



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Regular

Thursday, April 25, 2019

6:00 PM

City Hall Council Chambers

1. Call to Order, Pledge of Allegiance, Invocation, Consider Absence Request.

Presentation

- Presentation and recognition for the Brazos Valley Groundwater Conservation District to present Pebble Creek Country Club with the 2018 "Groundwater Conservationist of the Year Award" for Commercial Irrigation
- Presentation proclaiming May 5-11, 2019 as Drinking Water Awareness Week
- Presentation proclaiming April 22-26, 2019 as National Community Development Week
- Presentation proclaiming May 5-11, 2019 as Municipal Clerk's Week

Hear Visitors: During this time a citizen may address the City Council on any item which does not appear on the posted Agenda. Registration forms are available in the Office of the City Secretary. This form should be completed and returned to the office by 5:30 PM on the day of the Council meeting. Upon stepping to the podium the speaker must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three minutes. A group of five or more may register at the Office of the City Secretary by 5:30 PM on the day of the meeting and designate an individual to speak for 10 minutes on their behalf. All signers must be in attendance when the speaker is introduced and may not speak individually during Hear Visitors. A speaker who wishes to include computer-based information while addressing the Council must provide the electronic file to the City Secretary by noon on the day of the Council meeting. During presentations a series of timer lights will change from green to yellow and an alarm will sound after two and one-half or nine and one-half minutes to signal thirty seconds remaining. When time expires the timer light will change to red, the final alarm will sound, and the speaker must conclude the remarks. The City Council will listen and receive the information presented by the speaker, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager. Comments should not personally attack other speakers, Council or staff.

Consent Agenda

At the discretion of the Mayor, individuals may be allowed to speak on a Consent Agenda Item. Individuals who wish to address the City Council on a consent agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

2. Presentation, discussion, and possible action on consent agenda items which consists of ministerial or "housekeeping" items required by law. Items may be removed from the consent agenda by majority vote of the Council.

- 2a. [19-0200](#) Presentation, discussion, and possible action on minutes for:
- April 11, 2019 Workshop
 - April 11, 2019 Regular

Sponsors: Smith

Attachments: [WKSHPO41119 DRAFT Minutes](#)
[RM041119 DRAFT Minutes](#)

- 2b. [19-0155](#) Presentation, discussion, and possible action on approving an annual blanket purchase order for the purchase of repair parts and repair labor for fire trucks from Lonestar Freightliner Group, LLC through the BuyBoard Purchasing Cooperative. Estimated annual expenditure: \$180,000.

Sponsors: Leonard

Attachments: [Buyboard Contract](#)

- 2c. [19-0177](#) Presentation, discussion, and possible action regarding Change Order Number 1 to the Graham Road Substation in the amount of \$352,269.84 and revising the date of substantial completion from October 1, 2019 to January 31st, 2020.

Sponsors: Crabb

Attachments: [Graham Road Substation Construction Change Order 1](#)

- 2d. [19-0180](#) Presentation, discussion, and possible action regarding approval of a renewal of a service contract between the City of College Station and All Around Tree Service, Inc., for an annual amount not to exceed \$150,000 for landscaping, tree trimming and removal services.

Sponsors: Caler

Attachments: [2019 Renewal 1](#)

- 2e. [19-0182](#) Presentation, discussion, and possible action regarding a construction contract in the amount of \$281,998 with Bayer Construction Electrical Contractors, Inc. for the installation of a traffic signal at the intersection of Barron Road and Alexandria Avenue.

Sponsors: Fisher

Attachments: [19-039 Tab](#)
[Barron and Alexandria Traffic Signal Project Location Map](#)
[03-28-19-2f - Resolution - 03_28_2019](#)

- 2f. [19-0191](#) Presentation, discussion, and possible action on an ordinance

amending Chapter 8, "Business" Article VII, "Secondhand Dealers" of the Code of Ordinances relating to secondhand dealers.

Sponsors:

McCollum

Attachments:

[City of College Station Ordinance Ch 8 Bus Art VII SecondHand Ord 4-4-19](#)

2g. [19-0196](#)

Presentation, discussion, and possible action to consider an ordinance amending Chapter 40, "Utilities", of the Code of Ordinances of the City of College Station, Texas, by amending Division 5: Drought Contingency and Water Emergency Plan in its entirety.

Sponsors:

Mechler

Attachments:

[Drought Contingency Plan Ordinance 2019.docx](#)

2h. [19-0197](#)

Presentation, discussion, and possible action to consider a resolution to adopt an updated Water Conservation Plan, as required by TWDB and TCEQ.

Sponsors:

Mechler

Attachments:

[Water Conservation Plan Council Resolution 2019.docx](#)

[Water Conservation Plan 2019.docx](#)

2i. [19-0199](#)

Presentation, discussion, and possible action regarding an ordinance amending: (A) Chapter 2, "Administration," Article VI, "Boards And Commissions," Division 2, "Historic Preservation Committee," Section 2-170, "Membership," and Division 4, "Parks and Recreation Advisory Board," Section 2-226, "Creation; Membership;" (B) Chapter 103, "Buildings and Building Regulations," Article II, "Administration and Enforcement," Division 2, "Construction Board of Adjustment and Appeals; Appeals and Variances," Section 103-45, "Membership and Conflict of Interest;" and (C) Appendix A, "Unified Development Ordinance," Article 1, "General Provisions," Section 2.6, "Bicycle, Pedestrian, and Greenways Advisory Board," Subsection B, "Membership and Terms," 2, "Terms," and Article 2, "Development Review Bodies," Section 2.2, "Planning and Zoning Commission," Subsection B, "Membership and Terms," 2, "Terms," and 3, "Term Limits," and Section 2.5, "Design Review Board," Subsection B, "Membership and Terms," of the Code of Ordinances of the City of College Station, Texas, to stagger appointments to City Boards And Committees in order to allow the City Council to make annual appointments.

Sponsors:

Smith and Robinson

Attachments: [Boards and Committees Ordinance 04 2019 Final](#)
[Bike Ped revised](#)
[Construction Board revised](#)
[DRB revised](#)
[HPC revised](#)
[Parks Board revised](#)
[P&Z revised](#)

Regular Agenda

Individuals who wish to address the City Council on an item posted as a Public Hearing shall register with the Office of the City Secretary. Registration forms are available in the Office of the City Secretary. This form should be completed and returned to the office by 5:30 PM on the day of the Council meeting. Upon stepping to the podium the speaker must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three minutes. A group of five or more may register at the Office of the City Secretary by 5:30 PM on the day of the meeting and designate an individual to speak for 10 minutes on their behalf. All signers must be in attendance when the speaker is introduced and may not speak individually during that Public Hearing. A speaker who wishes to include computer-based information while addressing the Council must provide the electronic file to the City Secretary by noon on the day of the Council meeting. During presentations a series of timer lights will change from green to yellow and an alarm will sound after two and one-half or nine and one-half minutes to signal thirty seconds remaining. When time expires the timer light will change to red, the final alarm will sound, and the speaker must conclude the remarks. If Council needs additional information from the general public after the Public Hearing is closed some limited comments may be allowed at the discretion of the Mayor. Comments should not personally attack other speakers, Council or staff.

1. [19-0194](#) Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use and Character Map from Estate to Restricted Suburban for approximately 13 acres, generally located at 1402 Bird Pond Road and 1404 Bird Pond Road.

Sponsors: Prochazka

Attachments: [Background Information](#)
[Vicinity Aerial and Small Area Map](#)
[Comprehensive Plan Exhibit](#)
[Comprehensive Plan Future Land Use and Character Map](#)
[Applicant's Supporting Information](#)
[Ordinance](#)

2. [19-0195](#) Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix "A", "Unified Development Ordinance," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to PDD Planned Development District on approximately 13 acres of land, generally located at 1402 Bird Pond Road and 1404 Bird Pond Road.

Sponsors:

Lazo

Attachments:[Background Information](#)[Vicinity Aerial Small Area Map](#)[Applicant Supporting Information](#)[Rezoning Exhibit](#)[Rezoning Map](#)[Concept Plan](#)[Bird Pond HOA Letter](#)[Ordinance](#)

3. [19-0192](#) Presentation, discussion, and possible action on approving a Professional Architectural & Engineering Contract with Wantman Group, Inc. in the amount of \$188,035, to complete a Northgate District Study and Plan to Address Operational Challenges.

Sponsors:

Eller

4. [19-0181](#) Presentation, discussion, and possible action on a construction contract with Thalle Construction Company, Inc. in the amount of \$10,932,672.50 for the construction of the Lick Creek Trunk Line Project and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors:

Fisher

Attachments:[19-036 Tab](#)[Location Map](#)[LC Parallel Trunk Line - DRR](#)

5. [19-0211](#) Presentation, discussion, and possible action regarding the approval to purchase \$460,396.34 of shelving from Lone Star Furnishings on Buy Board Contract #503-16, with project funds, as a portion of the furnishings for the newly renovated Larry J. Ringer Library.

Sponsors:

Wozniak

6. [19-0193](#) Presentation, discussion, and possible action regarding the appointment of City Council, Planning & Zoning Commission, and citizen representatives to the Comprehensive Plan Evaluation Committee.

Sponsors: Golbabai

7. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member 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.

8. Adjourn.

The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on April 18, 2019 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 19-0200 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Consent Agenda
File created: 4/10/2019 **In control:** City Council Regular
On agenda: 4/25/2019 **Final action:**
Title: Presentation, discussion, and possible action on minutes for:
• April 11, 2019 Workshop
• April 11, 2019 Regular
Sponsors: Tanya Smith
Indexes:
Code sections:
Attachments: [WKSHP041119 DRAFT Minutes](#)
[RM041119 DRAFT Minutes](#)

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action on minutes for:

- April 11, 2019 Workshop
- April 11, 2019 Regular

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: N/A

Budget & Financial Summary: None

Attachments:

- April 11, 2019 Workshop
- April 11, 2019 Regular

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
APRIL 11, 2019

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Elianor Vessali
John Nichols
Dennis Maloney

City Staff:

Bryan Woods, City Manager
Jeff Capps, Assistant City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Ian Whittenton, 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 Mooney at 4:00 p.m. on Thursday, April 11, 2019 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, and §551.074-Personnel, the College Station City Council convened into Executive Session at 4:00 p.m. on Thursday, April 11, 2019 in order to continue discussing matters pertaining to:

A. Consultation with Attorney to seek advice regarding pending or contemplated litigation; to wit:

- 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; and
- McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas
- City of College Station v. Gerry Saum, Individually, and as Independent Executrix of the Estate of Susan M. Wood, Deceased; Cause No. 17-002742-CV-361; In the 361st District Court, Brazos County, Texas
- Carrie McIver v. City of College Station; Cause No. 18-003271-CV-85; In the 85th District Court, Brazos County, Texas

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

- Council Self-Evaluation
- City Manager

The Executive Session recessed at 5:01 p.m.

3. Reconvene from Executive Session and take action, if any.

No action was taken.

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

Items 2b and 2c were pulled from Consent for clarification.

(2b): Mary Ellen Leonard, Finance Director, provided a clarification that the 5% fee collected by the vendor is based on the amount recovered for the city on collections accounts for ambulance billing and other accounts receivable.

(2c): Mary Ellen Leonard, Finance Director, provided a brief explanation on AMI technology and the city's previous study of its infrastructure requirements and cost analysis.

5. Presentation, discussion, and possible action regarding a Police Department resource allocation study conducted by Etico Solutions.

Chief Scott Mccollum, Assistant Police Chief, stated that the Police Department consulted with Tim Freesmeyer of Etico Solutions to evaluate and analyze current police officer staffing.

Mr. Freesmeyer presented a report recommending staffing based on best practices. This information is based on five years of call data and three years of leave data from the police department. Mr. Freesmeyer presented a report that provides final recommendations for patrol staffing levels, recommended schedule changes to improve efficiencies, redesigned patrol beat configurations, and suggestions to improve current data collection methods. The recommendations being offered are based on the workload and leave data provided by the College Station Police Department. Implementation of any recommendations should be carefully considered by the Police Command Staff for the potential affect upon the culture of the agency, any existing collective bargaining restrictions, and the level of acceptance to change existing within the agency.

The results of the study showed that the Patrol Division is spending more than the recommended amount of time per hour on reactive activities. To bring the reactive time and proactive time per hour to an even split, the agency will need to increase their staffing in 2019 by approximately 16 positions to a total staff size of 79 patrol officers. In order to free up sergeants from calls for service so they can properly supervise, a total of 20 positions would need to be added taking the total staff size to 83. In 2020, this number is expected to increase by five additional positions. In 2021, the estimated total staff will rise another seven positions to a total staff size of 95 patrol officers. In order to maintain proper spans of control, especially for the number of new and potentially young officers coming on board, the number of first-line supervisors and managers will also need to grow accordingly.

Schedule Option

- Four alternative schedule recommendations were offered to improve performance:
 - ✓ Redistributing officers among shifts
 - ✓ Redistributing officers and modifying start times
 - ✓ Distributing 10-hour days off throughout the week
 - ✓ Adopting a new schedule

These were offered as suggestions but their benefits must be weighed against other organizational circumstances. A theoretical increase in efficiency may not be seen if the change is not accepted by the patrol staff.

6. Presentation, discussion, and possible action regarding the 2018 Existing Conditions Report.

Justin Golbabai, Planning and Development, presented an overview of the City of College Station's 2018 Existing Conditions Report. The report kicks off the Comprehensive Plan update process by providing an overview of College Station's existing conditions for the natural environment, demographics, economic development, land use, public facilities, and transportation. A full copy of the report can be found online.

7. Presentation, discussion, and possible action on a report on the status of the Wolf Pen Creek Corridor.

Jeff Kersten, Assistant City Manager, gave a brief back on the Wolf Pen Creek Master Plan goal from 1988, which was to develop a comprehensive plan to recognize the interrelationships of drainage, erosion, and recreation as they apply to the Wolf Pen Creek Corridor from Texas Avenue to the East Bypass, as well as to create a community attraction for College Station residents and out-of-town guests. Mr. Kersten provided information on the current status of the Wolf Pen Creek Corridor:

- **Recreation Opportunities**
 - ✓ Star Light Music Series
 - ✓ Concert rentals
 - ✓ Facility rentals – Amphitheater, Green Room
 - ✓ Games of Texas opening ceremonies
 - ✓ Disc Golf
 - ✓ Walking Trails
 - ✓ Meyer Community and Senior Center
 - ✓ Various events – 5Ks, festivals, fitness opportunities
- **Existing Development and Future Opportunities**
 - ✓ Commercial development
 - ✓ Multifamily residences
 - ✓ Limited number of undeveloped tracts available
 - ✓ Development/Redevelopment opportunities

- **Infrastructure Opportunities/Challenges**
 - ✓ Drainage
 - ✓ Parking
 - ✓ Additional facility amenities

Council directed staff to explore options for covered seating, addressing flooding and maintenance issues from weather that would be cost effective, and then bring back to Council.

8. Council Calendar

Council reviewed the calendar.

9. Discussion, review, and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Architectural Advisory Committee, 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, Brazos Valley Economic Development Corporation, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Experience Bryan-College Station, Design Review Board, Economic Development Committee, FBT/Texas Aggies Go to War, Gulf Coast Strategic Highway Coalition, 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 Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Spring Creek Local Government Corporation, Transportation and Mobility Committee, TAMU Economic Development, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Walk with the Mayor, YMCA, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

Councilmember Rektorik reported on Experience Bryan-College Station.

Councilmember Vessali reported on BCS Chamber of Commerce.

Mayor Mooney reported on Spring Creek Local Government Corporation.

10. Adjournment

There being no further business, Mayor Mooney adjourned the workshop of the College Station City Council at 6:39 p.m. on Thursday, April 11, 2019.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
APRIL 11, 2019

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Elianor Vessali
John Nichols
Dennis Maloney

City Staff:

Bryan Woods, City Manager
Jeff Capps, Assistant City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

Call to Order and Announce a Quorum is Present

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Mooney at 6:47 p.m. on Thursday, April 11, 2019 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

1. Pledge of Allegiance, Invocation, consider absence request.

Hear Visitors Comments

Elianor Vessali, College Station, came before Council to honor the service and sacrifice of Army 2nd Lt. Peter H. Burks.

Jorge Sanchez, College Station, came before Council to express his concerns about the “Urban Heat Island Effect” which raises temperatures near urban areas. He stated it is brought about by the continual widening of roads and removing native vegetation and earth for impervious surfaces. He would like to see discussions about alternative methods of shaping our environment which prevent this effect and conversations on alternative modes of transportation to handle large volumes of people, thus lessening the need for more paved surfaces.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- March 28, 2019 Workshop Meeting
- March 28, 2019 Regular Meeting

2b. Presentation, discussion, and possible action on approving a renewal of a General Services Contract with Emergicon, LLC to provide ambulance billing, accounts receivable and delinquent account collection services for an annual not-to-exceed amount of \$155,000.

2c. Presentation, discussion, and possible action on approving annual water meter purchases from Aqua Metric Sales Company through the Houston-Galveston Area Council (HGAC). Based on the contract unit pricing, the estimated annual expenditure for water meters is: \$174,427.77.

2d. Presentation, discussion, and possible action to award a bid for an Annual Price Agreement for the rental of Heavy Equipment/Machinery for an amount not to exceed \$150,000.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Harvell, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda. The motion carried unanimously.

REGULAR AGENDA

1. Public Hearing, presentation, discussion, and possible action on Resolution No. 04-11-19-01 authorizing the establishment of a public utility corridor for the Northeast Wastewater Trunk Line Project Phase 2 within certain College Station greenways located generally east of Art & Myra Bright Park (formerly known as Raintree Park) and east of Wilderness Drive in College Station, and the determination that the use of greenways property is allowable and that no other feasible or prudent alternative exists for the public utility corridor for the project, and that all reasonable planning measures have been taken to minimize the harm to such greenways.

Donald Harman, Director of Public Works, stated that the City of College Station is developing a wastewater trunk line project to increase capacity in the northern part of the City. Phase 2 of the project will include the construction of a 48-inch sanitary sewer trunk line from north of Art & Myra Bright Park (previously known as Raintree Park) to the Carter Creek Wastewater Treatment Plant. Mr. Harmon explained that in order to build the project, a public utility corridor is being proposed generally along an existing utility corridor that crosses two city-owned greenways sections known as the Raintree Subdivision tract and the City of College Station 34.10 acre tract. The public utility corridor will allow for development of the wastewater project as well as existing and future utilities. No other feasible or prudent alternative for the public utility corridors exist for the project, and all reasonable planning measures have been taken to minimize the harm to such greenways.

Staff recommends approval of this item, which will establish a public utility corridor across portions of the Raintree Subdivision tract and the City of College Station's 34.10 acre tract.

At approximately 7:06 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:06 p.m.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to adopt Resolution No. 04-11-19-01 authorizing the establishment of a public utility corridor for the Northeast Wastewater Trunk Line Project Phase 2 within certain College Station greenways located generally east of Art & Myra Bright Park (formerly known as Raintree Park) and east of Wilderness Drive in College Station, and the determination that the use of greenways property is allowable and that no other feasible or prudent alternative exists for the public utility corridor for the project, and that all reasonable planning measures have been taken to minimize the harm to such greenways. The motion carried unanimously.

2. Presentation, discussion, and possible action regarding approving a contract for planning services in the amount of \$167,500 with Planning NEXT for the Comprehensive Plan 10-Year Evaluation and Appraisal Report.

Justin Golbabai, Planning and Development, stated that this contract is for planning services with Planning NEXT for the Comprehensive Plan 10-Year Evaluation and Appraisal Report. This planning process will begin in May 2019 and is expected to conclude by June 2020. A Comprehensive Plan Evaluation Committee made up of members of City Council, the Planning and Zoning Commission and citizens will serve as the policy steering committee for this process. This contract includes the following timeframes and deliverables:

Phase 1: Preparation - May - June 2019

- Communications & Outreach Plan
- Public Participation Plan

Phase 2: Listening & Learning June - October 2019

- Informational Interviews of Key Stakeholders
- Public Input Work Sessions & Online Activities
- Public Input and Stakeholder Outreach Report & Presentation
- Best Practices Report & Presentation

Phase 3: Analysis October 2019 - March 2020

- Analysis of existing land use and transportation situation & plan
- Development of alternative land use and transportation scenarios
- Public Workshop with alternative scenarios

Phase 4: Finalization March 2020 - June 2020

- Draft and Presentation of the 10-Year Evaluation and Appraisal Report
- Adoption of the Final Report

Implementation: June 2020 – June 2021

- Adoption of Comprehensive Plan amendments implementing the 10-year evaluation and appraisal report

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Harvell, the City Council voted seven (7) for and none (0) opposed, to approve a contract for planning services in the amount of \$167,500 with Planning NEXT for the Comprehensive Plan 10-Year Evaluation and Appraisal Report. The motion carried unanimously.

3. Presentation, possible action, and discussion on a construction contract with Kieschnick General Contractors, in the amount of \$362,776 for the development of the Georgie K. Fitch Park Trail, connecting Georgie K. Fitch to the Ringer Library.

David Schmitz, Director of Parks & Recreation, stated that the proposed construction project at Georgie K. Fitch Park will provide a safe, passable connection point from the park to the Larry J. Ringer Library. This project includes a concrete trail way crossing Bee Creek and lighting along the trail. Mr. Schmitz explained that the two (2) sealed, competitive bids were received and opened on March 5, 2019, at 2 p.m. and the funds for this project are budgeted through the Community Development Block Grant.

Staff recommends approval and award of the construction contract with Kieschnick General Contractors for the development of the Georgie K. Fitch Park Trail in the amount of \$362,776 with ninety (90) construction days.

MOTION: Upon a motion made by Councilmember Maloney and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to approve a construction contract with Kieschnick General Contractors, in the amount of \$362,776 for the development of the Georgie K. Fitch Park Trail, connecting Georgie K. Fitch to the Ringer Library. The motion carried unanimously.

4. Presentation, discussion, and possible action on Resolution No. 04-11-19-04 in support of H.B. No. 884 relating to designating a portion of Texas Avenue in Brazos County as the Carolyn and John David Crow Memorial Parkway.

Brian Piscacek, Assistant to the City Manager - Special Projects, stated that Representative John Raney introduced H.B. No. 884 in the 86th legislative session. Upon passage it would designate a portion of Texas Avenue in Brazos County between the intersection with East Villa Maria Rd in Bryan and the intersection with Krenek Tap Road in College Station as the Carolyn and John David Crow Memorial Parkway. This designation is in addition to any other designation.

Mr. Piscacek explained that John David Crow played football for Texas A&M and in 1957 received the honor of winning the Heisman Trophy. After 11 years in the NFL and various coaching and administrative jobs for both the NFL and college teams, he and his wife Carolyn retired to College Station until their passing in 2015 and 2016. Additionally, the proposed "Fun for All Playground" at Central Park in College Station will have a 1/3rd size football field with bleachers seating up to 400 people named for Carolyn and John David Crow. Mr. Piscacek also explained that this resolution is not a City-initiated designation of a memorial highway, it does not involve any cost on behalf of the City, and is separate from any City naming procedures.

Mary Hirsch, College Station, came before Council to state her concerns on the HB 884 proposal to designate a portion of Texas Avenue as the "Carolyn and John David Crow Memorial Highway." Ms. Hirsch stated her concerns were that Texas Avenue is an enduring and historic part of Bryan-College Station, and that HB 884 may become a precedent that could have future effects on other principal roadways that have existed for over 25 years.

MOTION: Upon a motion made by Councilmember Maloney and a second by Councilmember Brick, the City Council voted three (3) for and four (4) opposed, with Mayor Mooney and

Councilmembers Rektorik, Vessali, and Nichols voting against, to take no action on Resolution No. 04-11-19-04, in support of H.B. No. 884 relating to designating a portion of Texas Avenue in Brazos County as the Carolyn and John David Crow Memorial Parkway. The motion failed.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Rektorik, the City Council voted five (5) for and two (2) opposed, with Councilmembers Brick and Maloney voting against, to adopt Resolution No. 04-11-19-04, in support of H.B. No. 884 relating to designating a portion of Texas Avenue in Brazos County as the Carolyn and John David Crow Memorial Parkway. The motion carried unanimously.

5. Presentation, discussion, and possible action regarding appointments to the Bicycle, Pedestrian, and Greenway Advisory Board.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to appoint Kyle LeBlanc to the Bicycle, Pedestrian, and Greenway Advisory Board. The motion carried unanimously.

6. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member 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 Harvell inquired on the future agenda item “Parking in Residential Neighborhoods,” and requested that it be returned before the beginning of football season.

7. Adjournment.

There being no further business, Mayor Mooney adjourned the Regular Meeting of the City Council at 7:34 p.m. on Thursday, April 11, 2019.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary



Legislation Details (With Text)

File #:	19-0155	Version:	1	Name:	Freightliner OEM Parts and Service
Type:	Presentation	Status:		Status:	Consent Agenda
File created:	3/25/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action on approving an annual blanket purchase order for the purchase of repair parts and repair labor for fire trucks from Lonestar Freightliner Group, LLC through the BuyBoard Purchasing Cooperative. Estimated annual expenditure: \$180,000.				
Sponsors:	Mary Ellen Leonard				
Indexes:					
Code sections:					
Attachments:	Buyboard Contract				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action on approving an annual blanket purchase order for the purchase of repair parts and repair labor for fire trucks from Lonestar Freightliner Group, LLC through the BuyBoard Purchasing Cooperative. Estimated annual expenditure: \$180,000.

Relationship to Strategic Goals: (Select all that apply)

1. Financially Sustainable City

Recommendation(s): Staff recommends approval of an annual blanket purchase order to purchase various repair parts and services from Lonestar Freightliner Group, LLC through the BuyBoard Purchasing Cooperative. The estimated annual expenditure of \$180,000 is based on the average amount spent on repair parts and services since January 2018 and the anticipated needs for existing vehicles and new vehicles being added to inventory this fiscal year.

Summary: Summary: BuyBoard is a purchasing cooperative for public agencies. All products and services available for purchase through BuyBoard contracts have been competitively bid and awarded and satisfy any State law requirements relating to competitive bids or proposals. Contingent upon Council approval, a blanket purchase order will be issued for the term of April 30, 2019 through April 30, 2020.

Budget & Financial Summary: Purchases of fire apparatus parts are made through an inventory account as budgeted and available in the Fleet Maintenance Funds. Charges are made to the Fire Department for fire apparatus vehicle maintenance and repairs based on the average annual cost for each piece of equipment.

Reviewed and Approved by Legal: Yes

Attachments: Lonestar Freightliner Group, LLC. Contract Information 521-16



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Vendors

Lonestar Freightliner Group LLC[X]

Price Range

Show all prices

Category

None Selected

Contract

 Vehicles, Heavy Duty Trucks, Police
 Motorcycles, Parts, and Service
 Labor[X]
Vendor Name: Lonestar Freightliner Group LLC
Address: 2051 Hughes Rd.
 Grapevine, TX 76051
Phone Number: 254-855-7657**Email:** jwade@lonestartruckgroup.com**Website:** <http://www.lonestartruckgroup.com>**Federal ID:** 75-2915507**Contact:** Jason Wade**Accepts RFQs:** Yes**Minority Owned:** No**Women Owned:** No**Service-Disabled Veteran Owned:** No**EDGAR Forms Received:** Yes**No Israel Boycott Certificate:** No**No Excluded Foreign Terrorist Orgs:** No**Contract Name:** Vehicles, Heavy Duty Trucks, Police Motorcycles, Parts, and Service Labor**Contract#:** 521-16**Effective Date:** 12/01/2016**Expiration Date:** 11/30/2019**Service Fee:** Vehicles purchase orders are subject to a \$400 service fee**Payment Terms:** Net 30 days**Delivery Days:** 120**Shipping Terms:** Pre-paid and added to invoice**Freight Terms:** FOB Destination**Ship Via:** Common Carrier**Region Served:** All Texas Regions**States Served:** All States

Contract Exceptions: The term "program vehicle" refers to a factory owned vehicle that has been used for demonstration and test drive purposes throughout the year the vehicle was released and is considered a used vehicle. Program vehicles do not maintain the Manufacturers Certificate of Origin (MCO) as that only applies new vehicles. Program vehicles also include vehicles purchased from car rental agencies, again considered used vehicles, and are usually one year-old lease returns with a years' worth of mileage (maximum of 25,000 miles).

Additional Info: NOTE: As per the specifications for BuyBoard Proposal 521-16, and except for delivery fees as explained below, all vehicle fees (i.e. pre-deliver inspection, make ready, State of Texas inspection, manufacturer destination fees, etc.) charged for any purchase from this contract are included in the awarded vehicle base price(s). Vehicle fees not included in the base price(s) are not allowed and should not appear on the awarded dealer's quote for a vehicle offered for purchase under the contract. The Cooperative service fee is not a vehicle fee and is not included in the base pricing. Only those vendors whose awarded pricing is stated on the BuyBoard on a per mile basis may charge a vehicle delivery fee. The above information has been communicated to Cooperative members. EDGAR Vendor Certification Form (relating to 2 CFR Part 200 & Appendix II) is included in the Vendor response document, and can be found in the Vendor Proposal File link near the bottom of the page.

Quote Reference Number: 521-16**Additional Dealers:** See Additional Dealers/Distributors link for dealer list.

Contract Documents

EDGAR Notice: [Click to view EDGAR Notice](#)**Proposal Documents:** [Click to view BuyBoard Proposal Documents](#)**Regulatory Notice:** [Click to view Bonding Regulatory Notice](#)**Proposal Files:** [Click to view Vendor Proposal Files Documents](#)**Renewal Notice/Letter:** [Click to view Vendor Renewal Notice/Letter Documents](#)**Additional Dealers/Distributors:** [Click to view Vendor Additional Dealers/Distributors Documents](#)



Legislation Details (With Text)

File #:	19-0177	Version:	1	Name:	Change Order Number 1 for Graham Road Substation Construction Contract
Type:	Contract	Status:		Status:	Consent Agenda
File created:	4/5/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding Change Order Number 1 to the Graham Road Substation in the amount of \$352,269.84 and revising the date of substantial completion from October 1, 2019 to January 31st, 2020.				
Sponsors:	Timothy Crabb				
Indexes:					
Code sections:					
Attachments:	Graham Road Substation Construction Change Order 1				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action regarding Change Order Number 1 to the Graham Road Substation in the amount of \$352,269.84 and revising the date of substantial completion from October 1, 2019 to January 31st, 2020.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s):

Staff recommends the approval of Change Order Number 1 for \$352,269.84 and changing the date of substantial completion from October 1, 2019 to January 31st, 2020 to the Graham Road Substation Contract. These changes are due to the discovery of soil issues at the construction site that need to be mitigated before we can proceed to the next steps in the substation construction.

Summary:

Graham Road Substation is the City of College Station's newest substation. During the site preparation phase of the construction project, soil issues were identified by the independent geotechnical engineering firm that need to be mitigated before we can proceed to the subsequent phases of construction. The mitigation of the soil issues identified require chemically stabilizing (70%-30% Lime/Fly-ash mix) both the sub-grade and the back fill. These mitigating tasks to be performed by the contractor will result in an additional cost of \$352,269.84. The aforementioned soil issues and the extremely wet weather conditions since the project started in 12/2018 have resulted in significant number of lost days for the contractor. In order to account for these lost days the date significant of completion will be revised from October 1, 2019 to January 31st, 2020. The changes to the original scope for this project amount to \$352,269.84, which is an 8.28 % increase in cost from the original bid.

Budget & Financial Summary:

The original contract cost for Graham Road Substation Construction was \$4,256,573.44. Change Order #1 amount of \$352,269.84 reflects an 8.28% increase in cost, for a revised project cost of \$4,608,843.28. Funds for this project and change order are available from the Electric Capital Improvement Project (CIP) budget.

Attachments:

Change Order Number 1 Contract Number 18300673

CHANGE ORDER NO.1		DATE: 4.08.2019 PROJECT: Graham Road Substation Construction	Contract No. 18300673			
OWNER: City of College Station P.O. Box 9960 College Station, Texas 77842		CONTRACTOR: Primoris T&D Services, LLC 10011 W. University Dr McKinney, TX 75071 Ph: 972-547-4720 Fax:				
PURPOSE OF THIS CHANGE ORDER: The change order addresses the issues identified during the site preparation work at Graham Road Substation site. Contractor to Chemically stabilize subgrade of entire pad site with 70/30 fly ash/lime mix 8" depth and Compact 12 " of select fill / lime-fly ash mixture (70/30 by volume), then add above that 12" of limestone road base. It also extends the date of substantial completion to January 31st, 2020 in order to account for lost days due to the wet site conditions from December 2018 - March 2019.						
ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
1	M-806R	Chemically stabilize subgrade of entire pad site with 70/30 fly ash/lime mix 8" depth	\$101,062.00	0	1	\$101,062.00
2	M-807	Compact 12 " of select fill / lime-fly ash mixture (70/30 by volume), then add above that 12" of limestone road base	\$251,207.84	0	1	\$251,207.84
					TOTAL	\$352,269.84
THE NET AFFECT OF THIS CHANGE ORDER IS 8.28 % INCREASE						
LINE 1 (EL1790361-EDSS-CONSTRUCT)			\$246,588.89			
LINE 2 (EL1790785-ETSS-CONSTRUCT)			\$105,680.95			
LINE 3 (acct./work order number)						
TOTAL CHANGE ORDER			\$352,269.84			
ORIGINAL CONTRACT AMOUNT			\$4,256,573.44			
CHANGE ORDER NO. 1			\$352,269.84	8.28%	CHANGE	
CHANGE ORDER NO. 2				0.00%	CHANGE	
REVISED CONTRACT AMOUNT			\$4,608,843.28	8.28%	TOTAL CHANGE	
ORIGINAL CONTRACT TIME			300	Days		
Time Extension No. 1			122	Days		
Revised Contract Time			422	Days		
SUBSTANTIAL COMPLETION DATE			1-Oct-19			
REVISED SUBSTANTIAL COMPLETION DATE			31-Jan-20			
APPROVED A/E CONTRACTOR 4-8-19 CONSTRUCTION CONTRACTOR 4-6-19 PROJECT MANAGER 4/8/19 CITY ENGINEER DEPARTMENT DIRECTOR 4/8/19 ASST CITY MGR - CFO CITY ATTORNEY CITY MANAGER 						



Legislation Details (With Text)

File #:	19-0180	Version:	1	Name:	Annual Tree Trimming Contract
Type:	Renewal	Status:		Status:	Consent Agenda
File created:	4/6/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding approval of a renewal of a service contract between the City of College Station and All Around Tree Service, Inc., for an annual amount not to exceed \$150,000 for landscaping, tree trimming and removal services.				
Sponsors:	Pete Caler				
Indexes:					
Code sections:					
Attachments:	2019 Renewal 1				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action regarding approval of a renewal of a service contract between the City of College Station and All Around Tree Service, Inc., for an annual amount not to exceed \$150,000 for landscaping, tree trimming and removal services.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the contract renewal.

Summary: In response to RFP #18-018, four (4) sealed proposals were received and evaluated with All Around Tree Service, Inc. providing the best value for the City. This is the first one (1) year renewal term with one additional one (1) year renewal term remaining. There is no price increase associated with this renewal.

Budget & Financial Summary: Funds are budgeted and available in the Landscape Maintenance operating budget and also in the Parks and Recreation budget.

Legal Review: Yes

Attachments:

1. Contract is on file in the City Secretary's Office
2. Renewal

.....

RENEWAL ACCEPTANCE

By signing herewith, I acknowledge and agree to Bid 18-018, Annual Tree Trimming and Removal Services, in accordance with all terms and conditions previously agreed to and accepted, for an amount not to exceed One Hundred Fifty Thousand and 00/100 Dollars (\$150,000).

I understand this renewal term will be for the period beginning April 26, 2019 through April 25, 2020. This is the first of two possible renewals.

ALL AROUND TREE SERVICE INC.

By: Keith Henemann
Printed Name: Keith Henemann
Title: Owner / President
Date: 4-3-19

CITY OF COLLEGE STATION

By: _____
City Manager
Date: _____

APPROVED:

City Attorney
Date: _____

Asst. City Manager/CFO
Date: _____

ACORDTM

Client#: 53134

ALLAROUN1

DATE (MM/DD/YYYY)
04/03/2019

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Soules Insurance Agency, LP 701 N San Jacinto Conroe, TX 77301 936 756-0671	CONTACT NAME: Sandra Stuckey	
	PHONE (A/C, No, Ext): 936 756-0671	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Wesco Insurance Company	NAIC # 25011
	INSURER B : Commerce & Industry Insurance Co.	19410
INSURED All Around Tree Service Inc PO Box 100 Dobbin, TX 77333	INSURER C : Texas Mutual Ins. Co.	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ BI/PP Ded:1,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC		WPP123925103	02/10/2019	02/10/2020	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS		WPP123925103	02/10/2019	02/10/2020	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$		EBU066055213	01/06/2019	01/06/2020	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y N/A	TSF0001191869	06/07/2018	06/07/2019	☒ WC STATUTORY LIMITS ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The GL & Auto policies includes a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder when there is a written contract between the named insured and the certificate holder that requires such status. The GL & WC policies include a blanket automatic waiver of subrogation endorsement. The policies include an endorsement providing that 30 days notice of cancellation will be furnished to the certificate holder. The policies contain a special endorsement with "primary and noncontributory" wording. The Umbrella policy follows form of the underlying GL coverage.

CERTIFICATE HOLDER

CANCELLATION

City of College Station
Purchasing Division
PO Box 9960
College Station, TX 77842

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Legislation Details (With Text)

File #:	19-0182	Version:	1	Name:	Traffic Signal Barron and Alexandria
Type:	Contract	Status:		Status:	Consent Agenda
File created:	4/6/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding a construction contract in the amount of \$281,998 with Bayer Construction Electrical Contractors, Inc. for the installation of a traffic signal at the intersection of Barron Road and Alexandria Avenue.				
Sponsors:	Emily Fisher				
Indexes:					
Code sections:					
Attachments:	19-039 Tab Barron and Alexandria Traffic Signal Project Location Map 03-28-19-2f - Resolution - 03_28_2019				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action regarding a construction contract in the amount of \$281,998 with Bayer Construction Electrical Contractors, Inc. for the installation of a traffic signal at the intersection of Barron Road and Alexandria Avenue.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

Recommendation(s): Staff recommends approval of the contract.

Summary: The project installs a traffic signal at the intersection of Barron Road and Alexandria Avenue. During a 2016 analysis, College Station Traffic Engineering found that this intersection meets volume and crash warrants within the Texas Manual on Uniform Traffic Control Devices. The intersection ranks 2nd out of 14 intersections that meet at least one traffic signal warrant and this intersection is the highest ranked intersection for streets maintained only by the City of College Station (i.e. not TxDOT roads). A resolution declaring intention to reimburse certain expenditures with proceeds from debt was approved for this project on March 28, 2019.

Budget & Financial Summary: Budget in the amount of \$600,000 is included for this project in the Streets Capital Improvement Projects Fund. The project has a current appropriation of \$475,000, with \$37,870.67 expended or committed to date, leaving a balance of \$437,129.33 for this construction contract and remaining expenditures.

Attachments:

1. Contract No. 19300434 (on file with the City Secretary's Office)
2. Bid Tabulation 19-039
3. Project Map
4. Resolution 03-28-19-2f



City of College Station - Purchasing Division
Bid Tabulation for #19-039
"Traffic Signal Installation
at Barron Road and Alexander Ave"
Open Date: Tuesday, March 26, 2019 @ 2:00 p.m.

				Bayer Construction Electrical Contractors, Inc. Bryan, TX		Palasota Contracting, LLC Bryan, TX	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
CATEGORY							
1	1	Ea.	Mobilization	\$28,000.00	\$28,000.00	\$45,000.00	\$45,000.00
2	1	Ea.	Furnish and Install "P" Style NEMA Traffic Cabinet (PT-P44168TS2-1-CS) w/Det. Rack, Loadswitches, EDI Conflict Monitor (MMU-16LEip w/ Ethernet Port)	\$13,000.00	\$13,000.00	\$19,257.87	\$19,257.87
3	1	Ea.	Furnish and Install Siemens M60 Nema Linux Controller# 8132-0000-099 (Includes large screen and USB Port)	\$4,000.00	\$4,000.00	\$6,390.62	\$6,390.62
4	1	Ea.	Furnish and Install Comnet Managed Ethernet Switch CNGE2FE16MS w/fiber SFP Modules	\$2,000.00	\$2,000.00	\$3,200.00	\$3,200.00
5	4	Ea.	Furnish and Install 4-Section, 12-inch, LED Signal Head w/Louvered Black Aluminum Backplate (Arr-R Arr-Y Arr-Y Arr-G)	\$1,500.00	\$6,000.00	\$775.00	\$3,100.00
6	8	Ea.	Furnish and Install 3-Section, 12-inch, LED Signal Head w/Louvered Black Aluminum Backplate (R-Y-G)	\$1,000.00	\$8,000.00	\$634.00	\$5,072.00
7	4	Ea.	Furnish and Install Streetscape Signal Pole, 30 ft-long with Luminaire and ILSN, Bronze, Powder Finished	\$5,000.00	\$20,000.00	\$6,382.00	\$25,528.00
8	2	Ea.	Furnish and Install Streetscape Mast Arm, 32 ft-long, Bronze, Powder Finished Over Galvanized Steel w/Flanged Base	\$4,500.00	\$9,000.00	\$7,085.00	\$14,170.00
9	2	Ea.	Furnish and Install Streetscape Mast Arm, 48 ft-long, Bronze, Powder Finished Over Galvanized Steel w/Flanged Base	\$7,000.00	\$14,000.00	\$11,675.00	\$23,350.00
10	4	Ea.	Furnish and Install Wind Damper Assembly for each mast arm	\$500.00	\$2,000.00	\$452.00	\$1,808.00
11	8	Ea.	Furnish and Install 1-Section LED, 16-inch Pedestrian Countdown Signal Head, w/9" Symbol/Man (Black)	\$500.00	\$4,000.00	\$363.00	\$2,904.00
12	8	Ea.	Furnish and Install Astro-Brac Cable Mount Assy (AB-0131-1-Way Ped Assy w/84" Cable)	\$250.00	\$2,000.00	\$390.00	\$3,120.00
13	4	Ea.	Furnish and Install Pedestrian Push-Button Assembly (Polara Brand Bulldog) w/ Educational "Push Button To Cross Street" Sign 9"x15" R10-3eR	\$500.00	\$2,000.00	\$712.00	\$2,848.00
14	4	Ea.	Furnish and Install Pedestrian Push-Button Assembly (Polara Brand Bulldog) w/ Educational "Push Button To Cross Street" Sign 9"x15" R10-3eL	\$500.00	\$2,000.00	\$712.00	\$2,848.00
15	4	Ea.	Furnish and Install ATB2 LED luminaires, w/8-ft-long Streetscape Support Arms, Bronze	\$1,500.00	\$6,000.00	\$813.00	\$3,252.00
16	2	Ea.	Furnish and Install Type D Pull Boxes w/Apron, w/Locking Cover, w/Legend "High Voltage Traffic Signal"	\$850.00	\$1,700.00	\$1,460.00	\$2,920.00
17	3	Ea.	Furnish and Install Type D Pull Boxes, w/Locking Cover, w/Legend "High Voltage Traffic Signal"	\$850.00	\$2,550.00	\$977.00	\$2,931.00
18	1	Ea.	Furnish and Install ITS Type I Pull Box, W/Apron w/Legend "College Station Fiber Optics"	\$2,500.00	\$2,500.00	\$3,193.00	\$3,193.00
19	1	Ea.	Furnish and Install Stainless Steel Meter Pedestal Service, 4-Terminal, 125-am, Twin-Link Connectors, for Direct Burial, including conduit to power source	\$4,500.00	\$4,500.00	\$10,288.00	\$10,288.00
20	2	Ea.	Furnish and Install 2" RMC Riser, 20 LF	\$300.00	\$600.00	\$23.00	\$46.00
21	1	Ea.	Furnish and Install Peek Model #PB5200-17496 ITS Battery Backup System w/ Ethernet Port, w/ Cabinet and Foundation w/batteries	\$8,500.00	\$8,500.00	\$8,569.00	\$8,569.00
22	1	Ea.	Furnish and Install Concrete Signal Controller Foundation	\$3,500.00	\$3,500.00	\$6,640.00	\$6,640.00
23	2	Ea.	Furnish and Install Signal Pole Foundation, 30-inch Diameter, 11-ft Deep	\$4,000.00	\$8,000.00	\$4,188.00	\$8,376.00
24	2	Ea.	Furnish and Install Signal Pole Foundation, 36-inch Diameter, 13-ft Deep	\$5,000.00	\$10,000.00	\$5,118.00	\$10,236.00
25	185	L.Ft.	Furnish and Install Conduit, 2"-Diameter, Schedule 40 PVC	\$7.50	\$1,387.50	\$6.60	\$1,221.00
26	90	L.Ft.	Furnish and Install Conduit, 4"-Diameter, Schedule 40 PVC	\$15.00	\$1,350.00	\$9.50	\$855.00
27	360	L.Ft.	Furnish and Install Bored Conduit, 4"-Diameter, Schedule 40 PVC	\$25.00	\$9,000.00	\$22.00	\$7,920.00
28	1406	L.Ft.	Furnish and Install 7/C #12 AWG Stranded Signal Cable	\$4.00	\$5,624.00	\$2.75	\$3,866.50
29	1010	L.Ft.	Furnish and Install 5/C #12 AWG Stranded Signal Cable	\$3.00	\$3,030.00	\$2.25	\$2,272.50
30	685	L.Ft.	Furnish and Install THHN 3-1/C #12 Luminaire Cable	\$2.00	\$1,370.00	\$1.90	\$1,301.50
31	165	L.Ft.	Furnish and Install Bare Electrical Conductor #6 Wire (Stranded) for Grounding	\$2.00	\$330.00	\$1.71	\$282.15
32	495	L.Ft.	Furnish and Install Bare Electrical Conductor #8 Wire (Stranded) for Grounding	\$1.50	\$742.50	\$1.53	\$757.35



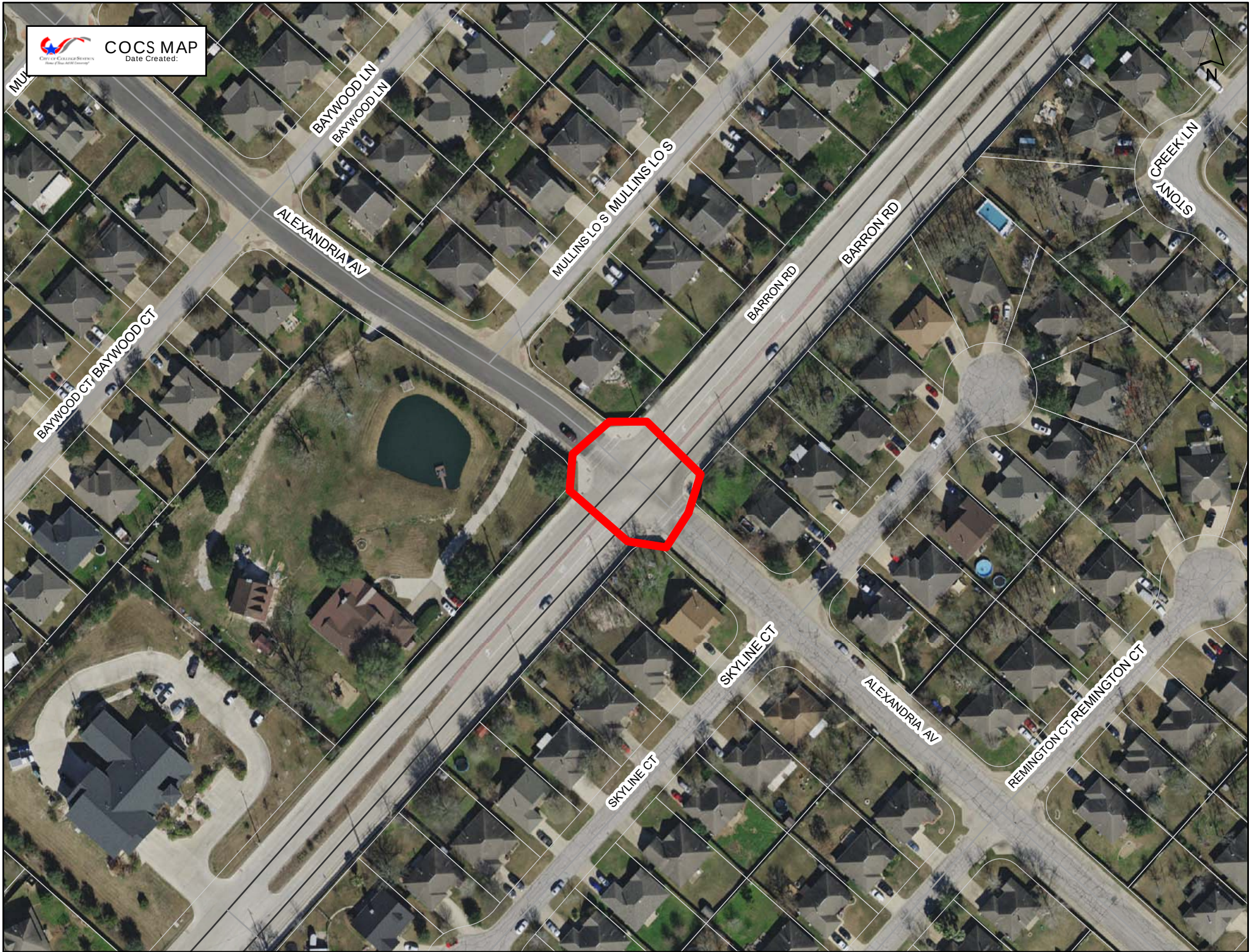
City of College Station - Purchasing Division
Bid Tabulation for #19-039
"Traffic Signal Installation
at Barron Road and Alexander Ave"
Open Date: Tuesday, March 26, 2019 @ 2:00 p.m.

ITEM	QTY	UNIT	DESCRIPTION	Bayer Construction Electrical Contractors, Inc. Bryan, TX		Palasota Contraction, LLC Bryan, TX	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
33	330	L.Ft.	Furnish and Install Insulated Electrical Conductor #6 Wire (Stranded) for Power	\$2.00	\$660.00	\$1.71	\$564.30
34	4	Ea.	Furnish and Install Radar Presence Detector (Wavetronix SmartSensor)	\$5,020.00	\$20,080.00	\$7,460.00	\$29,840.00
35	2	Ea.	Furnish and Install Radar Advance Detector (Wavetronix SmartSensor)	\$5,020.00	\$10,040.00	\$7,460.00	\$14,920.00
36	910	Ea.	Furnish and Install Radar Comm Cable	\$1.50	\$1,365.00	\$3.00	\$2,730.00
37	2	Ea.	Furnish and Install Wavetronix Click 650 Cabinet Interface	\$4,520.00	\$9,040.00	\$4,697.50	\$9,395.00
38	1	Ea.	Furnish and Install Pan Tilt Zoom CCTV Camera (Sony SNC-WR632C Network rapid Dome Full HD Camera - W Series)	\$6,500.00	\$6,500.00	\$6,312.50	\$6,312.50
39	115	L. Ft.	Furnish and Install CAT 6 Ethernet Cable	\$2.00	\$230.00	\$2.61	\$300.15
40	4	Ea.	Furnish and Install Priority Contol System Detector (3M Opticom Model 721)	\$1,750.00	\$7,000.00	\$827.00	\$3,308.00
41	655	L.Ft.	Furnish and Install Model 138 Detector Cable (for GTT Opticom Model 721)	\$2.00	\$1,310.00	\$2.33	\$1,526.15
42	1	Ea.	Furnish and Install GTT Model 764 Multimode Phase Selector Card (Infrared)	\$500.00	\$500.00	\$5,348.00	\$5,348.00
43	4	Ea.	Furnish and Install Confirmation Lights w/ Duracell 75 Watt A19 LED bulbs, w/Power Cable	\$250.00	\$1,000.00	\$294.00	\$1,176.00
44	80	L.Ft.	Furnish and Install 3/C #14 AWG Tray Cable for Red Light Confirmation	\$2.00	\$160.00	\$2.50	\$200.00
45	1200	L.Ft.	Furnish and Install Fiber Optic Cable (48 Strand)	\$7.00	\$8,400.00	\$7.06	\$8,472.00
46	4	Ea.	Furnish and Install "Left Turn Yield on Flashing Yellow Arrow" sign (36"x42")(R10-17T) on Signal Mast Arm (3M DG3 Material)	\$750.00	\$3,000.00	\$455.00	\$1,820.00
47	4	Ea.	Furnish and Install Street Name Signs, including mounting brackets and hardware	\$1,500.00	\$6,000.00	\$958.00	\$3,832.00
48	7	Sq.Yd.	Furnish and Install Concrete Sidewalks (6")	\$570.00	\$3,990.00	\$500.00	\$3,500.00
49	2	Ea.	Remove Stop Sign	\$250.00	\$500.00	\$150.00	\$300.00
50	190	L.Ft.	Remove Pvmt Mkgs (24")	\$3.50	\$665.00	\$3.00	\$570.00
51	420	L.Ft.	Furnish and Install Refl Pvmt Mkgs TY I (W) 24" Solid (incl pvmt surf prep)	\$15.00	\$6,300.00	\$12.00	\$5,040.00
52	200	L.Ft.	Furnish and Install Refl Pvmt Mkgs TY I (W) 8" Solid (incl pvmt surf prep)	\$3.00	\$600.00	\$4.00	\$800.00
53	2	Ea.	Furnish and Install Refl Pvmt Mkgs TY I Thermoplastic (W) 8" Bicycle Detector Symbol (incl pvmt surf prep)	\$200.00	\$400.00	\$250.00	\$500.00
54	12	Ea.	Furnish and Install Refl Pvmt Markers TY I-C (W)	\$6.50	\$78.00	\$8.00	\$96.00
55	200	L.Ft.	Furnish and Install Refl Pvmt Mkgs TY I (Y) 4" Double Solid	\$4.00	\$800.00	\$4.00	\$800.00
56	24	Ea.	Furnish and Install Refl Pvmt Markers TY II-A-A	\$6.50	\$156.00	\$8.00	\$192.00
57	2	Ea.	Furnish and Install R7-1(L) Signs and Posts (10 BWG - 1 - SA - P)	\$385.00	\$770.00	\$450.00	\$900.00
58	2	Ea.	Furnish and Install R7-1(R) Signs and Posts (10 BWG - 1 - SA - P)	\$385.00	\$770.00	\$450.00	\$900.00
59	1	L.Sum	Provide Barricades, Signs, and Traffic Control	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL BASE BID - ALL ITEMS				\$281,998.00		\$341,865.59	
Bid Certification				Y		Y	
Bid Bond				Y		Y	
Addenda Acknowledged				Y		Y	

NOTES:



COCs MAP
Date Created:



RESOLUTION NO. 03-28-19-2f

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES WITH
PROCEEDS FROM DEBT

WHEREAS, the City of College Station, Texas (the "City") is a home-rule municipality and political subdivision of the State of Texas;

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described on Exhibit "A" hereto (collectively, the "Project") prior to the issuance of obligations by the City in connection with the financing of the Project from available funds;

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS THAT:

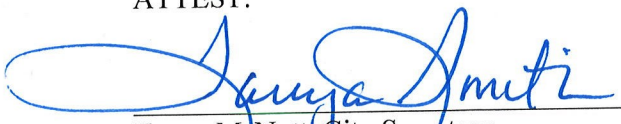
Section 1. The City reasonably expects it will incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$1,200,000 for the purpose of paying the aggregate costs of the Project.

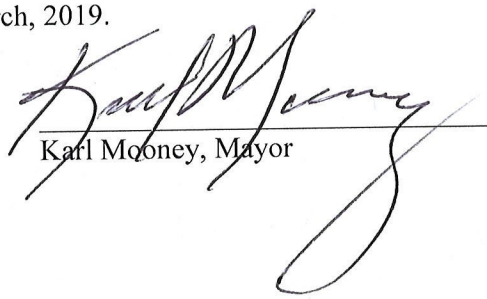
Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Statement after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

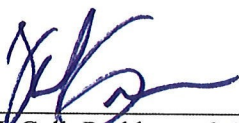
PASSED AND APPROVED THIS 28th DAY OF March, 2019.

ATTEST:


Tanya McNutt, City Secretary
Smith


Karl Mooney, Mayor
(Seal)

APPROVED:

A handwritten signature in blue ink, appearing to be 'JLH', is written over a horizontal line.

McCall, Parkhurst & Horton L.L.P.
Bond Counsel

Exhibit "A"

The projects to be financed that are the subject of this Statement are:

Traffic Signals at the intersection of Barron Road and Alexandria Avenue

This project includes the construction of a new traffic signal at the intersection of Barron Road and Alexandria Avenue. During a 2016 analysis, College Station Traffic Engineering found that this intersection meets volume and crash warrants within the Texas Manual on Uniform Traffic Control Devices. The intersection ranks 2nd out of 14 intersections that meet at least one traffic signal warrant and this intersection is the highest ranked intersection for streets maintained only by the City of College Station (i.e. not TxDOT roads).

Traffic Signals at the intersection of Texas Avenue and Brothers Boulevard

The project installs a traffic signal at the intersection of Texas Avenue and Brothers Boulevard. TxDOT is currently constructing a safety project that will install medians on Texas Avenue between FM 2818 and Deacon Drive. This project will signalize the median opening at the intersection of Texas Ave and Brothers. During a 2016 analysis, College Station Traffic Engineering found that this intersection meets the volume warrants within the Texas Manual on Uniform Traffic Control Devices, ranking 5th out of 14 intersections that meet at least one traffic signal warrant. Additionally, this intersection is ranked 4th for streets maintained by TxDOT.



Legislation Details (With Text)

File #:	19-0191	Version:	1	Name:	Secondhand Dealer Ord
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	4/8/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action on an ordinance amending Chapter 8, "Business" Article VII, "Secondhand Dealers" of the Code of Ordinances relating to secondhand dealers.				
Sponsors:	Scott McCollum				
Indexes:					
Code sections:					
Attachments:	City of College Station Ordinance Ch 8 Bus Art VII SecondHand Ord 4-4-19				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action on an ordinance amending Chapter 8, "Business" Article VII, "Secondhand Dealers" of the Code of Ordinances relating to secondhand dealers.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Neighborhood Integrity
- Sustainable City

Recommendation(s): Staff recommends approval of amendments made to Chapter 8, "Business," Article VII, "Secondhand Dealers."

Summary: On 03/28/2019, staff made a Council Workshop presentation to provide an overview of proposed changes to the ordinance in order to strengthen the consistency of record keeping among "secondhand dealers." The proposed ordinance modifications would enhance the likelihood of interdicting stolen property, therefore, reducing victimization and making the City of College Station a safer place to live and visit.

Budget & Financial Summary: N/A

Attachments:
Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 8, “BUSINESS,” ARTICLE VII, “SECONDHAND DEALERS,” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS RELATING TO SECONDHAND DEALER RECORD KEEPING; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 8, “Business,” Article VII, “Secondhand Dealers” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective thirty **(30)** days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Chapter 8, “Business,” Article VII, “Secondhand Dealers” of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

Sec. 8-323 – Definitions.

The following words or phrases, whenever used in this article, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning:

Crafted Precious Metal Dealer means any person who engages in the business of purchasing and selling crafted precious metal as defined in Occupations Code §§1956.051 et seq., as amended.

Electronic Inventory Tracking System means an online database of secondhand dealer’s inventory that is accessible by peace officers and law enforcement agencies.

Pawnbroker means any person defined as such by the Texas Pawnshop Act, Finance Code §§371.001 et seq., as amended.

Secondhand Dealer means any person who buys used or secondhand personal property for the purpose of reselling the same, or any person who lends money on the security of used or secondhand personal property deposited with the person and does not include any secondhand dealer who is expressly excluded by any other law from regulation by the City. As used in this article, the term “secondhand dealer” shall include both crafted precious metal dealers and pawnbrokers.

Transactions means the exchange or transfer of funds for used or secondhand goods.

Used or Secondhand Personal Property means personal property that is not sold directly from its manufacturer or original retailer. Used or secondhand personal property does not include property sold at a used or secondhand furniture business, used or secondhand clothing business or used or secondhand children’s item business or property expressly excluded by any other law from regulation by the City.

Used or Secondhand Furniture Business means a business where the majority of transactions involve used or secondhand furniture.

Used or Secondhand Clothing Business means a business where the majority of transactions involve used or secondhand clothing.

Used or Secondhand Children’s Item Business means a business where the majority of transactions involve used or secondhand children’s items, including but not limited to; toys, strollers, walkers, cribs or infant care items.

Sec. 8-324 – Record Keeping and Reporting Requirements.

- (a) **Electronic Inventory Tracking System.** The Chief of Police will designate an electronic inventory tracking system for secondhand dealers to record used or secondhand personal property transactions. If the Chief of Police does choose to designate a new electronic inventory tracking system, secondhand dealers will have thirty (30) days to report to the new electronic inventory tracking system.
- (b) **Entering Transactions.** The secondhand dealer must enter the recorded transaction information recorded into the electronic inventory tracking system within forty-eight (48) hours of the transaction.
- (c) **Twenty Dollar Transactions.** When used or secondhand personal property having a twenty dollar (\$20) or more total transaction value is purchased by a secondhand dealer, the secondhand dealer must record in the electronic inventory tracking system the following information for each transaction:
1. The name, date of birth, current address, current phone number, a physical description of the seller, and driver's license number or other identification number of the seller;
 2. Confirm that the photograph on the driver's license or personal identification certificate presented is a photograph of the actual seller;
 3. The date, time, and location of the transaction;
 4. A description of the used or secondhand personal property, including the serial number if present, and any identifying characteristics including size, color, brand or model name;
 5. The actual price paid for the used or secondhand personal property; and
 6. A signed statement from the seller stating the seller has the right to possess and dispose of the used or secondhand personal property.
- (d) **Fifty Dollar Transactions.** When used or secondhand personal property having a fifty dollars (\$50) or more total transaction value is purchased by a secondhand dealer, the entire transaction the secondhand dealers must record in the electronic inventory tracking system the same transaction information in Sec. 8-324 (c), plus take digital photographs clearly depicting the purchased used or secondhand personal property. The photographs must include one overall item photograph, and if visible one photograph showing the serial number or unique identifying the item.
1. **Without Serial Numbers.** If the transaction includes multiple similar items without serial numbers or a unique identifying marking one photograph must be taken clearly depicting all the items.
 2. **With Serial Numbers.** If the transaction includes multiple similar items with serial numbers or unique identifying markings then each item must be clearly photographed showing the entire item and another photograph showing the serial number or unique identifying marking of the item.

Sec. 8-325 – Exceptions. This article does not apply to transactions for:

- (a) Used or secondhand furniture;
- (b) Used or secondhand clothing;
- (c) Used or secondhand children's or baby items;
- (d) Charitable organizations;
- (e) Books or magazines;
- (f) Property purchased at a garage or yard sale, auction or under consignment; or
- (g) Property expressly excluded by any other law from regulation by the City.

Sec. 8-326 – Penalty. A violation of this article shall be punished as provided in Section 1-7.

Sec. 8-327 – Violation. It shall be unlawful for any secondhand dealer or any agent or employee thereof to not use the electronic inventory tracking system or violate any other provision of this ordinance.

Sec. 8-328 – Immediate Physical Alteration Prohibited. Before one hundred twenty (120) hours has passed after purchasing the property, it shall be unlawful for the secondhand dealer or of their any agents or employees causing or allowing any used or secondhand goods physical alteration in such a manner as destroying or preventing the property from being identified. This section only applies to property not bearing a serial number or unique identifying marking.

Sec. 8-329 – Holding Period. The secondhand dealer must retain all property purchased covered in this Article for at least one hundred twenty (120) hours after the transaction. After proper documentation, the items not manufactured with a serial number or unique identifying marking are not subject to the one hundred twenty (120) hour retention period.

Legislation Details (With Text)

File #:	19-0196	Version:	1	Name:	Drought Contingency Plan
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	4/9/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action to consider an ordinance amending Chapter 40, "Utilities", of the Code of Ordinances of the City of College Station, Texas, by amending Division 5: Drought Contingency and Water Emergency Plan in its entirety.				
Sponsors:	Gary Mechler				
Indexes:					
Code sections:					
Attachments:	Drought Contingency Plan Ordinance 2019.pdf				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action to consider an ordinance amending Chapter 40, "Utilities", of the Code of Ordinances of the City of College Station, Texas, by amending Division 5: Drought Contingency and Water Emergency Plan in its entirety.

- Core Services and Infrastructure
- Sustainable City

Recommendation(s):
Staff recommends approval of the Ordinance.

Summary:
Texas Commission on Environmental Quality (TCEQ) requires Retail Public Water Suppliers with 3,300 or more connections to adopt a Drought Contingency Plan, and renew this Plan at least once every five years. The prior submittal deadline was May 1, 2014, and this revised Plan is being submitted in compliance with the upcoming May 1, 2019 deadline.

The 2014 Drought Contingency Plan update contained several revisions from the previous version adopted in 2009. The proposed Plan does not make significant changes from the 2014 Plan. The 2019 Plan maintains year-round encouragement of voluntary water conservation, in accordance with guidance from TCEQ and TWDB. Triggers and descriptions of drought stages that were adopted in 2014 are included below for reference.

The triggers for the drought stages remain the same, as they more accurately reflect stress on the water production and delivery system caused by high water demand or a water supply emergency:

Stage 1 - High Water Demand. Triggers:

- Average daily water consumption for three (3) consecutive days reaches 85% of production/distribution capacity (29 MGD) of the City water system; OR
- A mechanical failure occurs in the water production or distribution system that reduces water production/delivery capacity.

Stage 2 - Severe Water Shortage. Triggers:

- Average daily water consumption for three (3) consecutive days reaches 90% of production/distribution capacity (29 MGD) of the system; OR
- The City's daily water consumption will not enable storage levels to be maintained

Stage 3 - Water Supply Emergency. Trigger:

- The water system is contaminated, whether accidentally or intentionally, or becomes nonoperational for any reason. Condition is reached immediately upon detection.

Reviewed and Approved by Legal: Yes

Budget & Financial Summary:

The Plan and its implementation will have minimal financial impact on the City's water production operations, administration, and enforcement of drought contingency measures.

Attachments:

- Drought Contingency and Water Emergency Plan Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 40, "UTILITIES," ARTICLE II, "WATER AND SEWER SERVICES," DIVISION 5 "DROUGHT CONTINGENCY AND WATER EMERGENCY PLAN," SECTION 40-195 THROUGH SECTION 40-239, OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That Chapter 40, "Utilities," Article II, "Water and Sewer Services," Division 5 "Drought Contingency and Water Emergency Plan," Section 40-195 through Section 40-239 of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit "A"** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Chapter 40, “Utilities,” Article II, “Water and Sewer Services,” Division 5 “Drought Contingency and Water Emergency Plan,” Section 40-195 through Section 40-239 of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

Division 5: DROUGHT CONTINGENCY AND WATER EMERGENCY PLAN

A. DECLARATION OF POLICY, PURPOSE, AND INTENT

Safe, high quality drinking water is a precious resource in the Bryan-College Station region. This Drought Contingency and Water Emergency Plan (the “Plan”) requires that the available water resources of the City of College Station be put to the most beneficial use possible. The Plan also requires that the waste, unreasonable use, or unreasonable method of use of water be prevented, and that conservation of water be extended with a view to reasonable and beneficial use in the interests of public health and welfare of the College Station community. Emergency conditions resulting from equipment or system failures are also addressed in this Plan. The Plan will be reviewed and updated as necessary, at a minimum of every five (5) years.

B. AUTHORIZATION

The City Manager or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager or his/her designee shall have the authority to initiate or terminate drought stages or water supply emergency response measures as described in this Plan.

C. APPLICATION

The provisions of this Plan shall apply to all persons, customers, and property utilizing potable water provided by the City of College Station. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities. Utilization of a water source other than City of College Station potable water is exempt from the provisions of this Plan.

D. COORDINATION WITH REGIONAL WATER PLANNING GROUP

The water service area of the City of College Station is located within the Brazos Region G Regional Water Planning Group. The City of College Station has provided a copy of this Plan to the Brazos Region G Regional Water Planning Group.

E. DEFINITIONS

For the purposes of this Plan, the following definitions shall apply:

1. Aesthetic water use: water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

2. Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.
3. Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.
4. Customer: any person, company, or organization using water supplied by the City.
5. Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.
6. Even number address: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.
7. Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.
8. Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.
9. Non-essential water use: water uses that are neither essential nor required for the protection of public, health, safety, and welfare, including:
 - a. irrigation of landscaped areas, including parks, athletic fields, and golf courses, except as otherwise provided under this Plan;
 - b. use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
 - c. use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
 - d. use of water to wash down buildings or structures for purposes other than immediate fire protection;
 - e. flushing gutters or permitting water to run or accumulate in any gutter or street;
 - f. use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools;
 - g. use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
 - h. failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
 - i. use of water from hydrants for construction purposes or any other purposes other than firefighting.
10. Non-Potable Water: water that has not been treated to public drinking water standards.

11. Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

12. Recycled or Reclaimed Water: Domestic or municipal wastewater which has been treated to a quality suitable for a beneficial use.

F. PUBLIC EDUCATION

The City will periodically provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated, and the drought response measures to be implemented in each stage. This information will be provided by means of press releases, utility bill inserts, public events, social media, and similar methods.

G. PUBLIC INVOLVEMENT

Opportunity for the public to provide input into the preparation of the Plan was provided by the City of College Station at various public events and at a regularly scheduled City Council meeting.

H. NOTIFICATION

1. Notification of the public - Public notification of the initiation or termination of drought response stages shall be by means of online publication, as allowed by state or local laws and ordinances, or publication in a newspaper widely circulated in College Station, and public service announcements on local television and/or cable service. Additional methods of public notification may include signs posted in public places, utility bill inserts, and other means to be determined by the City.
2. Executive Director Notification: When mandatory restrictions are enacted with the initiation of Stage 1, Stage 2, and/or Stage 3, the Executive Director of TCEQ will be notified, at a minimum via telephone, within five (5) business days. When any particular stage is rescinded, the Executive Director of TCEQ will again be notified, at a minimum via telephone, within five (5) business days.

I. YEAR-ROUND WATER USE MANAGEMENT AND CONSERVATION

This section establishes year-round water use management practices and applies year-round regardless of Drought Stage. The purpose of year-round water use management is to raise public and customer awareness of water demand conditions.

Voluntary Water Conservation Guidelines

The peak season for water use in College Station is the period from May 1 to September 30 and thus attention to water conservation in this period is critical to protecting valuable drinking water resources. During this time, water customers are requested to voluntarily conserve water and limit non-essential water uses. Water conservation practices are discussed in more detail in the City of College Station's Water Conservation Plan.

Permanent Water Use Restrictions:

In order to minimize water lost to evaporation and leaks, the following water use restrictions apply year-round:

- (1) Landscape irrigation using automatic in-ground or hose-end sprinkler systems is prohibited between the hours of 10:00 A.M. and 6:00 P.M.
- (2) The time restrictions in (1) above do not apply to:
 - (a) The irrigation of commercial plant nurseries.
 - (b) Irrigation using reclaimed water or other non-potable water sources.
 - (c) New landscape installation during planting and the first ten days after planting.
 - (d) The testing of new irrigation systems or existing irrigation systems being tested or under repair.
 - (e) Irrigation using a hand-held bucket or hose equipped with a positive pistol grip nozzle, pressure-washing system, or other device that automatically shuts off water flow when the hose is not being held by the water user,
 - (f) Irrigation by drip irrigation or soaker hoses
- (3) The following uses constitute a waste of water and are prohibited:
 - (a) Allowing water to run off a property or allowing water to pond in the street or parking lot.
 - (b) Operating an irrigation system with sprinkler heads that are broken or out of adjustment.
 - (c) Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).
- (4) Ornamental fountains or ponds for aesthetic or scenic purposes must be equipped with a recirculation device. This restriction does not apply to ornamental fountains or ponds that use reclaimed water, non-potable water, or water provided by sources other than the City.

J. TRIGGER CONDITIONS

The City Manager or his/her designee shall monitor daily water supply and/or demand conditions. The City Manager, on recommendation of College Station Water Services, shall determine when conditions warrant initiation or termination of each stage of the Plan, that is, when the specified trigger conditions are reached. The triggering criteria described below are based on emergency situations caused by high daily average water demand, equipment or system failure, or a natural disaster. The trigger conditions also recognize that the City of College Station uses groundwater as its water supply, and therefore, will likely be constrained by system capacity before shortage of supply.

Water system interconnections are in place between the City of College Station, City of Bryan and Texas A&M University that may be utilized to provide water in emergency conditions, provided there is not an additional emergency situation created by any water transfer. These shared water resources shall be evaluated and/or implemented prior to initiation of each stage of the Plan.

(1) Stage 1 – High Water Demand

(a) Requirements for initiation - Customers shall be required to comply with the requirements and restrictions on non-essential water uses, as outlined herein in Responses to Trigger Conditions, Stage 1, when:

(i) Average daily water consumption for three (3) consecutive days reaches 85% of production/distribution capacity of the City water system;

or

(ii) Emergency water supplied to the City of College Station by contractual agreement through system interconnections with Texas A&M University or the City of Bryan is curtailed or interrupted;

or

(iii) A mechanical failure occurs in the water production or distribution system that reduces water production/delivery capacity.

(b) Requirements for termination - Stage 1 of the Plan may be rescinded by the City Manager when water demand drops below 85% of production/distribution capacity for a period of three (3) consecutive days, or the water system is returned to fully operational conditions. Upon termination of Stage 1, the standard condition of Year-Round Water Use Management becomes operative.

(2) Stage 2 – Severe Water Shortage

(a) Requirements for initiation – Customers shall be required to comply with the requirements and restrictions on non-essential water uses, as outlined herein in Responses to Trigger Conditions, Stage 2, when:

(i) The City average daily water consumption for three (3) consecutive days reaches 90% of production/distribution capacity of the system,

or

(ii) The City daily water consumption will not enable storage levels to be maintained.

(b) Requirements for termination - Stage 2 of the Plan may be rescinded by the City Manager when the condition(s) listed above as triggering events have ceased to exist for a period of three (3) consecutive days. Upon termination of Stage 2, Stage 1 becomes operative as directed by the City Manager.

(3) Stage 3 – Water Supply Emergency

(a) Requirements for initiation - Customers shall be required to comply with the requirements and restrictions on non-essential water uses, as outlined herein in Responses to Trigger Conditions, Stage 3, when:

(i) The City water system is contaminated, whether accidentally or intentionally. A Water Supply Emergency condition is reached immediately upon detection.

or

(ii) The City water system fails for any reason. A Water Supply Emergency condition is reached immediately upon detection.

(b) Requirements for termination - Stage 3 of the Plan may be rescinded by the City Manager when the condition(s) listed above as triggering events have ceased to exist. Upon termination of Stage 3, the previously initiated stage becomes operative as directed by the City Manager.

K. RESPONSES TO TRIGGER CONDITIONS

The City shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth herein, shall determine that a voluntary, moderate or severe water shortage condition exists and shall implement the following actions upon notice as provided herein:

(1) **Stage 1 – High Water Demand - Water Demand Exceeds 85% of System Capacity**

The goal for Stage 1 of the Plan is to achieve a 5% reduction in daily water demand and maintain average daily water demand below eighty-five percent (85%) of system capacity.

In the event that the City Manager enacts Stage 1, the following water use restrictions shall apply to all customers using water provided by the City, in addition to the Year-Round Water Use Restrictions:

- (a) Water customers are required to participate in the Watering Schedule for non-essential water use. Non-essential water use shall only occur on a designated outdoor watering day(s), which will be no more than twice each week. The Watering Schedule will be determined and distributed each year by the City.
- (b) Non-essential water use is permitted:
 - (i) From 12:00 midnight to 10:00 A.M. and from 6:00 P.M. to 12:00 midnight on a customer's designated watering day; or
 - (ii) Anytime, by the use of hand-held hoses equipped with a positive pistol grip nozzle or other device that automatically shuts off water flow when the hose is not being held by the water user, by drip irrigation, by soaker hose, or by hand-held buckets.
- (c) The time restrictions do not apply to:
 - (i) The irrigation of commercial plant nurseries.
 - (ii) Irrigation using reclaimed water.
 - (iii) New landscape installation during planting and the first ten days after planting.
 - (iv) The testing of new irrigation systems or existing irrigation systems being tested or under repair.
- (d) The washing of automobiles, trucks, motorbikes, boats, trailers, airplanes or other vehicles is permitted:

- (i) On designated watering days, from 12:00 midnight to 10:00 A.M. and from 6:00 P.M. to 12:00 midnight.
 - (ii) Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rinses.
 - (iii) The washing of individual vehicles may be done at any time on the immediate premises of a commercial car wash or commercial service station.
 - (iv) Further, this restriction does not apply to the washing of vehicles or any other type of mobile equipment (such as garbage trucks and vehicles to transport food and perishables) when the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing.
- (e) Use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is permitted only on designated watering days from 12:00 midnight to 10:00 A.M. and from 6:00 P.M. to 12:00 midnight.
- (f) Use of water for the irrigation of golf course greens, tees, and fairways is permitted only on designated watering days. Such irrigation shall only occur from 12:00 midnight to 10:00 A.M. and from 6:00 P.M. to 12:00 midnight. These restrictions do not apply to the irrigation of any golf course that uses reclaimed water, or other non-potable water sources.
- (g) Charity car washes are prohibited.
- (h) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life. This restriction does not apply to ornamental fountains or ponds that use reclaimed water, non-potable water, or water sources other than the City water system.
- (i) Use of water from fire hydrants shall be limited to firefighting and related activities, or other activities necessary to maintain public health, safety, and welfare. Use of water from designated fire hydrants for construction purposes may be allowed when a variance has been approved by the City Manager.
- (j) The following uses constitute a waste of water and are prohibited in Stage 1:
- (i) Washing sidewalks, walkways, driveways, parking lots, tennis courts, patios or other hard-surfaced areas except with a pressure-washing system or to alleviate immediate health or safety hazards.
 - (ii) Use of water for dust control.
 - (iii) Washing an automobile, truck, trailer, boat, airplane, or other mobile equipment with a hand-held hose not equipped with a pistol grip nozzle or other device that automatically shuts off water flow when the hose is not being held by the water user.

(2) Stage 2 – Severe Water Shortage - Water Demand Exceeds 90% of System Capacity

The goal for Stage 2 of the Plan is to achieve a 5% reduction in daily water demand, maintaining average daily water demand at or below ninety percent (90%) of system capacity.

In the event that the City Manager enacts Stage 2, the following water use restrictions shall apply to all persons:

- (a) Supply Management Measures – The City will cease the flushing of water mains except when necessary to maintain public health, safety, and welfare. All City departments will discontinue irrigating public landscaped areas except when such areas are irrigated with reclaimed water, or water source other than that provided by the City water system.
- (b) Water Use Restrictions – All requirements of Stage 1 shall remain in effect during Stage 2, with these additional water use restrictions:
 - (i) The use of permanently installed irrigation systems, drip irrigation systems, and hose end irrigation is prohibited.
 - (ii) Non-essential water use is restricted to use of hand-held buckets, or hand-held hoses equipped with a positive pistol grip nozzle, or other device that automatically shuts off water flow when the hose is not being held by the water user.
 - (iii) Such water use may occur only between the hours of 6:00 A.M. to 10:00 A.M. and 6:00 P.M. to 10:00 P.M. on designated non-essential water use days.
 - (iv) The washing of automobiles, trucks, trailers, boats, airplanes, and other types of mobile equipment not occurring on the immediate premises of a commercial car wash or a commercial service station and not in the immediate interest of the public health, safety, and welfare are prohibited. The washing of such vehicles under public safety and health situations may only occur between 6:00 A.M. and 10:00 A.M. and 6:00 P.M. to 10:00 P.M. on designated non-essential water use days.
 - (v) Commercial plant nurseries may use only hand-held buckets, or hand-held hoses equipped with a positive pistol grip nozzle, or other device that automatically shuts off water flow when the hose is not being held by the water user.
 - (vi) The filling, refilling, or adding of potable water to swimming or wading pools is prohibited.
 - (vii) No new landscapes of any type may be installed.
- (c) All variances granted under a previous stage shall be invalid during Stage 2. The use of water under variances granted by the City Manager is to be discontinued.

