles of sewage collection lines, 6,362 sewer manholes, and 12 sewage lift stations that convey wastewater from homes and businesses to the treatment plants. Our collection system is designed to be sealed and convey only domestic sewage, and that rainwater runoff is conveyed by a separate system. However, some rain water does find its way into the lines, and that flow is referred to as Inflow and Infiltration (I&I). Historically, College Station's I&I has been low, but the I&I must

be addressed before it becomes a major problem and causes regulatory violations and potential fines.

We had two major rain events in 2015 that caused manholes to overflow, with an estimated volume exceeding 100,000 gallons, which required public notification. Action must be taken to eliminate these occurrences. A significant source of I&I is from private sewer service laterals, or yard lines, and the homeowner is the responsible party. In older parts of the City, where these laterals are constructed of vitreous clay, I&I is a particular problem, since the clay lines are very susceptible to cracking and joints pulling apart.

Staff noted the need for an Ordinance revision, to make it clear that the City has the authority to inspect these private laterals, and if they are in disrepair (a source of I&I), to inform the homeowner that they must take action to repair or replace the lateral. There is a possibility that CDBG funds may be available to income-eligible homeowners. He noted that this is a common practice by cities to avoid regulatory violations.

7. Presentation, possible action, and discussion regarding a Capital Improvement Plan update.

Emily Fisher, Planning and Development, updated the Council on the Capital Improvement Plan. There are 74 projects being managed, with a total project budget of \$157 million. Project categories are transportation, facilities, parks, drainage, water/wastewater, and rehab projects.

8. Presentation, possible action and discussion on the conceptual design for a new police facility.

This item was taken up first, before item 5.

Chuck Gilman, Deputy City Manager, presented a conceptual floor plan. The proposed site, the design schedule, and budget were also discussed.

Council consensus was to proceed with Site C and to build out the second story the same square footage as the first floor.

9. Council Calendar

Council reviewed the calendar.

10. 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 Mooney requested that the March 24 Council meeting might be moved so those that wish can attend the TML Region 10 meeting.

Councilmember Benham requested an update on safe online transaction zones.

11. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, 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, Sister Cities Association, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Youth Advisory Council, Zoning Board of Adjustments,

Councilmember Mooney reported on BVSWMA.

Mayor Berry reported on the Chamber of Commerce Economic Outlook Summit and the Audit Committee.

Councilmember Brick reported on the Transportation Committee.

Councilmember Benham reported on BVWACS.

Councilmember Aldrich reported on the Arts Council.

Councilmember Nichols reported on the CVB.

12. Adjournment

There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 8:27 p.m. on Thursday, January 28, 2016.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary