

MINUTES OF THE CITY COUNCIL WORKSHOP  
CITY OF COLLEGE STATION  
FEBRUARY 25, 2016

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Steve Aldrich  
Karl Mooney, absent  
John Nichols  
Julie Schultz, absent  
James Benham

**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 4:36 p.m. on Thursday, February 25, 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, §551.086-Competitive Matters, and §551.087-Economic Incentive Negotiations, the College Station City Council convened into Executive Session at 4:37 p.m. on Thursday, February 25, 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 272<sup>nd</sup> 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. Consultation with Attorney to seek legal advice; to wit:

- Legal advice regarding Texas Local Government Code, Chapter 171, Conflicts of Interest
- Legal advice related to a pole attachment collection matter

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

- Construction Board of Adjustments
- Design Review Board
- Parks & Recreation Advisory Board
- Planning & Zoning Commission
- Zoning Board of Adjustments
- Council Self Evaluation
- City Manager

D. Deliberation on a competitive matter as defined in Gov't Code §552.133; to wit:

- Power Supply

E. Deliberation on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city; 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 5:58 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 2g, 2j, 2k, 2l, and 2m were pulled for clarification.

**(2g):** Jeff Kersten, Assistant City Manager, said. The first year of outsourcing should be around \$470,000 - \$480,000. The cost is fairly comparable to what is the cost is now.

**(2j):** Donald Harmon, Director of Public Works, clarified that improvements will be done of both sides of Wellborn Road and will provide better capacity west of Wellborn Road.

**(2k):** Chuck Gilman, Deputy City Manager, provided a brief presentation. Staff looked at property that was already in the City's inventory. He provided an updated version of Site C. Public parking would be more contiguous to Central Park. This space would accommodate the growth of the facility. There are two options for Site B. There are three properties on the site along Krenek Tap

that do not belong to the City. For Option 1, without the three properties, there is not adequate space for an annex, and there is no room for expansion. Option 2 (after acquisition of the three properties) allows for an annex and future expansion, but will require a parking garage, which carries a much higher cost.

Debe Shafer, 117 Pershing, spoke as a member of the Parks Board. She stated she would have appreciated hearing about the proposal. As an advisory board, they would have appreciated being part of the discussion. The Parks Board did talk about that space being used as a recreation center.

Scott Shafer, 117 Pershing, reiterated Ms. Shafer's remarks. There is no question that the Police Department needs a new facility, but adjacency is a big deal. We need to be careful how we put facilities such as these next to recreational areas. He is concerned with how it will look on the ground.

Jerry Cooper, 602 Bell, said he is concerned with the process. He does not know what can be done at this stage that won't delay the facility. This location will have a detrimental effect on the park. There are other areas that future expansion could occur.

Don Hellriegel, 13-5 Wilshire, his disagrees with Site C. Central Park is the crown jewel of the City, and there is no need to impose this facility and all the parking upon the park. Site B requires the purchase of three homes and is inadequate for expansion. Does anyone think the City will not purchase these homes at some point, even if not for the facility. He provided written comments, attached.

Sherry Ellison, 2705 Brookway, said she served on the CIP committee and they did not talk about a site. These sites were bought for a City Hall or other facilities. Ingress and egress from Site C will affect the safety of citizens. The citizens should have been a part of this decision.

Thomas Taylor, 713 Royal Adelaide, said he served as chair of the CIP Facilities committee. They did not discuss location. This is the one shot we have to do for the Police Department. We need to provide for them for the next 30 years. Site C seems to be the only one to do that.

Jon & Karen Pitts, 4580 Cricket Pass, provided written comments, attached.

*(2l)*: Aubrey Nettles, Special Projects Coordinator, stated the location is in the shopping center with the Fox and Hound. It is the building on stilts. Community Services and Community Enhancement from Police will occupy the space. The rent is \$18 per square foot and goes up 3% the next two years. We are getting 6,299 square feet, with 1,500 common and hallway space. There is some room for expansion.