(3) **Stage 3 – Water Supply Emergency**

The goal for Stage 3, Water Supply Emergency, is to rectify the emergency and return to normal operating conditions as soon as possible.

In the event of an imminent or actual water supply emergency due to either loss of water supply source (including contamination) and/or system failure, the City Manager has the authority to initiate the following Water Supply Emergency Responses:

- (a) The City Manager may request assistance from the City of Bryan and Texas A&M University in maintaining distribution system volume and pressure during the emergency conditions.
- (b) Effective immediately upon initiation of Stage 3, all non-essential water use shall be discontinued.
- (c) In the event that water shortage or water emergency conditions threaten public health, safety, and welfare, the City Manager, upon recommendation of the Water Services Director, may order water rationing and/or terminate service to selected users of the system in accordance with the following sequence:
 - (i) Recreational users,
 - (ii) Commercial users,
 - (iii) School users,
 - (iv) Residential users, and
 - (v) Hospitals, public health, and safety facilities.
- (d) Public Notification:

In the event that minimum health and safety standards for drinking water are not met during emergency conditions, public service announcements on local television and radio stations will be utilized to notify the public of the emergency conditions and response measures. These response measures may include notifying the public of the need to boil water, use bottled water, or use a designated alternate water source, as appropriate.
- (e) Emergency Management Assistance:

The City may seek assistance through the local and/or State Emergency Management Program.

L. WHOLESALE AGREEMENTS/CONTRACTS PROVISION

In the event that the Trigger Conditions specified by Stage 2 – Severe Water Shortage, or Stage 3 – Water Supply Emergency, of this Plan have been met, the City Manager is hereby authorized to initiate allocation of water supplies to wholesale customers on a pro rata basis. This stipulation applies to all existing and future wholesale water supply contracts or agreements made with the City. The pro rata basis for water allocation to wholesale customers will be made in accordance with the Texas Water Code §11.039 and as specified in 30 Texas Administrative Code §288.22(a)(7).

M. ENFORCEMENT

- (1) No person shall knowingly or intentionally allow the use of potable water from the City for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the stage in effect at the time pursuant to action taken by the City Manager in accordance with provisions of this Plan.
- (2) If a person is convicted of three or more distinct violations of this Plan, the City shall provide written notice to the person of possible termination of service. The notice shall apprise the person of the possible termination of service, the reasons for such possible termination, and afford the person an opportunity to present his/her objections to termination in a hearing before the City Manager or the City Manager's designee. The person shall have not less than ten (10) days to present his/her objections. The notice shall also contain the notice requirements described in TCEQ Commission Rules located in 30 Texas Administrative Code §291.88(a), as it currently exists or as amended from time to time. If after such hearing, the City Manager or the City Manager's designee determines that service will be terminated, services discontinued under such circumstances shall be restored only upon payment of the reconnection charge, as established by City's Code of Ordinances, and any other costs incurred by the City in discontinuing service. In addition, suitable assurance must be given to the City Manager or the City Manager's designee, that the same action shall not be repeated while the Plan is in effect. Compliance with this Plan may also be sought through injunctive relief in a Texas district court.
- (3) Any person who violates this Plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day that one or more of the provisions in this Plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this Plan, the City Manager or the City Manager's designee shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a re-connection charge, as established by the City's Code of Ordinances, and any other costs incurred by the City in discontinuing service. In addition, suitable assurance must be given to the City Manager or the City Manager's designee that the same action shall not be repeated while the Plan is in effect. Compliance with this plan may also be sought through injunctive relief in a Texas district court.
- (4) A City of College Station police officer Code Enforcement Officer or other authorized employee designated by the City Manager may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the date or dates of the violation, the location of the violation, the offense or offenses charged, and shall direct the alleged violator to appear in the City of College Station Municipal Court on the date shown on the citation, for which the date shall not be less than 3 days nor more than 5 days from the date the citation was issued. The alleged violator shall be served a copy of the citation either by hand-delivery or certified United States Postal Service mail,

with return receipt confirmation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of an alleged violator, or to a person over 14 years of age who is a member of the alleged violator's immediate family or is a resident of the alleged violator's residence. The alleged violator shall appear in municipal court to enter a plea of guilty, no contest, or not guilty for the violation of this Plan. If the alleged violator fails to appear in municipal court, a warrant for the alleged violator's arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in municipal court before all other cases.

N. PRESUMPTIONS

- (1) Any person, including a person classified as a water customer of the City, in apparent control of the property where a violation occurs or originates, shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that they did not commit the violation.
- (2) Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents' control shall constitute a rebuttable presumption that the parent committed the violation. Any such parent may be excused if they prove that they had previously directed the child not to use the water as it was used in violation of this Plan and that the parent could not have reasonably known of the violation.

O. VARIANCES

The City Manager or the City Manager's designee may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such a variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance, or if one or more of the following conditions are met:

- (1) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- (2) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons or entities requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City within five (5) business days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager or the City Manager's designee and shall include the following:

- (a) Name and address of the petitioner(s),
- (b) Location and purpose of water use,
- (c) Specific provision(s) of the Plan from which the petitioner is requesting relief,

- (d) Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Plan,
 - (e) Description of the relief requested,
 - (f) Period of time for which the variance is sought,
 - (g) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date,
 - (h) Estimated water savings, as a percentage (%) of normal monthly water use, while operating under the variance requested, and
 - (i) Other information reasonably requested by the City.
- (3) Variances granted by the City Manager or the City Manager's designee shall be subject to the following conditions, unless waived or modified by the City Manager or the City Manager's designee:
- (a) Variances granted shall include a timetable for compliance, and
 - (b) Variances granted in a particular stage shall expire upon advancing to a more restrictive stage of the Plan.
 - (c) Petitioners shall prominently display the variance granting document where it can be read by the general public at all location(s) for which the variance applies, and make said variance available to the public.
 - (d) Variances granted may be revoked by the City Manager or the City Manager's designee if the petitioner fails to meet the specific requirements set forth in the variance.
 - (e) No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

Legislation Details (With Text)

File #:	19-0197	Version:	1	Name:	Water Conservation Plan
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	4/9/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action to consider a resolution to adopt an updated Water Conservation Plan, as required by TWDB and TCEQ.				
Sponsors:	Gary Mechler				
Indexes:					
Code sections:					
Attachments:	Water Conservation Plan Council Resolution 2019.pdf Water Conservation Plan 2019.pdf				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action to consider a resolution to adopt an updated Water Conservation Plan, as required by TWDB and TCEQ.

- Core Services and Infrastructure
- Sustainable City

Recommendation(s):

Staff recommends approval of the Resolution.

Summary:

Public water systems with 3,300 or more retail service connections, including the City of College Station, are required to have a Water Conservation Plan. These plans must be updated at least once every five years. The first statewide deadline was May 1, 2014 and the next required update is due to the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Development Board (TWDB) by May 1, 2019. This Water Conservation Plan is being submitted to meet the next required submittal deadline.

The plan contains strategies for reducing the consumption of water, reducing water loss, improving water use efficiency, and increasing water reuse.

Highlights of the 2019 Water Conservation Plan include:

- ☐ Updated Utility Profile information summarizing water production capacity, trends in water demand, water loss, and population figures
- ☐ Updated five and ten year water conservation targets and goals
- ☐ Documentation of ongoing water conservation programs

Reviewed and Approved by Legal: Yes

Budget & Financial Summary:

The Plan and its implementation will have minimal financial impact on the City's water production operations, administration, and enforcement of drought contingency measures.

Attachments:

Attachments:

1. Resolution
2. Revised Water Conservation Plan

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING UPDATES TO THE CITY OF COLLEGE STATION'S WATER CONSERVATION PLAN AS REQUIRED BY THE TEXAS ADMINISTRATIVE CODE (30 TAC 288).

WHEREAS, the City Council of the City of College Station, Texas, last adopted updated Water Conservation Plans on October 23, 2008 and April 24, 2014; and

WHEREAS, the City Council of the City of College Station, Texas desires to maintain a Water Conservation Plan ("Plan") as evidence of its commitment to providing its customers with a reliable and safe water supply; and

WHEREAS, the City shall update the Plan as appropriate based on an assessment of previous five and ten year targets and any other new or updated information to keep the Plan current; and

WHEREAS, the Plan meets the requirements of TCEQ and Texas Administrative Code, Title 30 Part 1 Chapter 288 in regard to its content and water conservation goals; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the Utility Profile of the Water Conservation Plan is updated to reflect current population figures, water production, and wastewater treatment capacities.

PART 2: That the City Council hereby adopts the May 2019 Water Conservation Plan as set forth in Exhibit "A" which is attached to this Resolution.

PART 3: That this Resolution shall take effect immediately from and after its passage.

ADOPTED this _____ day of _____, 2019.

ATTEST:

APPROVED:

City Secretary

MAYOR

APPROVED:

City Attorney



Water Conservation Plan

May 2019

Public Water Supply Identification Number: 0210002

Brazos County

Gary Mechler, Water Services Director

P.O. Box 9960

1601 Graham Road

College Station, TX 77842

979-764-3660

<http://www.cstx.gov/water>

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SECTION 1. INTRODUCTION

In accordance with the requirements of the Texas Commission on Environmental Quality (TCEQ), the City of College Station (the City) has updated its water conservation plan for adoption as a City resolution. The resolution of the City Council adopting the Water Conservation Plan shall authorize the City to implement, enforce, and administer the program.

SECTION 2. UTILITY PROFILE

Population and customer data

The City of College Station Water Services Department manages a water service area covering 47 square miles and a water service population of over 90,000 customers and nearly 40,000 water connections. It should be noted that some residents within College Station City limits are served by Wellborn Special Utility District. Additionally, Texas A&M University maintains its own separate water system, serving the on-campus population of students and staff. Figures given for population served by College Station Water Services do not include Wellborn or Texas A&M customers.

Water Production and Delivery System

The City utilizes ground water for its public water supply and since 1980 College Station has developed its own water production facilities. The City has eleven groundwater wells, ten of which withdraw groundwater from the Carrizo-Wilcox Aquifer, and one in the Sparta Aquifer. The City's wellfield is located northwest of Bryan in the vicinity of Sandy Point Road near Old San Antonio Road. The Simsboro Sand formation of the Carrizo-Wilcox aquifer occurs approximately 3,000 feet below the land surface. This water rises through artesian pressure to 500 feet below the land surface. This groundwater is approximately 118° F before being cooled to 85° through cooling towers located at the Sandy Point Pump Station. The water is then pumped through two parallel water transmission lines to the Dowling Road Pump Station in College Station. Here the water is treated to meet Safe Drinking Water Act standards before being pumped to storage and distribution facilities. The City's water distribution system includes 450 miles of water lines, two ground storage reservoirs and two elevated storage tanks, providing a total storage capacity of 13 million gallons.

Wastewater Collection and Treatment System

Raw wastewater in College Station travels through a network of 370 miles of wastewater collection lines to one of three wastewater treatment plants: Carter's Creek Wastewater Treatment Plant, Lick Creek Wastewater Treatment Plant, and Carter Lake Wastewater Treatment Plant. These three wastewater treatment plants and numerous lift stations serve a population of over 85,000 people, with an average daily discharge of 6 to 7 million gallons per day (MGD) and maximum daily wastewater treatment capacity of 11.5 MGD.

Water use data

Table 1 below summarizes key water use statistics for 2014-2018. Average per person usage is given in gallons per capita per day (gpcd). Average and peak daily water demand are given in million gallons per day (MGD). The peak day to average day ratio varies between 1.8 and 2.1, meaning that peak day demand is nearly twice the average demand.

The peak demand for the City is 26.2 MGD, reached in 2013, followed closely by a peak day of 25.8 MGD in 2015. During high demand periods when large volumes of water are being pumped from the aquifer,

the production capacity of the wells is reduced due to declining water levels of the aquifer. The City's water production and pumping system capacity is currently 30 MGD.

Table 1. Municipal Water Demand 2014 – 2018

Year	2014	2015	2016	2017	2018	5-Year Avg.
Peak GPCD ¹	193	251	211	199	235	218
Annual Average GPCD ²	135	139	136	138	135	137
Peak Day (MGD)	21.162	25.834	23.249	23.072	22.925	23.248
Average Day (MGD)	11.8060	12.423	12.389	12.633	12.228	12.222
Peaking Factor	1.79	2.08	1.88	1.83	1.87	1.902

1. Peak GPCD = (Total Gallons Used in Peak Month ÷ Permanent Population) ÷ Days in Month

2. Annual Average GPCD = (Total Gallons in System ÷ Permanent Population) ÷ 365

SECTION 3. WATER CONSERVATION GOALS

The purpose of this water conservation plan is to reduce long-term demand on limited water resources by encouraging more efficient water use practices in College Station. Its primary goals are to reduce peak seasonal water demand and reduce the peaking factor on the water production and delivery system. Peaking factor is defined as the ratio between peak daily water use and average daily water use. A peaking factor of 1.5 or more shows potential for significant water conservation savings, particularly in seasonal water use.

Quantified Five (5) and Ten (10) Year Water Conservation Targets and Goals

Goal 1: Reduce peak daily water demand

Goal 2: Reduce peaking factor to 1.7 or below

TCEQ rules require the City build capacity to meet escalating peak daily demands, which, as discussed in Section 1, can be up to twice the average demand. This capacity is expensive to build and maintain, particularly when this peak demand is only reached a few days per year. Reducing peak demands enables the City to defer new capital expenditures for production facilities, and optimize use of available water resources.

The City aims to reduce peak demand through two methods: programs targeted at reducing peak per capita demand, and programs aimed at reducing the peaking factor. Table 2 outlines projected targets for reducing per capita demand and peaking factor. The Texas Water Conservation Advisory Council and Texas Water Development Board recommend that municipalities set goals of reducing per capita consumption by 1% per year.

Table 2. Municipal per capita water use goals

Year	2018	2023	2028
Peak GPCD	235	225	220
Annual Average GPCD	147	140	135
Peaking Factor	1.8	1.7	1.4

Goal 3: Reduce Non-Revenue Water

The goal of the City's water loss control program is to gradually reduce the percentage of Non-Revenue Water (defined as unbilled authorized plus unbilled unauthorized usage) from the baseline of 7.6 % of water produced, on an annual basis. In order to meet this goal, the City has several programs in place, including routine water audits, a program of leak detection and repair, and a meter testing and replacement program. These are described in the following section.

Table 3: Water Loss Goals

	Five Year Average	5-yr Goal (2023)	10-yr Goal (2028)
Water Loss (GPCD) ¹	10	9	8
Water Loss (Percentage) ²	7.6%	6%	5%

1. $\text{Water Loss GPCD} = (\text{Total Water Loss} \div \text{Permanent Population}) \div 365$

2. $\text{Water Loss Percentage} = (\text{Total Water Loss} \div \text{Total Gallons in System}) \times 100$

Time frame for achieving conservation goals

The three goals outlined above are designed to be achieved within five to ten years of the date of adoption of this Plan. The City will periodically evaluate the plan in accordance with State and Federal regulations to determine the extent, if any, that the plan needs modification.

SECTION 4. UNIVERSAL METERING, METER TESTING, AND REPLACEMENT

The ability to meter all water distribution and consumption uses allows the City to closely monitor actual water use, water losses, and prevent unauthorized use. All service connections in the City are metered. All production wells, pumping stations, interconnections, irrigation, swimming pools, parks, and municipal structures operated by the City are metered.

Master meters at water production pump stations are calibrated and tested annually in accordance with American Water Works Association (AWWA) standards to provide a minimum accuracy of plus or minus 1.5 percent.

The City will continue to provide a preventive maintenance program for its water meters, wherein regular scheduled testing, repairs, and replacement are performed in accordance with American Water Works Association (AWWA) standards. After approximately seven years of usage, mechanical wear on traditional water meters causes them to under-report water usage due to parts rotating slower, resulting in lost revenue. In recent years the City has begun replacing old-style mechanical water meters with digital water meters having no moving parts, a twenty-year warranty, and capability to be retrofitted to Automated Metering Infrastructure (AMI). This results in much more accurate meter readings and the ability to provide customers with detailed water usage data on request.

SECTION 5. WATER LOSS CONTROL MEASURES

The Water Services Department generates a monthly water loss report that compares metered production with billed metered consumption, as well as unbilled authorized consumption. This report provides an effective tracking system of water loss. The City also completes a detailed water system audit following Texas Water Development Board (TWDB) guidelines annually. The water system audit determines the volume of actual water loss, the identification of water loss sources, the status and

condition of primary water meters, an analysis of water line breaks, an evaluation of underground leakage potential, and provides recommendations for meter replacement.

SECTION 6. LEAK DETECTION AND REPAIR

The City administers a leak detection and repair program for its water distribution system. This program features a work order prioritization system for leaks needing repair and an inventory of equipment and materials needed to promptly repair all detected or reported leaks. The City's annual rehabilitation program to upgrade its water distribution system also addresses high volume leaks. The City also conducts an annual distribution system rehabilitation program that replaces the high water loss sections of the distribution system. This program is based on findings of monthly water loss reports and the leak detection program.

SECTION 7. PUBLIC INFORMATION AND EDUCATION

Water Services' public education program makes direct outreach to customers through presentations, booths at community fairs, and tours of its water and wastewater facilities. Indirect contacts include utility bill inserts, blog posts, social media, radio and television, and similar programs. The City promotes water conservation issues by informing the public in the following ways:

- Offering water conservation audits to all water customers
- Providing water conservation information to all customers upon request
- Coordinating educational presentations, lectures, and demonstrations for schools, civic groups, and the general public
- Publishing water conservation information on a regular basis in the City's utility bill insert or other written form
- Participating in community environmental education activities with the City of Bryan, Brazos Valley Groundwater Conservation District, Brazos County Master Gardeners, and other local organizations to promote water conservation education
- Supporting annual events and demonstrations relating to water conservation and environmental issues that affect water supply and quality
- Promoting the latest innovations in water conservation through partnerships with Texas Water Development Board's Water IQ program and EPA's Water Sense program.

SECTION 8. NON-PROMOTIONAL WATER RATE STRUCTURE

The City utilizes an inclining water rate structure to encourage customers to reduce both peak and overall water usage, while fairly allocating cost of service to each customer class. Under an inclining rate structure, the rate per thousand gallons increases as the amount of water used increases. The City first implemented this inclining water rate structure in Fiscal Year 2008. The rate structure in place as of the date of this Plan charges monthly service charges based on meter size, plus a uniform rate per thousand (1,000) gallons up to 10,000 gallons for single-family residential water customers. After 10,000 gallons, the rate per thousand increases per thousand gallons for the next four usage blocks, up to 26,000 gallons, as detailed in Table 4 below (Resolution 09-27-18e, adopted 9/27/2018).

Commercial rate structure charges monthly service charges based on meter size, plus a varying volumetric rate usage rate per thousand (1000) gallons for domestic or irrigation usage. (Resolution 09-27-18e, adopted 9/27/2018).

Table 4. FY 2019 Water Rates

Customer Class	Monthly Usage	Rate per 1,000 Gallons
Single-Family Residential	0 – 10,000	\$2.40
	11,000 - 15,000	\$3.12
	16,000 - 20,000	\$3.83
	21,000 - 25,000	\$4.54
	26,000- above	\$5.26
	Meter Fee	\$10.80
Commercial – Domestic	Domestic (inside) usage	\$2.64
Commercial – Irrigation	Irrigation (outside) usage	\$2.84
	Meter Fee	Varies by meter size

This rate structure shall be reviewed on a regular basis to ensure that the rates adequately recover the cost of service and meet the goals of this water conservation plan.

SECTION 9. WHOLESALE WATER SUPPLY CONTRACTS

The City will, as part of contracts for sale of water to any other entity re-selling water, require that entity to adopt applicable provisions of the City's water conservation and drought contingency plan or have a plan in effect previously adopted and meeting the basic requirements of 30 TAC §288. These provisions will be through contractual agreement prior to the sale of any water to the water re-seller.

SECTION 10. ADDITIONAL WATER CONSERVATION STRATEGIES TO ACHIEVE WATER CONSERVATION GOALS

This section describes Best Management Practices developed by the Texas Water Development Board's Water Conservation Advisory Council and adopted by the City as a means of achieving specified water conservation goals.

