

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
OCTOBER 27, 2016

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

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

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Ian Whittenton, Records Management Administrator
Yvette Dela Torre, Deputy Local Registrar

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 3:00 p.m. on Thursday, October 27, 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, §551.072-Real Estate, and §551.074-Personnel, the College Station City Council convened into Executive Session at 3:01 p.m. on Thursday, October 27, 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

- Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas

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

- Property located generally east of the Texas 6 Frontage Road and north of and adjacent to Harvey Road in College Station, Texas.

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

- City Municipal Judge
- City Manager

The Executive Session adjourned at 5:39 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 2h, 2l, 2o, and 2p were pulled for clarification.

2h: Donald Harmon, Director of Public Works, clarified the need for the agreement and stated that this type of agreement with CSISD is common.

2l: Jeff Kersten, Assistant City Manager, clarified the need for the yearly authorization of funds to the Aggieland Humane Society.

2o: Lance Simms, Director of Planning and Development Services, gave information on the Texas Department of Transportation policy for the designation of roadways, the need for the resolution in support of designation by the City, and on the origin of the name of this particular roadway.

2p: Lance Simms, Director of Planning and Development Services, gave clarification on the need to update the fees for development applications and permits.

5. Presentation, possible action, and discussion regarding the possible implementation of Roadway Impact Fees.

Alan Gibbs, City Engineer, provided information on the projected funding needs for roadways, the projected funding deficit, how the different options of proposed fees would impact that deficit, and who is exempt from those impact fees. He also noted that a Public Hearing and formal action on Roadway Impact Fees has been advertised for November 10.

Jeff Kersten, Assistant City Manager, provided information about other funding sources for capital projects and maintenance.

Natalie Ruiz, Economic Development Director, provided information on providing economic incentives to offset these fees.

OPTIONS BY YEAR	Option 1 Recommended	Option 2	Option 3
Year 1	\$1,500 / SF	\$0 / SF	\$500 / SF
Year 2	\$1,500 / SF	\$750 / SF	\$1,000 / SF
Year 3+	\$1,500 / SF	\$1,500 / SF	\$1,000 / SF
	Res: \$375/VM Non-Res: \$80/VM	Res: \$375/VM Non-Res: \$80/VM	Res: \$247/VM Non-Res: \$80/VM

Council provided direction to pursue option 2 with a start date of January 2, 2018.

6. Presentation, possible action, and discussion of a roadway maintenance fee.

Aubrey Nettles, Special Projects Coordinator, stated that Council approved a roadway maintenance fee in the FY 2016-2017 budget and briefed the Council on the draft roadway maintenance ordinance and fee structure options.

Trey Shanks and Eddie Haas, with Freese and Nichols, provided information on the methodology used to design and apply the fee structure.

	Example Property	Option 1	Option 2
Residential			
Single Family	House	\$7.78	\$7.52
Multifamily	Apartment unit	\$6.10	
Non-Residential			
NR Tier 1	Car Wash	\$17.23	\$17.23
NR Tier 2	Bank (1 Drive-in Lane)	\$38.71	\$38.71
NR Tier 3	Mini Storage	\$74.71	\$74.71
NR Tier 4	Fast Food Restaurant	\$152.39	\$152.39
NR Tier 5	Grocery Store	\$250.00	\$250.00

Council provided direction to pursue option 1, provide exemptions for CSISD and Texas A&M University, and include an appeals process.

Workshop was recessed at 7:04 pm

Workshop was reconvened at 9:32 p.m.

7. Council Calendar

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.

There were no future agenda items.

9. 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, YMCA, Youth Advisory Council, Zoning Board of Adjustments.

Councilmembers Shultz, Mooney, and Mayor Berry reported on the Research Valley Partnership.

Councilmember Nichols reported on the Convention and Visitors Bureau and Chamber of Commerce.

Councilmember Brick reported on the Transportation and Mobility Committee and the Chamber of Commerce.

Councilmember Aldrich reported on Chamber of Commerce and the Texas Aggies Go To War which is now a non-profit, From Bastogne to Texas.

10. Adjournment

There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 9:39 p.m. on Thursday, October 27, 2016.

Nancy F Berry
Nancy Berry, Mayor

ATTEST:

Sherry Mashburn
for Sherry Mashburn, City Secretary

FBT/ Texas aggies go to war