

January 30, 2003

A Report to the Honorable Mayor and City Council

# City Manager's Report

## City of College Station

# What's Going On?

### Special Points of Interest

- City Enhances Street Maintenance Program
- MLK Celebration at the Lincoln Center
- Texas Avenue Crossing Redevelopment
- Coming Soon: Unified Development Ordinance
- Highway 30/60 Corridor Infrastructure Project

### City Enhances Street Maintenance Program

Since the beginning of FY 2002, the City of College Station has engaged in efforts to more aggressively maintain city streets. The FY 2002 Budget included resources to add a 3 member street maintenance crew, a pot-hole patch truck and truck operator, and dollars to expand the City's sealcoating operation.

These efforts have had very positive results for streets within the City. In particular, the expansion of the sealcoating operation, which involves applying a liquid adhesive and a layer of stone to the street, has allowed the Streets Maintenance Division of the Public Works Department to repair and improve more lane miles. On average, the cost of sealcoating city street is approximately half the cost of traditional asphalt overlay.

By doing less of the more expensive overlays and more the cheaper, but effective, sealcoat and by increasing the budget allotment for sealcoating, the city has been able to significantly increase lane miles resurface annually.

In short, the increased use of the sealcoating, a new pot-hole patch truck and operator, and an additional street maintenance crew has been a noticeably higher caliber of street within the city.



### Inside this issue:

MLK Celebration at the Lincoln Center	2
Christmas in the Park is a Huge Success	2
Christmas Tree Recycling A Major Success	3
Texas Avenue Crossing Redevelopment	3
Kudos for the Aquatics Division of the PARD	3
Local Sales Tax Receipts	4
Neighborhood Outreach	4
Coming Soon: Unified Development Ordinance	5
Highway 30/60 Corridor Infrastructure Project	6

### Park and Open Space Master Plan Public Hearing

The College Station Parks and Recreation Advisory Board held a public hearing concerning revisions to the Recreation, Park and Open Space Master Plan. The hearing was held on Tuesday, January 14, 2003, during a regular meeting of the Advisory Board. The meeting convened at 7:00 p. m. at the EXIT Teen Center at 1600 Rock Prairie Road. The meeting was open to the public, and comments from

the public were welcome. Copies of the Plan are available for review at the College Station Public Library at 1818 Harvey Mitchell Parkway South, the Bryan Public Library at 201 East 26th Street in Bryan, the Parks and Recreation Department at 1000 Krenek and the Development Services Department at City Hall,

1101 S. Texas Avenue. The Plan will also be available for review on the Internet at: <http://pard.ci.college-station.tx.us/MP/>. Interested persons may respond by sending written comments to: College Station Parks and Recreation Department P.O. Box 9960 College Station, Tx 77842-9960 Call Kristin Lehde at 764-3414 for additional information.



## *Martin Luther King Celebration at the Lincoln Center*

The City of College Station's Lincoln Center and Parks & Recreation Department presented the annual Martin Luther King Celebration and Musical Tribute, "A Dream Deferred, Revisited," on Saturday, January 18. The celebration took place at the Lincoln Center, located at 1000 Eleanor Street in College Station. The guest speaker was Dr. Felecia Scott, Director of Multicultural Services at Texas A&M University, along with special guests TAMU's Voices of Praise, the St. Paul Baptist Church's Men Choir of Marshall, Texas, and End Time Missionary Pentecostal Church of Bryan.

Additional program guests included the Concerned Black Men of the Brazos Valley and the Brazos Valley Boys and Girls Club Lincoln Unit youth. Additionally, Lincoln Teens Supreme Keystone Club conducted their annual National MLK community service project earlier that day emphasizing diversity and freedom. For information regarding Teen Supreme Keystones, a character and leadership development project through Boys and Girls Club of America, contact Neal Donovan at 979-764-6244.

Alpha Kappa Alpha (A.K.A) Sorority of Texas A&M University celebrated MLK Day at the Lincoln Recreation Center as well. A.K.A. members spent the afternoon inspiring Lincoln Center youth and stressing the importance of education through storytelling as part of the annual "Take a Day on and not a Day off" program. All events were free to the public.

## *Christmas in the Park is a Huge Success*



The College Station Parks and Recreation Department recent completed it 18th annual Christmas in the Park season. This year's festivities were kicked off with a lighting ceremony in which more than 2000 cups of hot cocoa and 4000 cookies were served to the crowd in attendance. The Parks and Recreation Department estimates that there was approximately 130,000 visitors

to Central Park this Christmas season. This year's season also included several open house nights which included live entertainment, free refreshments, hay rides, and visits with Santa. Festivities also included a "Howliday Pet Contest" which include such categories as pet/owner look-a-like, best costume, rudolph look-a-like, most unusual pet, and best trick.