Conservation Coordinator

A Conservation Coordinator is the individual charged with responsibility for preparing and implementing the utility's water conservation and drought contingency plans, preparing and submitting annual conservation status reports, promoting water conservation programs, and other duties necessary to carry out implementation of the utility's conservation program. As of September 1, 2017, this position is required for retail public water utilities, such as the City of College Station, with 3,300 or more service connections. The Water Resource Coordinator fulfills this function for the City.

Landscape Irrigation Conservation and Incentives

The City provides information to residential and non-residential customers regarding the methods and benefits of water conserving landscaping practices and devices, through public education to homeowners, business owners, landscape architects and designers, and irrigation professionals. The use of water-efficient landscaping techniques, including drought tolerant plants and grasses is encouraged for landscaping new homes and commercial areas.

The City has a commercial landscape ordinance that requires certain point values based on the size and type of development. Additional point credits are given to commercial landscapes that employ water-efficient irrigation systems such as drip irrigation systems when possible or other water conserving irrigation systems that utilize efficient sprinklers.

The City's landscape irrigation ordinance was updated in December 2008 to comply with state law requiring that landscape irrigation systems are designed, installed, and operated in a water conserving manner. Under this ordinance, a permit and an irrigation plan drawn to scale are required for all irrigation systems. The irrigation plan must be drawn up by a licensed irrigator, and include location & type of sensors, backflow prevention devices, and water emission devices (sprinklers), irrigation controller(s), and valves. A rain shutoff sensor is required, and all emission devices must be installed according to manufacturer's specifications for spacing and pressure. The effect of this ordinance is that new irrigation systems in College Station are designed and installed to operate much more efficiently than older systems, and procedures are in place to prevent water waste.

The City also works with area landscape supply businesses and nurseries to encourage them to sell locally adapted, drought tolerant plants and grasses along with efficient irrigation systems, and to promote use of these materials through demonstrations and advertisements.

The City partners with the Brazos Valley Groundwater Conservation District (BVGCD) and Texas A&M Agri-Life to implement innovative methods to promote landscape water conservation. Through a system of a weather station and rain gauges located throughout the City, customers are able to access weather-based landscape watering recommendations localized for their neighborhood. Customers can also receive weekly weather-based landscape watering recommendations via email. The website and watering recommendations have shown significant savings for College Station since implementation in 2014.

Residential Landscape Irrigation Evaluations

Summertime average water use in College Station is typically twice as high as annual average water use. That increase is primarily due to outdoor irrigation. Irrigation water is easily wasted due to overwatering, leaks and broken or misaligned sprinklers.

The City of College Station Water Services Department has partnered with Texas A&M Agri-Life Research for several years to study the effectiveness of residential water conservation methods. Each year residential water customers with above average seasonal water use receive a letter containing water budgets comparing their estimated outdoor water use against an estimated landscape need, as well as comparing their household water use with neighborhood average household water use. Customers with above-average seasonal water use are encouraged to sign up for a free landscape irrigation evaluation.

Landscape irrigation evaluations are offered to residential customers with automatic in-ground irrigation systems to educate customers about proper irrigation and eliminate wasteful irrigation practices. While this service is available to all water customers, the program is targeted to water customers with above-average seasonal water use and customers with high bill complaints. The program is advertised through utility bill inserts, social media, as well as direct letters to high water use customers.

To date nearly 900 irrigation evaluations have been completed. A Licensed Irrigator conducts the evaluation, which includes a system checkup, an efficiency check, a recommended irrigation schedule, and a written report of all problems observed. The City has also provided homeowner associations

within high water use neighborhoods with articles regarding the program for publication in newsletters, and given presentations regarding program specifics, such as procedures and goals.

Plumbing Code and Plumbing Fixture Retrofit Program

The City has adopted the International Plumbing Code, which requires water saving, Ultra Low Flow (ULF) fixtures to be installed in new construction and in the replacement of plumbing in existing structures. The City educates residents, plumbers, and contractors on the benefits of retrofitting existing facilities with water saving devices through its public education program.

The City offers rebates toward the replacement of high-flow toilets with qualifying WaterSense toilets in residential and commercial structures built prior to 1994. This program is available to residential and commercial customers, for new construction as well as retrofits. Since 2010, 695 commercial and multi-family toilets have been replaced, along with 227 single-family residential toilets, saving over 6 million gallons of water and wastewater.

Rainwater Harvesting

Rainwater harvesting is an effective method of reducing potable water usage while maintaining healthy landscapes and avoiding problems due to excessive run-off. Rainwater harvesting is the practice of collecting and storing rainwater close to its source and using it for nearby needs. This can be done through a rain barrel, cistern (larger container), or a rain garden.

In 2010 the City began providing customers with education on the proper installation and use of rainwater harvesting systems, along with a modest rebate for rainwater collection barrels. To date rebates have been issued for over 150 barrels. The City plans to modify the existing rainwater rebate program from a set rebate per barrel to a rebate per gallon of water storage. This will incentivize the purchase and installation of larger rainwater collection systems.

Water Reuse

The City has received authorization from the TCEQ to reuse its treated wastewater effluent as Type I reuse water, the highest quality of reuse water. This authorization is available for direct reuse projects as well as indirect reuse through its Bed and Banks permit. The goal for the City's water reuse program is to reduce peak demand on the potable (drinking) water system by switching non-potable uses of water, such as athletic field irrigation, to reuse water.

The City's first direct reuse installation extended reclaimed water infrastructure to the City's Veterans Park and Athletic Complex, reducing demand on the potable water system. Plans are in development to develop a Water Reuse Implementation Plan that will focus on expanding the water reuse program to include large volume commercial customers, such as shopping centers and business parks.

Prohibition on Wasting Water

The City's Drought Contingency Plan includes the following prohibitions on water waste, which apply year-round:

- Operating automatic in-ground or hose-end sprinkler systems between the hours of 10:00 A.M. and 6:00 P.M.
- Allowing water to run off a property or allowing water to pond in the street or parking lot.
- Operating an irrigation system with sprinkler heads that are broken or out of adjustment.

- Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).
- Operating fountains or ponds without a recirculation device

SECTION 11. METHOD FOR TRACKING EFFECTIVENESS OF WATER CONSERVATION PLAN

In order to track the effectiveness of the Water Conservation Plan, the City compiles and submits an annual report on its Water Conservation Plan to TCEQ, which includes the following performance metrics:

- Summary of public information issued in the previous year
- Report on meter testing program
- Summary of water loss control program
- Peak water demand and overall water consumption
- Per capita water usage for the previous calendar year.
- Evaluation of status of plan and progress toward meeting stated goals

SECTION 12. MEANS OF IMPLEMENTATION AND ENFORCEMENT

The City Manager or his/her designee will act as Administrator of this Water Conservation Plan. The Administrator shall oversee execution and implementation of all elements of this Plan and is responsible for overseeing adequate record-keeping for program documentation.

As a means of implementing and enforcing this Plan, all Plan elements discussed in this document are adopted by City Council Resolution (see Appendix A).

SECTION 13. COORDINATION

This Water Conservation Plan shall work in accordance with the related City of College Station Ordinance, Drought Contingency and Water Emergency Plan, first adopted in January 2000 and as it may be revised or amended from time to time.

The City of College Station will provide a copy of this Water Conservation Plan to the Brazos Region (Region G) Water Planning Group, as designated by the TWDB. See Appendix B.

The City of College Station will provide a copy of this Plan to the Brazos Valley Groundwater Conservation District. See Appendix C.

**APPENDIX A: Resolution of the College Station City Council adopting
Water Conservation Plan**

APPENDIX B: Transmittal Letter to Brazos Region G Regional Water Planning Group

Transmittal letters are incorporated by reference and will be sent upon plan adoption.

APPENDIX C: Transmittal Letter to Brazos Valley Groundwater Conservation District

Transmittal letters are incorporated by reference and will be sent upon plan adoption.



Legislation Details (With Text)

File #:	19-0199	Version:	1	Name:	Boards & Committees Ordinance Amendment
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	4/10/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding an ordinance amending: (A) Chapter 2, "Administration," Article Vi, "Boards And Commissions," Division 2, "Historic Preservation Committee," Section 2-170, "Membership," and Division 4, "Parks and Recreation Advisory Board," Section 2-226, "Creation; Membership;" (B) Chapter 103, "Buildings and Building Regulations," Article II, "Administration and Enforcement," Division 2, "Construction Board of Adjustment and Appeals; Appeals and Variances," Section 103-45, "Membership and Conflict of Interest;" and (C) Appendix A, "Unified Development Ordinance," Article 1, "General Provisions," Section 2.6, "Bicycle, Pedestrian, and Greenways Advisory Board," Subsection B, "Membership and Terms," 2, "Terms," and Article 2, "Development Review Bodies," Section 2.2, "Planning and Zoning Commission," Subsection B, "Membership and Terms," 2, "Terms," and 3, "Term Limits," and Section 2.5, "Design Review Board," Subsection B, "Membership and Terms," of the Code of Ordinances of the City of College Station, Texas, to stagger appointments to City Boards And Committees in order to allow the City Council to make annual appointments.				
Sponsors:	Tanya Smith, Carla Robinson				
Indexes:					
Code sections:					
Attachments:	Boards and Committees Ordinance 04 2019 Final Bike Ped revised Construction Board revised DRB revised HPC revised Parks Board revised P&Z revised				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action regarding an ordinance amending: (A) Chapter 2, "Administration," Article Vi, "Boards And Commissions," Division 2, "Historic Preservation Committee," Section 2-170, "Membership," and Division 4, "Parks and Recreation Advisory Board," Section 2-226, "Creation; Membership;" (B) Chapter 103, "Buildings and Building Regulations," Article II, "Administration and Enforcement," Division 2, "Construction Board of Adjustment and Appeals; Appeals and Variances," Section 103-45, "Membership and Conflict of Interest;" and (C) Appendix A, "Unified Development Ordinance," Article 1, "General Provisions," Section 2.6, "Bicycle, Pedestrian, and Greenways Advisory Board," Subsection B, "Membership and Terms," 2, "Terms," and Article 2, "Development Review Bodies," Section 2.2, "Planning and Zoning Commission," Subsection B, "Membership and Terms," 2, "Terms," and 3, "Term Limits," and Section 2.5, "Design Review Board," Subsection B, "Membership and Terms," of the Code of Ordinances of the City of College Station, Texas, to stagger appointments to City Boards And Committees in order to allow the City Council to make annual appointments.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Staff recommends approval of the ordinance amendment.

Summary: Per Council's direction staff has amended an ordinance to stagger appointments to City Boards And Committees in order to allow the City Council to make annual appointments.

Budget & Financial Summary: N/A

Attachments:

1. Boards and Committees Ordinance
2. BPG redline
3. CBA redline
4. DRB redline
5. HPC redline
6. Parks redline
7. P&Z redline

ORDINANCE NO. _____

AN ORDINANCE AMENDING: (A) CHAPTER 2, “ADMINISTRATION,” ARTICLE VI, “BOARDS AND COMMISSIONS,” DIVISION 2, “HISTORIC PRESERVATION COMMITTEE,” SECTION 2-170, “MEMBERSHIP,” AND DIVISION 4, “PARKS AND RECREATION ADVISORY BOARD,” SECTION 2-226, “CREATION; MEMBERSHIP;” (B) CHAPTER 103, “BUILDINGS AND BUILDING REGULATIONS,” ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” DIVISION 2, “CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; APPEALS AND VARIANCES,” SECTION 103-45, “MEMBERSHIP AND CONFLICT OF INTEREST;” AND (C) APPENDIX A, “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 1, “GENERAL PROVISIONS,” SECTION 2.6, “BICYCLE, PEDESTRIAN, AND GREENWAYS ADVISORY BOARD,” SUBSECTION B, “MEMBERSHIP AND TERMS,” 2, “TERMS,” AND ARTICLE 2, “DEVELOPMENT REVIEW BODIES,” SECTION 2.2, “PLANNING AND ZONING COMMISSION,” SUBSECTION B, “MEMBERSHIP AND TERMS,” 2, “TERMS,” AND 3, “TERM LIMITS,” AND SECTION 2.5, “DESIGN REVIEW BOARD,” SUBSECTION B, “MEMBERSHIP AND TERMS,” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, TO STAGGER APPOINTMENTS TO CITY BOARDS AND COMMITTEES IN ORDER TO ALLOW THE CITY COUNCIL TO MAKE ANNUAL APPOINTMENTS; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 26, 2018, the City Council of the City of College Station, Texas, modified the terms for all boards and committees to three year terms; and

WHEREAS, as a result of changing the terms of said boards and committees, staggered appointments would generally be made only two out of every three years; and

WHEREAS, the City Council of the City of College Station, Texas, has determined that it would be beneficial to the City to make staggered appointments to boards and committees every year; and

WHEREAS, transitioning from appointments two out of every three years to annual appointments will require a transition period; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the preamble above is hereby incorporated as if fully set forth herein.

PART 2: That Chapter 2, “Administration,” Article VI, “Boards and Commissions,” Division 2, “Historic Preservation Committee,” Section 2-170, “Membership,” and Division 4, “Parks and Recreation Advisory Board,” Section 2-226, “Creation; Membership,” of the Code of Ordinances of the City of College Station, Texas, are

hereby amended as set out in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes.

PART 3: That Chapter 103, “Buildings and Building Regulations,” Article II, “Administration and Enforcement,” Division 2, “Construction Board of Adjustment and Appeals; Appeals and Variances,” Section 103-45, “Membership and Conflict of Interest,” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as set out in **Exhibit “B”** attached hereto and made a part of this Ordinance for all purposes.

PART 4: That Appendix A, “Unified Development Ordinance,” Article 1, “General Provisions,” Section 2.6, “Bicycle, Pedestrian and Greenways Advisory Board,” Subsection B, “Membership and Terms,” 2, “Terms,” and Article 2, “Development Review Bodies,” Section 2.2, “Planning and Zoning Commission,” Subsection B, “Membership and Terms,” 2, “Terms,” and 3, “Term Limits,” and Section 2.5, “Design Review Board,” Subsection B, “Membership and Terms,” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as set out in **Exhibit “C”** attached hereto and made a part of this Ordinance for all purposes.

PART 5: That Resolution No. 07-13-10-02 is hereby repealed in its entirety.

PART 6: That all appointees to city boards, commissions and committees must be residents of the City and qualified voters of the City of College Station.

PART 7: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 8: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 9: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2019.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Chapter 2, "Administration," Article VI, "Boards and Commissions," Division 2, "Historic Preservation Committee," Section 2-170, "Membership," and Division 4, "Parks and Recreation Advisory Board," Section 2-226, "Creation; Membership," of the Code of Ordinances of the City of College Station, Texas, are hereby amended to read as follows:

DIVISION 2. – HISTORIC PRESERVATION COMMITTEE**Sec. 2-170. - Membership.**

- (a) The Committee shall consist of nine members, and where practical may include representation from the Brazos County Historical Society, Texas A&M University, and the City Council.
- (b) The term of office is three (3) years, provided, however, that: (a) two (2) of the members whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) three (3) of the members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years. If a position becomes vacant before the expiration of the position's term, the new appointee shall serve for the balance of the term of the appointee's predecessor.
- (c) The City Council shall appoint all members to fill vacancies. The City Council shall appoint a Chair during the annual appointment process. If a vacancy shall occur in the Chair position, the City Council shall appoint a replacement to serve as Chair.

DIVISION 4. – PARKS AND RECREATION BOARD**Sec. 2-226. - Creation; membership.**

- (a) The College Station Parks and Recreation Advisory Board, hereinafter referred to as the "Board," shall be composed of nine members. The duties of said Board shall be to advise and recommend to the City Council on all matters to the establishment, maintenance, and operation of City parks and recreation programs for the City and to carry out other duties as may be assigned by the City Council.
- (b) The term of office is three (3) years, provided, however, that: (a) three (3) of the members whose terms expire in January 2020 shall be appointed to serve a two (2) year term; and (b) the three (3) members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years. The Council shall appoint one member to serve as Chair. One member will serve as Vice-Chair on an annual basis, as selected by the Board at the July meeting.
- (c) Members appointed to fill vacancies on said Board shall be for the remainder of the term of his or her predecessor.
- (d) Any Board member appointed by the City Council shall forfeit that membership if absent for more than three meetings in a 12-month period that are considered unexcused by definition, or 25 percent of the meetings, whichever is greater, in one appointment year, unless the absenteeism is for:
 - (1) Vacation;
 - (2) Illness;
 - (3) Family emergency;
 - (4) Jury duty;
 - (5) Business out of town.

Absenteeism may also be excused by the Board or by the City Council. If a member goes beyond this absenteeism limit, the City Council shall be advised to declare the position vacant and appoint a new member to fill the vacancy. Unexcused absences include failure to notify the Chair or Board Secretary of a valid reason or good cause for absence prior to a scheduled meeting.

Exhibit B

That Chapter 103, “Buildings and Building Regulations,” Article II, “Administration and Enforcement,” Division 2, “Construction Board of Adjustment and Appeals; Appeals and Variances,” Section 103-45, “Membership and Conflict of Interest” of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows

**DIVISION 2. – CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS;
APPEALS AND VARIANCES****Sec. 103-45. - Membership and conflicts of interest.**

- (a) *Construction.* The Construction Board of Adjustments and Appeals shall consist of five members appointed by City Council. The City Council shall appoint one member as Chairperson. The Board shall be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors or building industry representatives. In addition to the regular members, the City Council may appoint up to four alternate members. A Board member shall not act in a case in which the member has any conflict of interest.
- (b) *Terms.* The term of office is three (3) years, provided, however, that (a) two (2) of the members whose terms expire January 2020 shall be appointed to a one (1) year term and two (2) of the members whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) the two (2) alternates whose terms expire January 2020 and January 2021 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years. The alternates shall serve in the absence of one or more of the regular members. Vacancies shall be filled for an unexpired term. Continued absence of any member from required meetings of the Board shall, at the discretion of the City Council, render any such member subject to immediate removal from office.

Exhibit C

That Appendix A, “Unified Development Ordinance,” Article 1, “General Provisions,” Section 2.6, “Bicycle, Pedestrian and Greenways Advisory Board,” Subsection B, “Membership and Terms,” 2, “Terms,” and Article 2, “Development Review Bodies,” Section 2.2, “Planning and Zoning Commission,” Subsection B, “Membership and Terms,” 2, “Terms,” and 3, “Term Limits,” and Section 2.5, “Design Review Board,” Subsection B, “Membership and Terms,” of the Code of Ordinances of the City of College Station, Texas, are hereby amended to read as follows:

Article 1. – General Provisions.**Sec. 2.6. – Bicycle, Pedestrian and Greenways Advisory Board.****B. Membership and Terms.****2. Terms.**

With the exception of the Chairman of the Council Transportation Committee or his/her designee who shall serve on this Board for as long as the Chairman serves on the Council Transportation Committee, the term of office is three (3) years, provided, however, that: (a) two (2) of the four (4) members whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) the two (2) members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years.

Article 2. – Development Review Bodies.**Sec. 2.2. – Planning and Zoning Commission.****B. Membership and Terms.****2. Terms.**

The term of office is three (3) years, provided, however, that: (a) two (2) of the four (4) commissioners whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) the three (3) commissioners whose terms expire January 2022 shall be appointed to a two year term. Thereafter, all appointments shall be for three (3) years.

3. Term Limits.

Terms of office shall be limited to two (2) consecutive three-year terms or six (6) consecutive years. A person appointed to fill an unexpired term may be appointed to only one (1) additional consecutive term.

Article 2. – Development Review Bodies.**Sec. 2.5. – Design Review Board.****B. Membership and Terms.**

1. The Design Review Board shall consist of seven (7) members. Six (6) of the members shall be appointed by the City Council.
 - a. The City Council shall appoint a representative with expertise from each of the following disciplines or groups:
 - 1) Architecture;
 - 2) Landscape architecture;
 - 3) Business; and
 - 4) Design district connection (e.g., developer, land owner, business owner, resident, or employee within a design district).
 - b. The City Council shall appoint two (2) members that are citizens-at-large.
 - c. The seventh regular member shall be the Chairperson of the Planning and Zoning Commission or his/her designee.
2. With the exception of the Chairperson of the Planning and Zoning Commission or his/her designee who shall serve on this Board as long as the Chairperson serves as chair of the Planning and Zoning Commission, the term of office is three (3) years, provided, however, that one (1) of the three (3) members whose terms expire January 2020 shall be appointed to a two (2) year term and two (2) of the three (3) members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years.
3. The Design Review Board is a governmental body and shall comply with the Open Meetings Act.