*(2m)*: Amy Atkins, Assistant Director of Parks and Recreation, clarified the electrical upgrades in Veterans Park and noted the upgrades in Bachmann and Central Park.

**5. Presentation, possible action, and discussion regarding the College Station Utilities (CSU) Underground Asset Management (padmount equipment) program.**

This item was moved to a later date.

Workshop recessed at 7:10 p.m.

At 8:19 p.m., Council reconvened into Executive Session to finish deliberation on §551.074-Personnel and §551.087-Economic Incentive Negotiations, as referenced above.

Executive Session was adjourned at 9:08 p.m.

Workshop reconvened at 9:09 p.m.

## **6. Council Calendar**

Council reviewed the calendar.

**7. 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 asked to revisit the makeup of our citizen committees.

Councilmember Aldrich asked to have a presentation by Chief Hurt.

**8. 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 Aldrich reported on the BioCorridor Board.

Councilmember Nichols reported on the CVB.

Councilmember Brick reported on the Chamber Transportation Committee and on the College Station Transportation Committee.

Mayor Berry reported on the Annexation Task Force and the MPO.

**9. Adjournment**

There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 9:16 p.m. on Thursday, February 25, 2016.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: Debra Shafer Phone: 979-229-1954

Address: 117 Peishy

Email: ~~shafer~~ shafer.scott@hotmail.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 2K

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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2. YOU WILL HAVE ONE OPPORTUNITY TO SPEAK; AND
3. YOU MUST OBSERVE THE 3-MINUTE TIME LIMIT. *(Time cannot be transferred to another speaker.)*

Inquiries from speakers about matters not listed on the agenda will either be directed to the Staff or placed on a future agenda for Council consideration. **See reverse side for additional rules.**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: Scott Shafer Phone: \_\_\_\_\_

Address: 217 Pershing Ave

Email: sshafere@tamuc.edu Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 2k. consent

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 2/25/16  
MM / DD / YY

\*\* Please PRINT all information \*\*

Name: Jerry Cooper Phone: \_\_\_\_\_

Address: 602 Bev

Email: cooper1@callums.org Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 2K Consent Item

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

Police Station location

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 2-25-16  
MM / DD / YY

\*\* Please PRINT all information \*\*

Name: DON WELLS Phone: 979-221-8137

Address: 1305 WILSHIRE CT

Email: DLW@TAMU.EDU Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 2K

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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COMMENTS AT COLLEGE STATION WORKSHOP REGARDING LOCATION OF PLANNED POLICE STATION,  
FEBRUARY, 25, 2016

A FRIEND RECENTLY REMINDED ME OF THE SERENITY PRAYER: "GOD GRANT ME THE SERENITY TO ACCEPT THE THINGS I CAN'T CHANGE, THE COURAGE TO CHANGE THE THINGS I CAN AND THE WISDOM TO KNOW THE DIFFERENCE".

PERHAPS MY COMMENTS REFLECT A LACK OF WISDOM GIVEN THE FAST PACE TO APPROVE THE SITE FOR THE NEW POLICE STATION. PLEASE KNOW THAT I FULLY SUPPORT A NEW POLICE STATION. FOR EASE OF PRESENTATION, MY COMMENTS ARE IN A LIST FORMAT:

1. I HAD THE OPPORTUNITY TO MEET WITH CHUCK GILMAN AND TWO OTHER STAFF MEMBERS— INCLUDING ONE FROM THE POLICE DEPARTMENT. THEY WERE TOTALLY PROFESSIONAL, COURTEOUS AND THOUGHTFUL IN EVERY RESPECT. WE ARE MOST FORTUNATE TO HAVE THEM AS MEMBERS OF THE STAFF.
2. I SHARE THE PERSPECTIVES SET FORTH BY DR. BLANCHE BRICK. THUS, THERE IS NO NEED TO GO THRU ALL OF THEM AGAIN. IN BRIEF, I CONSIDER THEM AS CORE COMPONENTS OF THE COMMENTS THAT I WOULD HAVE MADE.
3. I RESPECTFULLY DISAGREE WITH THE DECISION PREMISES AND ASSUMED IMPERATIVES FOR CONCLUDING SITE C IS THE ONLY WIN OPTION.
4. THERE IS NO CONSIDERATION TO GIVING ANY RECOGNITION OF THE ENORMOUS OPPORTUNITY COSTS [FORGONE OPPORTUNITIES] WITH SITE C.
5. THERE IS NO ABSOLUTE IMPERATIVE FOR INVADING ALL OF THE LAND—ABOUT 13 ACRES-- IMMEDIATELY ADJACENT TO CENTRAL PARK, WHICH I CONSIDER THE CROWN JEWELL OF OUR PARK SYSTEM.
6. FOR ME, THERE IS NO CONSIDERATION OF THE ADVERSE CULTURAL SYMBOLISM WITH SEVERAL POLICE STRUCTURES AND A PARKING LOT FOR OVER 400 EMPLOYEE AND POLICE VEHICLES IMMEDIATELY IMPOSING ON CENTRAL PARK. THINK OF THE IRONY IN CONTRASTING THOUGHTS AND EMOTIONS ASSOCIATED WITH ANCHORING THE FRONT OF CENTRAL PARK WITH THE FUN FOR ALL PLAYGROUND AND AT THE OTHER END WITH SEVERAL LARGE POLICE FACILITIES, INCLUDING PARKING FOR OVER 400 VEHICLES.
7. IT HAS BEEN SUGGESTED TO ME THAT THE POLICE BUILDINGS AND PARKING CAN BE EFFECTIVELY SCREENED AT SITE C. I RESPECTFULLY DISAGREE. OF COURSE, THAT IS NOT MY MAJOR CONCERN WITH SITE C.
8. IT HAS BEEN NOTED THAT SITE B AT 8 ACRES IS INADEQUATE FOR EXPANSION OVER THE NEXT 35 YEARS. SITE B WOULD REQUIRE THE EVENTUAL PURCHASE OF THREE ADJACENT HOMES— PROVIDING ANOTHER 2.3 ACRES PLUS SOME OTHER LAND. IT HAS BEEN STATED THAT ONE OF THE HOMEOWNERS DOES NOT WANT TO SELL NOW. BUT, NOTHING HAS BEEN STATED ABOUT THE OTHER TWO HOMEOWNERS. MOST IMPORTANTLY: DOES ANYONE REALLY THINK THAT AT SOME POINT IN THE FUTURE THE CITY WILL NOT PURCHASE THESE HOMES, EVEN IF IT IS NOT USED FOR A POLICE STATION.
9. DR. BRICK HAS PRESENTED WHAT I AM GOING TO CALL THE SITE B PLUS OPTION. OPTION B PLUS OR ADAPTATIONS OF IT PROVIDE FOR A WIN-WIN OUTCOME. IF DR. BRICK'S PROPOSAL IS NOT CONSIDERED FEASIBLE [WHICH I CONSIDER VERY REASONABLE AND DESIRABLE], ONE



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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 2 25 16  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: Sherry Ellison Phone: 979-696-6793  
 Address: 2705 Brookway Dr. C, S 77845  
 Email: ellison.68@suddenlink.net Comments:  WRITTEN  ORAL  
 Comments are presented for:  HEAR VISITORS  AGENDA ITEM # consent 2K

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 2/25/16  
MM / DD / YY

\*\* Please PRINT all information \*\*

Name: THOMAS H. TAYLOR Phone: 979-693-3638

Address: 713 ROYAL ADELADE DR

Email: tommyt1944@yahoo.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 2K CONSENT ITEM

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 2/25/2016  
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**\*\* Please PRINT all information \*\***

Name: Jon & Karen Pitts Phone: 979-690-8866  
Address: 4580 Cricket Pass  
Email: texsontrue@yahoo.com Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 2k

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

As residents of College Station since 1981 we have used the Central Park facilities, & we feel strongly that the adjacent land should be used to expand the park. We agree that the new police station & jail should be built, but not in Section C. We hope another option should be found. As citizens we should have had input into this decision.

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