## *Christmas Tree Recycling Efforts A Major Success*

The Cities of College Station and Bryan, in conjunction with the 4-H Club, recycled 2,257 Christmas trees this year. The goal of this annual recycling event is to save space in the landfill by diverting the trees to other uses, and to help educate the public on year round recycling efforts.

On Saturday, January 4, the Brazos County 4-H Equestrian Club and the College Station Forestry Division took in 478 Christmas trees at Central Park. On the same day in Haswell Park, the 4-H Club and the Bryan Sanitation Division took in 425 trees. In addition,

for a two-week period after Christmas, both cities' Sanitation Divisions picked up Christmas trees on their normal yard waste routes (duplex and single family residences) and collected a total of 1,017 trees in College Station and 337 in Bryan.

The trees taken in at Central Park were chipped on site, and spread throughout the picnic area by the ponds, and the trees accepted at Haswell Park were taken to the compost facility. The chips will help alleviate soil compaction caused by foot traffic, reduce soil erosion and will provide nutrients to the soil.

Prior to the recycling project, Christmas tree lot operators notified both cities' of the chance to dispose of left over stock at no cost at the compost facility. Roll-off containers were made available to some tree lots at their request.

The sponsors of the event were Keep Brazos Beautiful, the Bryan/College Station Eagle, the Texas Forest Service, the Brazos County 4-H Equestrian Club and Brazos Valley Solid Waste Management Agency.

For more information call Ross Albrecht, College Station Forestry Superintendent, at 764-3486.

## *Texas Avenue Crossing Redevelopment*



Texas Avenue Crossing, formerly known as Redmond Terrace Shopping Center will be redeveloped by Brad Sondock with the Houston based Retail Properties Group. The property to be redeveloped is located at the southwest corner of George Bush Drive and Texas Avenue. The structure, which was originally built in the 1960's, is currently undergoing demolition. Upon

completion, the center will feature approximately 80,000 square feet including a Bed Bath & Beyond store, additional parking on the roof, and landscaping improvements. Both the Development Services and Economic Development departments played key roles in working through various development issues that existed due to the age of the property. Redevelopment is expected to be complete by Fall 2003.

## *Kudos for the Aquatics Division of the PARD*

The College Station Parks and Recreation Department was recently honored with two awards at the Texas Public Pool Conference. The first award designated the College Station Aquatics program as "Agency of the Year" in the state for aquatic operations for 2002. In addition, College Station's Aquatics Supervisor, Vera Solis, was honored with the "Cindy Hallaran Award" for her "unselfish devotion and significant contributions in service to

the Aquatic Profession." Each year, the Texas Public Pool Council identifies operations and facilities that "demonstrate effective quality aquatics programming." This year College Station was recognized as the top department for cities with a population between 50,001 to 99,999. College Station operates four swimming pools throughout the year with a predominately seasonal, part-time staff. This award would

not have been possible without their dedication and commitment on a daily basis.

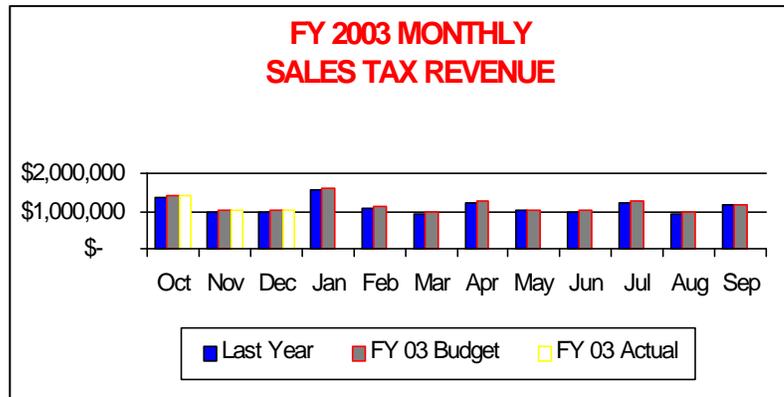


## Local Sales Tax Receipts

The City collected **\$ 1,034,521.08** for the month of December, **5.80%** above the same month last year. The December receipts are for sales that occurred in November. Sales tax collections for FY 03 YTD are **\$3,454,823.94** or **3.95%** above FY 02 collections.

Sales tax receipts are higher than the same month last year. Sales tax receipts have increased by 4.3% when comparing the last 12 months to the previous 12 months. This is positive given the overall statewide decline in sales tax revenues.

Over the last 8 years sales tax growth has averaged 5.65% per year. In FY 03 and in the five year financial forecast, sales tax is projected to grow on aver-



age by 3-5% annually. Hence, the current growth rate is in line with growth projections. These projections will be closely

reviewed given the statewide decline in sales tax revenues.

## Neighborhood Outreach

As part of the Neighborhood Partnership Program, the Neighborhood Services Division of the Development Services Department will begin hosting monthly Seminar Suppers at the College Station Conference Center on George Bush. The purpose of these meetings is to educate members of the community on a variety of topic of interest City of College Station residents.