Article 1. – General Provisions.

Sec. 2.6. – Bicycle, Pedestrian and Greenways Advisory Board.

B. Membership and Terms.

2. Terms.

With the exception of the Chairman of the Council Transportation Committee or his/her designee who shall serve on this Board for as long as the Chairman serves on the Council Transportation Committee, the term of office is three (3) years, provided, however, that: (a) two (2) of the four (4) members whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) the two (2) members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years.

DIVISION 2. – CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; APPEALS AND VARIANCES

Sec. 103-45. - Membership and conflicts of interest.

- (a) *Construction.* The Construction Board of Adjustments and Appeals shall consist of five members appointed by City Council. The City Council shall appoint one member as Chairperson. The Board shall be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors or building industry representatives. In addition to the regular members, the City Council may appoint up to four alternate members. A Board member shall not act in a case in which the member has any conflict of interest.
- (b) *Terms.* The term of office is three (3) years, provided, however, that (a) two (2) of the members whose terms expire January 2020 shall be appointed to a one (1) year term and two (2) of the members whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) the two (2) alternates whose terms expire January 2020 and January 2021 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years. The alternates shall serve in the absence of one or more of the regular members. Vacancies shall be filled for an unexpired term. Continued absence of any member from required meetings of the Board shall, at the discretion of the City Council, render any such member subject to immediate removal from office.

Article 2. – Development Review Bodies.

Sec. 2.5. – Design Review Board.

B. Membership and Terms.

1. The Design Review Board shall consist of seven (7) members. Six (6) of the members shall be appointed by the City Council.
 - a. The City Council shall appoint a representative with expertise from each of the following disciplines or groups:
 - 1) Architecture;
 - 2) Landscape architecture;
 - 3) Business; and
 - 4) Design district connection (e.g., developer, land owner, business owner, resident, or employee within a design district).
 - b. The City Council shall appoint two (2) members that are citizens-at-large.
 - c. The seventh regular member shall be the Chairperson of the Planning and Zoning Commission or his/her designee.
2. With the exception of the Chairperson of the Planning and Zoning Commission or his/her designee who shall serve on this Board as long as the Chairperson serves as chair of the Planning and Zoning Commission, the term of office is three (3) years, provided, however, that one (1) of the three (3) members whose terms expire January 2020 shall be appointed to a two (2) year term and two (2) of the three (3) members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years.
3. The Design Review Board is a governmental body and shall comply with the Open Meetings Act.

DIVISION 2. – HISTORIC PRESERVATION COMMITTEE

Sec. 2-170. - Membership.

- (a) The Committee shall consist of nine members, and where practical may include representation from the Brazos County Historical Society, Texas A&M University, and the City Council.
- (b) The term of office is three (3) years, provided, however, that: (a) two (2) of the members whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) three (3) of the members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years. If a position becomes vacant before the expiration of the position's term, the new appointee shall serve for the balance of the term of the appointee's predecessor.
- (c) The City Council shall appoint all members to fill vacancies. The City Council shall appoint a Chair during the annual appointment process. If a vacancy shall occur in the Chair position, the City Council shall appoint a replacement to serve as Chair.

DIVISION 4. – PARKS AND RECREATION BOARD

Sec. 2-226. - Creation; membership.

- (a) The College Station Parks and Recreation Advisory Board, hereinafter referred to as the "Board," shall be composed of nine members. The duties of said Board shall be to advise and recommend to the City Council on all matters to the establishment, maintenance, and operation of City parks and recreation programs for the City and to carry out other duties as may be assigned by the City Council.
- (b) The term of office is three (3) years, provided, however, that: (a) three (3) of the members whose terms expire in January 2020 shall be appointed to serve a two (2) year term; and (b) the three (3) members whose terms expire January 2022 shall be appointed to a two (2) year term. Thereafter, all appointments shall be for three (3) years. The Council shall appoint one member to serve as Chair. One member will serve as Vice-Chair on an annual basis, as selected by the Board at the July meeting.
- (c) Members appointed to fill vacancies on said Board shall be for the remainder of the term of his or her predecessor.
- (d) Any Board member appointed by the City Council shall forfeit that membership if absent for more than three meetings in a 12-month period that are considered unexcused by definition, or 25 percent of the meetings, whichever is greater, in one appointment year, unless the absenteeism is for:
 - (1) Vacation;
 - (2) Illness;
 - (3) Family emergency;
 - (4) Jury duty;
 - (5) Business out of town.

Absenteeism may also be excused by the Board or by the City Council. If a member goes beyond this absenteeism limit, the City Council shall be advised to declare the position vacant and appoint a new member to fill the vacancy. Unexcused absences include failure to notify the Chair or Board Secretary of a valid reason or good cause for absence prior to a scheduled meeting.

Article 2. – Development Review Bodies.

Sec. 2.2. – Planning and Zoning Commission.

B. Membership and Terms.

2. Terms.

The term of office is three (3) years, provided, however, that: (a) two (2) of the four (4) commissioners whose terms expire January 2020 shall be appointed to a two (2) year term; and (b) the three (3) commissioners whose terms expire January 2022 shall be appointed to a two year term. Thereafter, all appointments shall be for three (3) years.

3. Term Limits.

Terms of office shall be limited to two (2) consecutive three-year terms or six (6) consecutive years. A person appointed to fill an unexpired term may be appointed to only one (1) additional consecutive term.



Legislation Details (With Text)

File #:	19-0194	Version:	1	Name:	Atkins CPA
Type:	Comprehensive Plan	Status:		Status:	Agenda Ready
File created:	4/9/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use and Character Map from Estate to Restricted Suburban for approximately 13 acres, generally located at 1402 Bird Pond Road and 1404 Bird Pond Road.				
Sponsors:	Jennifer Prochazka				
Indexes:					
Code sections:					
Attachments:	Background Information Vicinity Aerial and Small Area Map Comprehensive Plan Exhibit Comprehensive Plan Future Land Use and Character Map Applicant's Supporting Information Ordinance				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use and Character Map from Estate to Restricted Suburban for approximately 13 acres, generally located at 1402 Bird Pond Road and 1404 Bird Pond Road.

Relationship to Strategic Goals:

- Neighborhood Integrity

Recommendation: The Planning and Zoning Commission considered this item on April 4, 2019 and voted 6-0 to recommend approval. Staff also recommends approval.

Summary: The applicant has requested an amendment to the Comprehensive Plan's Future Land Use and Character Map from Estate to Restricted Suburban as a step toward permitting a residential subdivision on approximately 13 acres located south of the adjacent Bird Pond Estates. The subject property and properties to the north and east are primarily designated Estate on the Comprehensive Plan Future Land Use and Character Map, while the properties to the south and west across Rock Prairie Road are designated Restricted Suburban.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area of the City:** The subject property is currently zoned E Estate, and the surrounding areas are designated as Restricted Suburban and Estate on the Comprehensive Plan Future Land Use and Character Map. In July 2015, City Council heard and approved a request to amend the Comprehensive Plan Future Land Use and Character Map to allow for Suburban Commercial at the intersection of Rock Prairie Road and Bird Pond Road

and Restricted Suburban for the Waterford Heights subdivision along the subject property's southern property line. In addition to the Waterford Heights subdivision, the property to the west across Bird Pond Road is also designated Restricted Suburban on the Future Land Use and Character Map. This proposed land use is more intense than the future land use designation of Estate to the north and east.

The tract is also located within Growth Area III. Generally, this area consists of land along Rock Prairie Road surrounded by established rural subdivisions. According to the Comprehensive Plan, due to service limitations and the prevailing rural character, the area should remain rural in character and be developed at a low intensity. Since the time of the Plan's adoption and more recently in this area, sewer has been extended and fire flow improvements have been made. While Restricted Suburban is more intense than the current land use designation of Estate, the proposed designation will allow for a transition from the Medical District and the urban-style Midtown development across Rock Prairie to the established Bird Pond Estates subdivision.

2. **Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:** The adjacent land uses are phases of Bird Pond Estates to the north (average 1.25-acre lots with an overall future density of 0.4 dwelling units per acre) and Flying Ace Ranch to the east (an 18-dwelling unit equestrian/duplex residential development with a density of 0.7 dwelling units per acre). Located further to the east is the Carter Lake subdivision. A Restricted Suburban development would provide an appropriate transition from the more intense existing duplex residential development to the existing estate development.

Current agricultural land located to the south and west across Bird Pond Road are designated as future Restricted Suburban and Suburban Commercial while current agricultural land located further to the south across Rock Prairie Road has been planned for a future mixed-use development. The proposed amendment is consistent with these future land use and character designations.

3. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive. However, Growth Area III states that "due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion of the total area shall be retained as natural areas, parks, or open spaces with land uses clustered or placed on large lots." While a Restricted Suburban Designation will not require open space within the development, the larger region will maintain a significant amount of natural area due to the tributaries and floodplain in this area.
4. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Domestic water service and fire flow coverage will be provided by Wellborn Special Utility District which has indicated the ability to serve the proposed subdivision.

Sanitary sewer will be provided by the City of College Station. There is a recently completed sewer main through the property on the south side of Rock Prairie that Waterford Heights Phase 1 will connect into, and Phase 2 will construct sewer to the subject property.

The Thoroughfare Plan in this area has limited connectivity due to nearby Carter's Creek and floodplain to the north and existing rural residential developments in the area. A change in the future land use designation of the proposed scale, however, will not have a substantial impact on the capacity of the planned thoroughfares in the area to support the development.

There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

5. **Consistency with the goals and strategies set forth in the Comprehensive Plan:** The goal

for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and surrounding area to the north and east are identified in the Comprehensive Plan as part of Growth Area III. Growth Area III states that "due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion of the total area shall be retained as natural areas, parks, or open spaces with land uses clustered or placed on large lots."

The proposed amendment shifts the existing Restricted Suburban designation further to the north to encompass all of the subject property. Further amendments to allow more intense land uses in this area are discouraged due to a limited future street network and utility constraints in this area, as well as to retain the existing rural character anticipated by the Comprehensive Plan.

Staff believes there is limited opportunity to expand the Restricted Suburban land use further east due to the majority of the area being comprised of either large amounts of floodplain or existing estate and rural homes. The request neither furthers, nor limits the general goals of the Comprehensive Plan. However, the amendment limits more specific goals stated as a part of Growth Area III which indicates a desire to protect the prevailing rural character of this area.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Background Information
3. Vicinity Map, Aerial, and Small Area Map
4. Comprehensive Plan Exhibit
5. Comprehensive Plan Future Land Use and Character Map
6. Applicant's Supporting Information

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 4, 2019
Advertised Council Hearing Date: April 25, 2019

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 0
Contacts in support: One at the time of this report
Contacts in opposition: One at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Single-Family Residential
South	Restricted Suburban & Suburban Commercial	RS Restricted Suburban & SC Suburban Commercial	Undeveloped
East	Estate	E Estate	Single-Family Residential
West	Restricted Suburban	R Rural	Undeveloped

DEVELOPMENT HISTORY

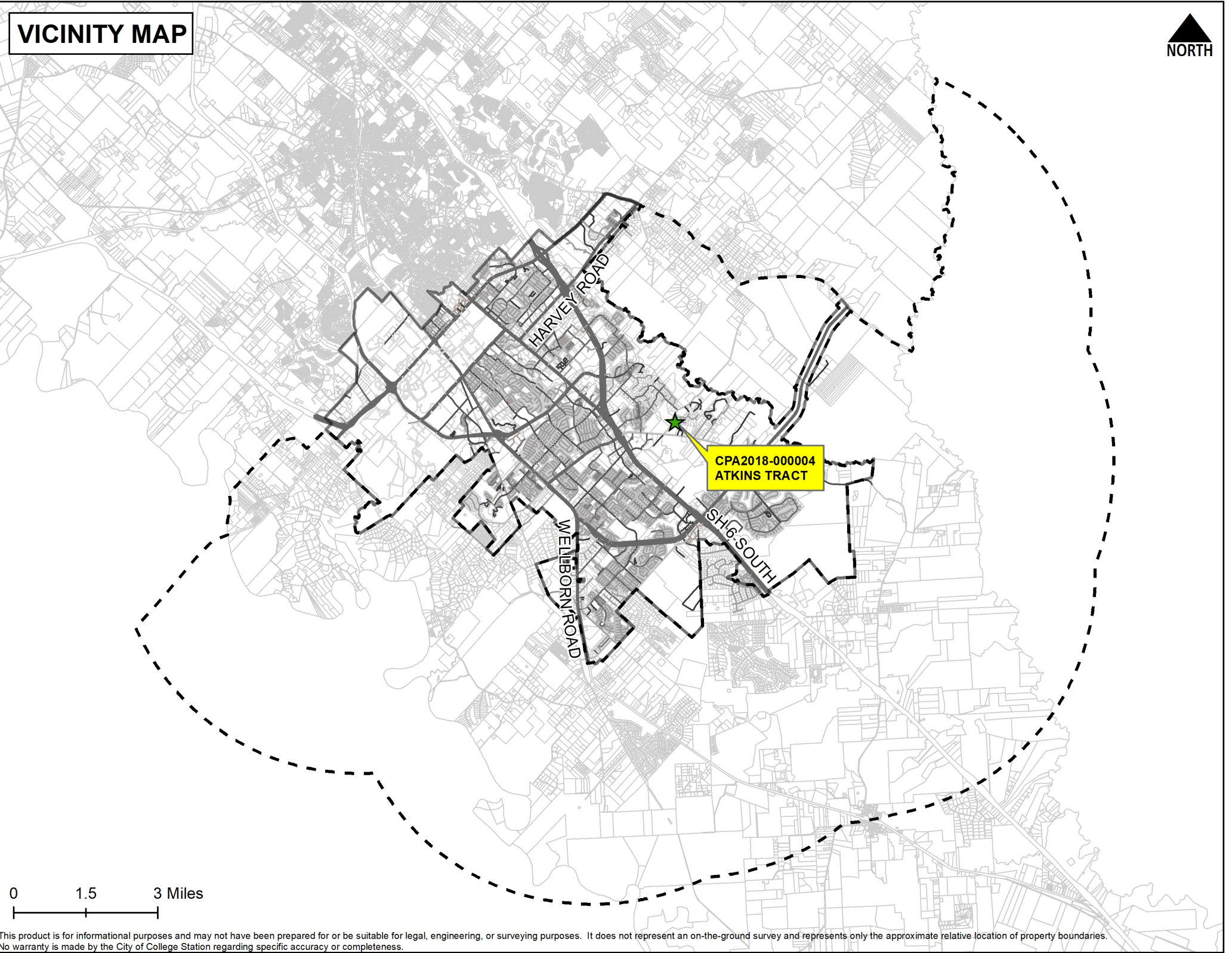
Annexation: Approximately 200 feet to the north of Rock Prairie Road was annexed in 1983. The remainder was annexed in 2002.

Zoning: A-O Agricultural Open upon annexation in 1983
A-O Agricultural Open to A-OR Rural Residential in 2006
A-OR Rural Residential renamed to E Estate in 2013

Final Plat: Unplatted

Site development: Single-family Residential

VICINITY MAP



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.



City of College Station



BIRD POND ROAD

TRUMPETER SWAN DRIVE

CINNAMON TEAL DRIVE

RUDDY DUCK DRIVE

BIRD POND PH 2

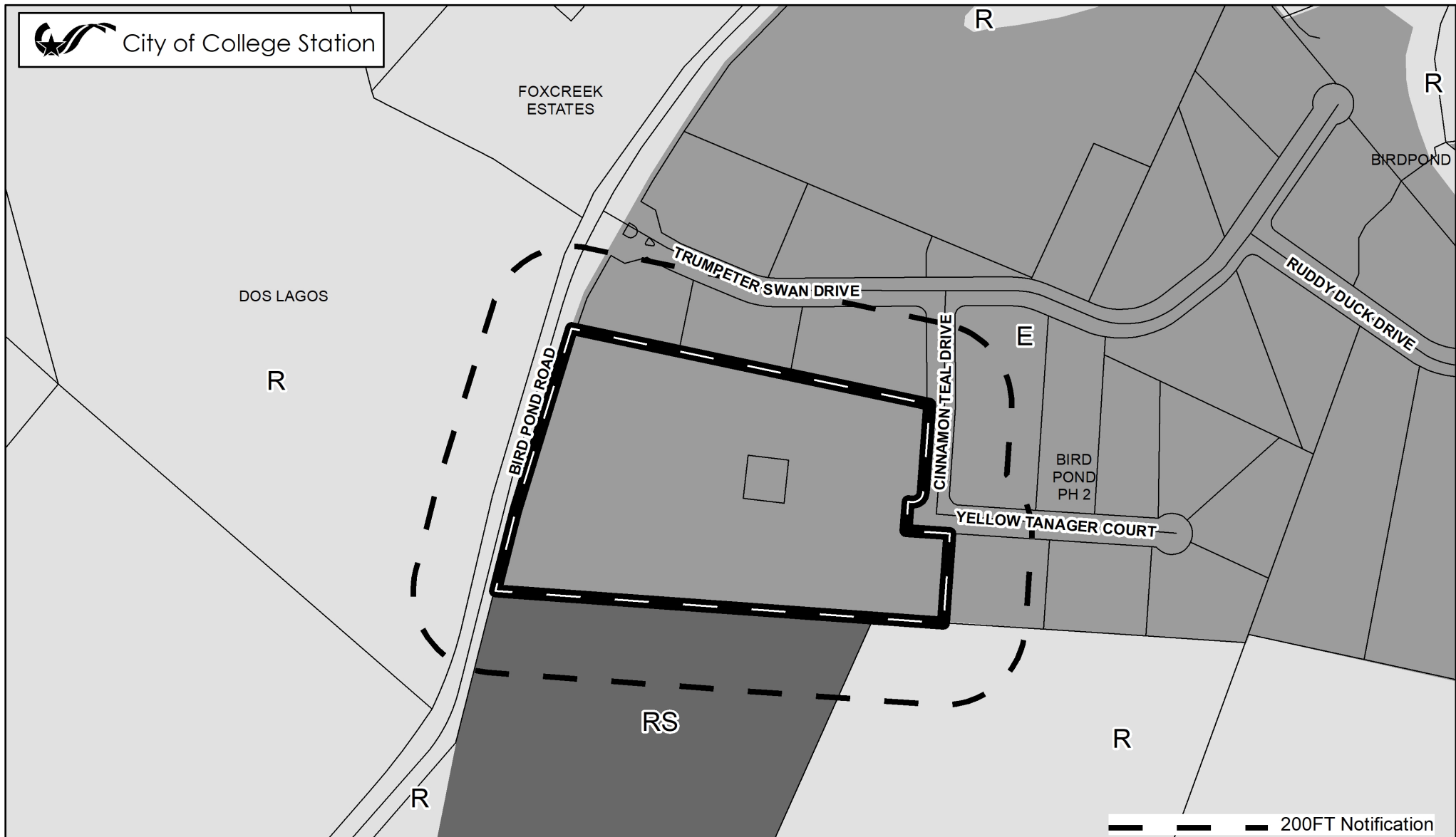
YELLOW TANAGER COURT



0 340 680 Feet

ATKINS TRACT

Case: COMP PLAN AMENDMENT
CPA2018-000004



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

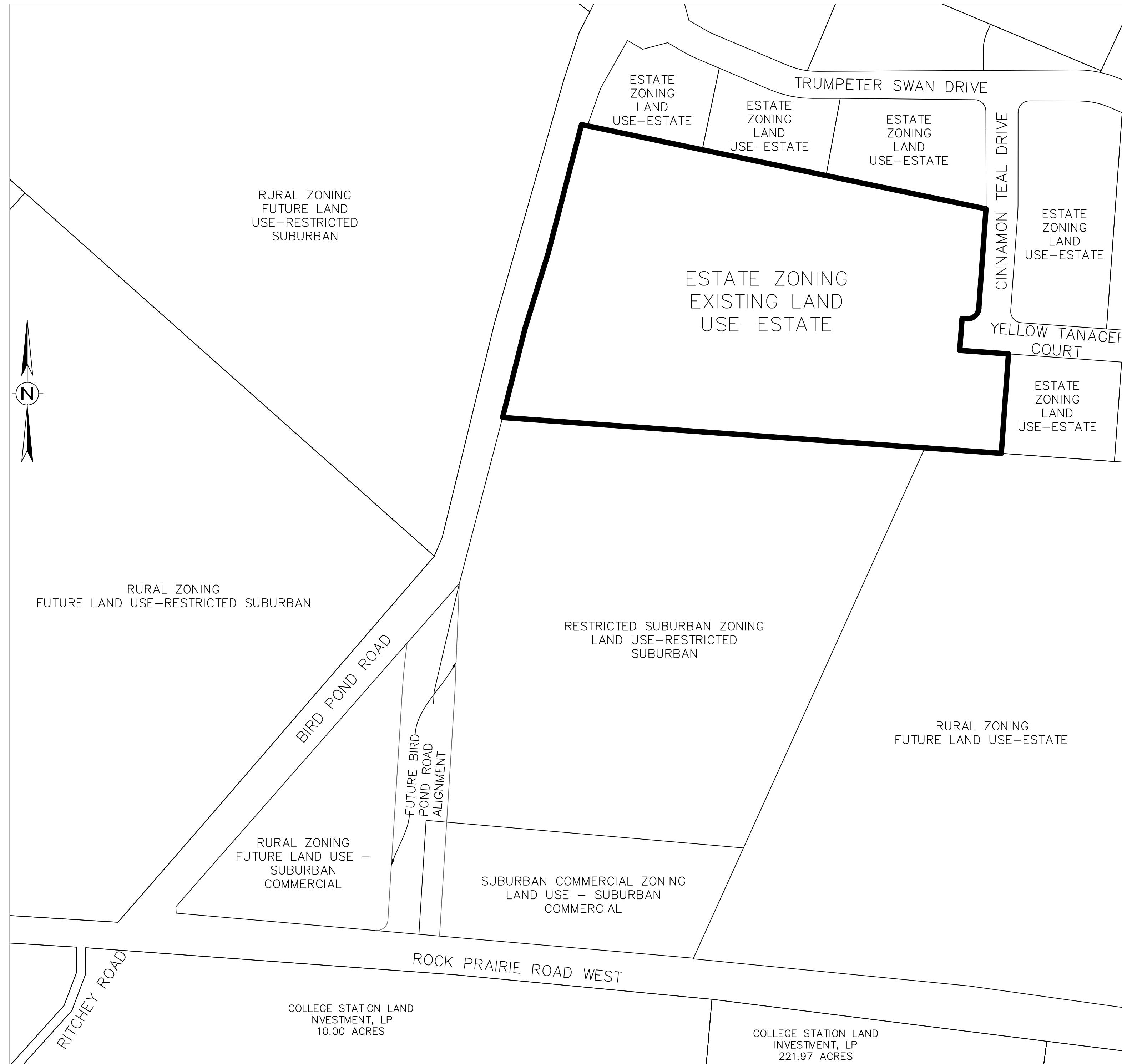
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