Neighborhood Services will sponsor one Seminar Supper each month on the first Tuesday of the Month at 6:00pm. These seminars are targeted toward Neighborhood and Homeowners' Associations and will feature some develop-

ment related topic. The first supper is slated for February 4th, and the theme will be "Deciphering the Development Review Process. Future seminar topics will be developed by program participants.



## Coming Soon: Unified Development Ordinance

### What is it?

The Unified Development Ordinance (UDO) will combine all of the City's development codes into a single document. The College Station City Council and Planning & Zoning Commission are currently considering the UDO for adoption. The first public hearing concerning the UDO was held January 16, 2003 at the Planning and Zoning Commission meeting.

### Why is it important?

Because it establishes standards that will assure quality development for years to come. These standards, over time, will literally change the face of College Station through new development. Updated standards include landscaping, parking, buffering, signs and materials requirements. It also outlines the local development requirements and review processes.

### The UDO does not...

Regulate licensing or operational issues such as alcohol permits, rental regulations and general hours of operation. Behavioral issues such as loud parties, parking restrictions and dumpster patrol are also outside the scope of the UDO.

### How will it affect property owners in College Station?

The good news is most property owners in College Station won't be directly affected by the UDO because the majority of the regulations pertain to new development or the redevelopment of land.

However, the UDO's Residential Protection Standards will help maintain the character and integrity of existing neighborhoods. Such standards include:

- Height limitations for commercial developments that are adjacent to existing neighborhoods;
- Buffering standards between residential and commercial uses; and
- Similar lot size and front yard setbacks for new development in older neighborhoods.

### A little background...

In 1999, the City began consolidating all development-related codes and modernizing existing development regulations. This has been joint effort by the City and community for three years, which has included more than 30 meetings with various stakeholders, such as property owners, neighborhood associations, developers, engineers, architects and citizens. Now we are glad to report the final draft is available. The UDO draft includes the City's Zoning Ordinance, Subdivision Regulations and Driveway Ordinance.

### More information

The following is a schedule

of upcoming public hearings in which citizens will be able to voice comments or concerns. All public hearings will be held in the College Station City Hall Council Chambers at 1101 Texas Avenue in College Station (next to Chili's).

- **February 6, 2003 at 6:00 p.m. Planning & Zoning**
- **February 27, 2003 at 7:00 p.m. City Council**
- **March 13, 2003 at 7:00 p.m. City Council**

Complete copies of the UDO and fact sheets are available on the College Station Development Services web site at <http://devservices.ci.collegestation.tx.us> or contact Development Services directly at (979) 764-3570. Also, City's cable channel, channel 19, will feature information related to the UDO throughout the day. The video will help to educate homeowners, developers, and other interested parties. The video features information regarding the formation of the UDO. The video also highlights the key components of the UDO.



## What's Going On?

### City Manager's Report City of College Station

*Embracing the Past, Exploring the Future.*

**WERE ON THE WEB!**

[WWW.CI.COLLEGE-STATION.TX.US](http://WWW.CI.COLLEGE-STATION.TX.US)

### Shining Moments

- GIS Technician, Cathy Raney, gave a presentation to the students of Timber Academy. According to Dr. Leslie Schueckler, principal for Timber Academy, Raney was able to show the student how important an understanding of geography really is and was able to stimulate their interest. Dr. Schueckler also expressed her appreciation for the time and energy devoted to putting this presentation together..
- A Foxfire resident wrote a letter of appreciation to the Drainage Maintenance Division for there prompt response to his request to remove 3 big tree trunks that had washed into a culvert. According to the resident, Cliff Arnold and Herbert Dittfurth responded within minutes of his call into the city. The resident also wanted to that thank Cliff and Herbert for being "courteous, accommodating, and professional."
- Afsaneh Yazadani has received several complimentary notes regarding her work on the Park and Recreation Calendar from both city employees and members of the community. Dr. Linda Parrish, Texas A&M Regent Professor, wrote to say that she found the calendar "informative and attractive". Dr. Parrish indicated that she "was particularly taken with the lovely photographs of the various interesting sites and people in our city".

## Highway 30/60 Corridor Infrastructure Project

Infrastructure development for the Highway 30/60 Corridor project is currently underway. This project is designed to accommodate the hotel/conference center project in addition to development in the entire corridor. The Phase I bid was awarded by City Council on July 22, 2002 and construction is expected to be complete in February. This phase includes extending an 18" water line from Earl Rudder Freeway to just past the 55 acre hotel/conference center/corporate of-

fice site. The Phase I-A infrastructure bid is expected to be considered by City Council in April. This phase includes construction of Copperfield Parkway which will connect Copperfield Drive to Linda Lane, water and wastewater lines, gas, electric, and sidewalks. Phase I-B is slated for completion in October 2003. Phase I-B of the project is still under design and includes sidewalks, landscaping, lighting, and entry-way features.