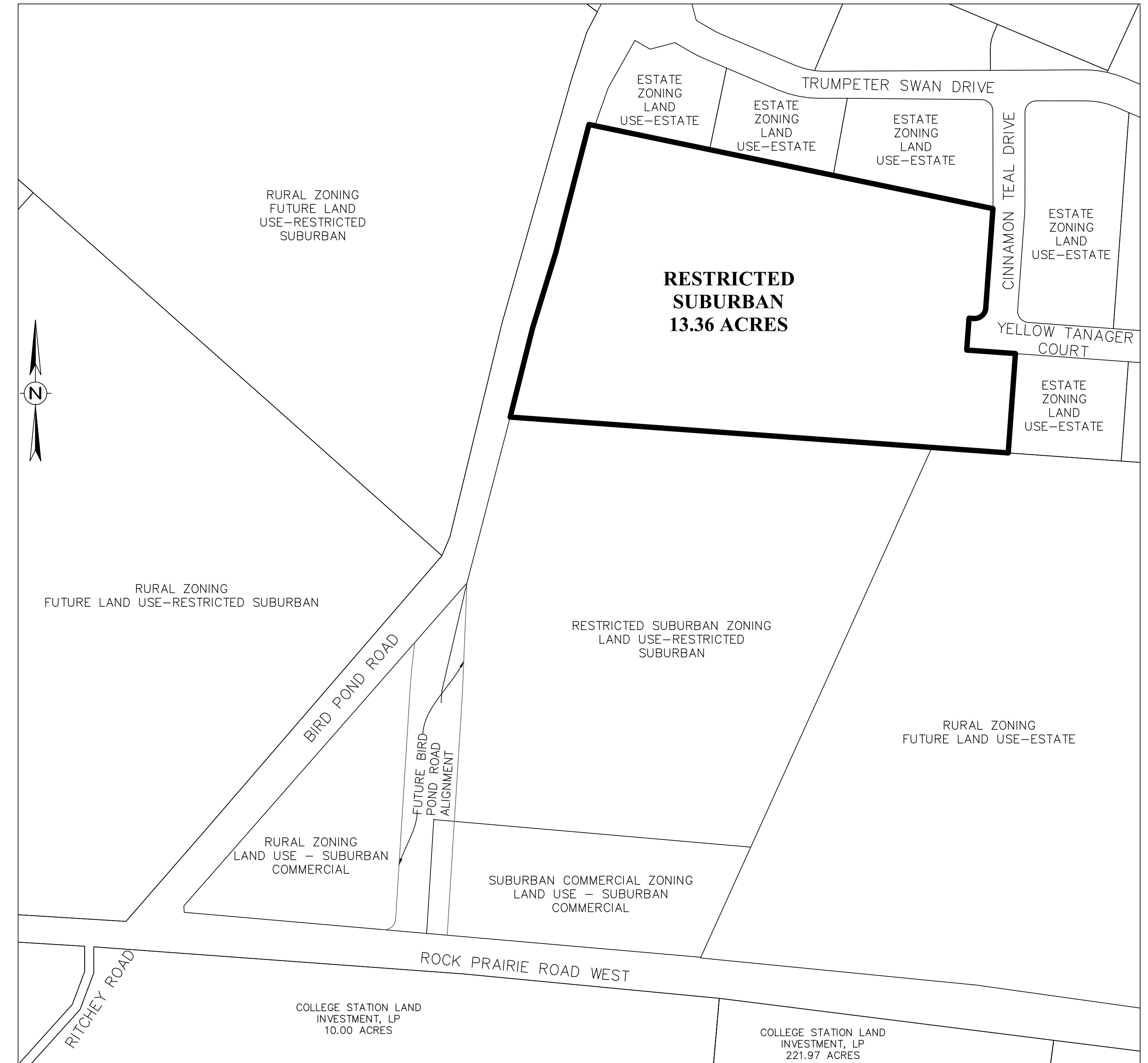
0 340 680 Feet

ATKINS TRACT

Case: COMP PLAN AMENDMENT
CPA2018-000004

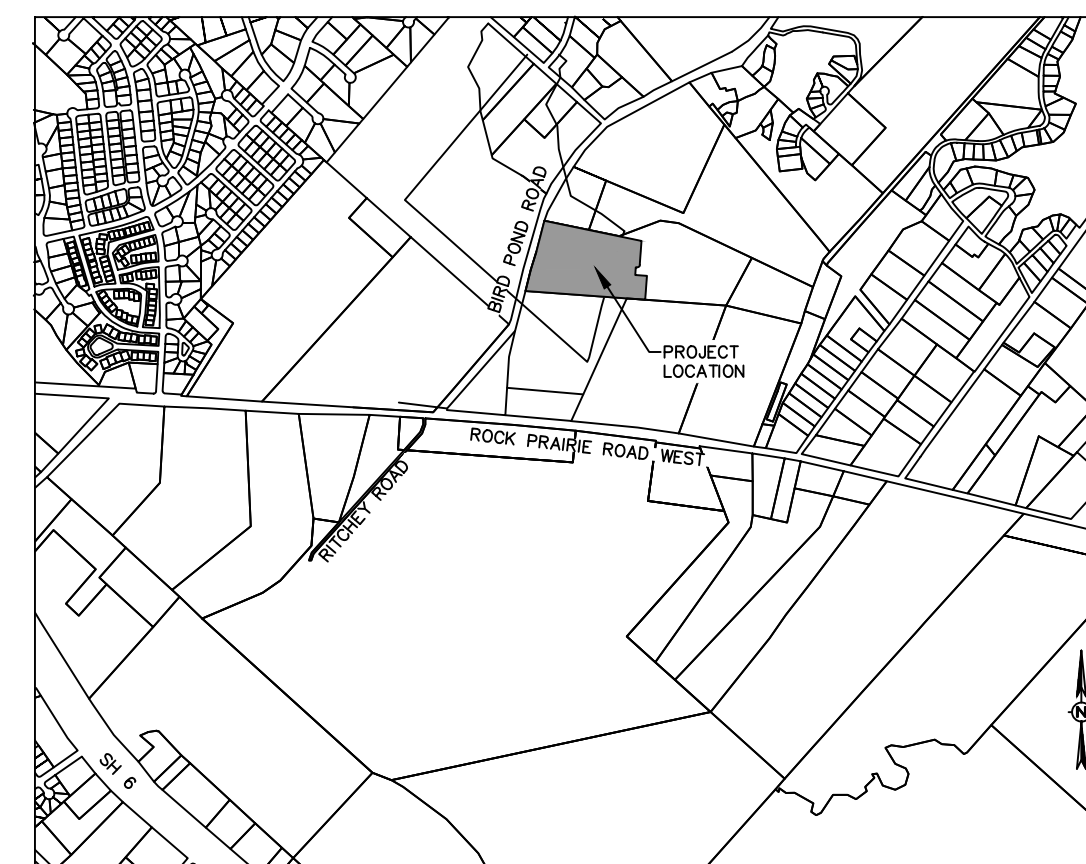


EXISTING LAND USE



PROPOSED LAND USE

VICINITY MAP



13.36 ACRES - 1402 & 1404 BIRD POND ROAD COMPREHENSIVE PLAN AMENDMENT

OWNER:
CHARLES CHAPIN, INDEPENDENT
EXECUTOR OF THE ESTATE FOR
JOHN PATTON ATKINS
117 WHITLEY DR.
LAKEWAY, TX 78738

APPLICANT:
TONY JONES
6022 AUGUSTA CIRCLE
COLLEGE STATION, TX 77845

ENGINEER:

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840





FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
STAFF:	_____
TIME:	_____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

- ☒ Related to Community Character ☐ Related to Transportation ☐ Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Comprehensive Plan Amendment Application Fee. (Refer to the Planning and Development Fee Schedule for all applicable fees)
- ☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- ☒ Fully dimensioned map (scaled to 24"x36", Landscape Orientation) showing, if applicable:
 - a. Land affected
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.
- ☒ Electronic Submittal: Must be scanned or saved at 300 dpi (dots per inch) resolution when uploaded to TRAKiT.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Atkins Tract

ADDRESS 1402 and 1404 Bird Pond Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) A000901, Thomas Carruthers (ICL), Tract 11.5, 13.11 a. & 0.25 a.c.

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Located in the northeast quadrant of the Rock Prairie Road and Bird Pond Road Intersection.

TOTAL ACREAGE 13.357 Acres.

APPLICANT / PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Tony Jones E-mail tonyjones@aggieland70.com

Street Address 6022 Augusta Circle

City College Station State TX Zip Code 77845

Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-2941

PROPERTY OWNER'S INFORMATION:

Name Charles Chapin, Independent Executor of the Esta E-mail charlieandsue@msn.com
Street Address 13810 San Saba Canyon
City Cypress State TX Zip Code 77429
Phone Number 832-534-8041 Fax Number _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Land use and character designation in the northeast quadrant of the intersection of Rock Prairie Road and Bird Pond Road.

2. What is the amendment request?

The land use and character amendment request is from Estate to Restricted Suburban.

SUPPORTING INFORMATION

1. Changed or changing conditions in the subject area of the City.

The demand for housing in the area indicates a need to change the density of the residential development of the land to make better use of the existing and proposed infrastructure in the area.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole.

The Medical District has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development in this area. In addition there is a high demand for lots for homes that are typically constructed on Restricted Suburban Lots.

3. Impact on environmentally sensitive and natural areas

The land has been used as pasture land and there are no surface water or streams on this tract. No impact on sensitive or natural areas will occur.

4. Impacts on infrastructure, including water, wastewater, drainage and transportation network

Sanitary sewer will be extended through the adjacent development. Wellborn SUD can provide water service. Storm water detention will be provided. This development will generate limited traffic, little impact to roads, drainage and utilities is expected.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan.

This amendment will accommodate future growth demands by creating more single family residential units in comparison to the existing land use plan.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.



Signature and title

12/19/2018

Date

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN – FUTURE LAND USE & CHARACTER MAP FROM ESTATE TO RESTRICTED SUBURBAN FOR APPROXIMATELY 13 ACRES GENERALLY LOCATED AT 1402 AND 1404 BIRD POND ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the “Comprehensive Plan of the City of College Station” is hereby amended by adding new Subsections C.2.kk of Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof; and by amending the “Comprehensive Plan Future Land Use and Character Map,” as set out in Exhibit “B” attached hereto and made a part hereof for the identified area.

PART 2: That if any provisions of any section of this Ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this Ordinance, which shall remain in full force and effect.

PART 3: That this Ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 25th day of April, 2019.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Ordinance no. 3186 adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by adding new subsections C.2.kk. to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

“EXHIBIT ‘A’**A. Comprehensive Plan**

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Introduction;
2. Community Character;
3. Neighborhood Integrity;
4. Economic Development;
5. Parks, Greenways & the Arts;
6. Transportation;
7. Municipal Services & Community Facilities;
8. Growth Management and Capacity; and
9. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the College Station Comprehensive Plan:

1. The Northgate Redevelopment Plan dated November 1996;
2. The Revised Wolf Pen Creek Master Plan dated 1998;
3. Northgate Redevelopment Implementation Plan dated July 2003;
4. East College Station Transportation Study dated May 2005;
5. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
6. Central College Station Neighborhood Plan dated June 2010;
7. Eastgate Neighborhood Plan dated June 2011;
8. Parks, Recreation and Open Spaces Master Plan dated July 2011;
9. Southside Area Neighborhood Plan dated August 2012;
10. Medical District Master Plan dated October 2012;
11. Wellborn Community Plan dated April 2013;
12. Economic Development Master Plan dated September 2013;
13. South Knoll Area Neighborhood Plan dated September 2013;
14. The Water System Master Plan dated April 2017; and
15. The Wastewater System Master Plan dated April 2017.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:

- a. Chapter 2 “Community Character,” “Growth Areas” by amending the text regarding Growth Area IV and Growth Area V – Ordinance 3376, dated October 2011.
 - b. Chapter 6 “Transportation” by amending the text regarding Complete Streets, Context Sensitive Solutions, Minimum Length and Additional Right-of-Way for Turn Lanes at Intersections, and Right-of-Way for Utilities – Ordinance 3729, dated December 10, 2015.
 - c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
 - d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.
 - e. Chapter 1, Section 10; Chapter 5, Section 1; Chapter 5, Section 4; Chapter 8, Section 17; and Chapter 9, Section 3; by amending the text – Ordinance 3951, dated October 12, 2017.
2. Future Land Use and Character Map Amendment:
- a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
 - b. Richards Subdivision – Ordinance 3376, dated October 2011.
 - c. Earl Rudder Freeway at University Oaks – Ordinance 3465, dated November 19, 2012
 - d. 1600 University Drive East – Ordinance 3535, dated November 14, 2013.
 - e. 2560 Earl Rudder Freeway S. – Ordinance 3541, dated December 12, 2013.
 - f. 13913 FM 2154. – Ordinance 3546, dated January 9, 2014.
 - g. 2021 Harvey Mitchell Parkway – Ordinance 3549, dated January 23, 2014.
 - h. 1201 Norton Lane – Ordinance 3555, dated February 27, 2014.
 - i. 3715 Rock Prairie Road West – Ordinance 3596, dated August 25, 2014.
 - j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
 - k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
 - l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
 - m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.
 - n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.

- o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
- p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
- q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
- r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
- s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension – Ordinance 3830, dated October 27, 2016.
- t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
- u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
- v. The approximately 6 acres of land being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Lane by – Ordinance 3850, dated January 12, 2017.
- w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
- x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – Ordinance 3875, dated April 27, 2017.
- y. The approximately 232 acres of land generally located south of Rock Prairie Road - Ordinance 3877, dated April 27, 2017.
- z. The approximately 5.96 acres of land generally located in the northeast corner of Associates Avenue and Harvey Road intersection. – Ordinance 3879, dated April 27, 2017.
- aa. The approximately 4.74 acres of land generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway – Ordinance 3882, dated May 11, 2017.
- bb. The approximately 3.2 acres of land generally located east of Copperfield Parkway and south of Harvey Road. – Ordinance 3884, dated May 11, 2017.
- cc. The approximately 3.34 acres of land generally located north of Raintree Drive along Earl Rudder Freeway South – Ordinance 3901, dated July 27, 2017.

- dd. The approximately 12.5 acres generally located west of Earl Rudder Freeway South along Harvey Mitchell Parkway – Ordinance 3903, dated July 27, 2017.
 - ee. Approximately 100 acres located along the east side of State Highway 6, south of The Business Park at College Station and north of the Texas World Speedway property- Ordinance 3906, dated July 27, 2017.
 - ff. Approximately 1.7 acres of land being generally located at 12055 FM 2154 - Ordinance 3921, dated August 24, 2017.
 - gg. Approximately 11 acres of land being generally located at 8822 Burgess Lane and near the east intersection of State Highway 47 and Raymond Stotzer Parkway – Ordinance 3965, dated December 14, 2017.
 - hh. Approximately 29 acres of land being generally located at the west intersection of William D Fitch Parkway and Rock Prairie Road – Ordinance 3989, dated February 22, 2018.
 - ii. Approximately 11.1 acres of land being generally located on the west side of Turkey Creek Road, approximately 500 feet south of HSC Parkway- Ordinance 4036, dated August 23, 2018.
 - jj. Approximately 7.37 acres of land being generally located on the west side of FM2154, approximately 500 feet south of Barron Cut-Off Road – Ordinance 4066, dated January 10, 2019.
 - kk. Approximately 13 acres of land being generally located at 1402 and 1404 Bird Pond Road – by this Ordinance dated April 25, 2019.
3. Concept Map Amendment:
- a. Growth Area IV – Ordinance 3376, dated October 2011.
 - b. Growth Area V – Ordinance 3376, dated October 2011.
4. Thoroughfare Map Amendment:
- a. Raintree Drive – Ordinance 3375, dated October 2011.
 - b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.
 - f. Farm to Market 60 – Ordinance 3375, dated October 2011.
 - g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - k. Pavilion Avenue extension -- Ordinance 3885, dated May 11, 2017.
 - l. Future Minor Collector realigned to Harpers Ferry Road along Arrington Road – Ordinance 3949, dated October 12, 2017.
 - m. 2017 Thoroughfare Plan update to Map 6.6 – Ordinance 3962, dated November 20, 2017.
5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
- a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5-- Ordinance 3729, dated December 10, 2015.

- c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - d. Update to Maps 5.4 and 5.5 – Ordinance 3877, dated April 27, 2017.
 - e. 2017 Thoroughfare Plan update to Maps 5.4 and 5.5 – Ordinance 3962, dated November 20, 2017.
 - f. 2018 Bicycle, Pedestrian, and Greenways Master Plan Update to Maps 5.4, 5.5, 7.1, 7.2, 7.3, and 7.4 – Ordinance 4009, dated May 14, 2018.
6. Parks and Recreation Master Plan Amendment:
- a. Update to Map B/College Station Neighborhood Park Zone, to Map C/College Station Community Park Zone Map and to the text of Section 2 “Current Conditions and Trends,” subsection “Park Land,” paragraph five relating to said maps- Ordinance 3951, dated October 12, 2017.
7. Community and Neighborhood Plan Amendment:
- a. Eastgate Neighborhood Plan, Chapter 1 - Community Character, “Site Development Area 1 – Lincoln Avenue” – Ordinance 3956, dated November 9, 2017.

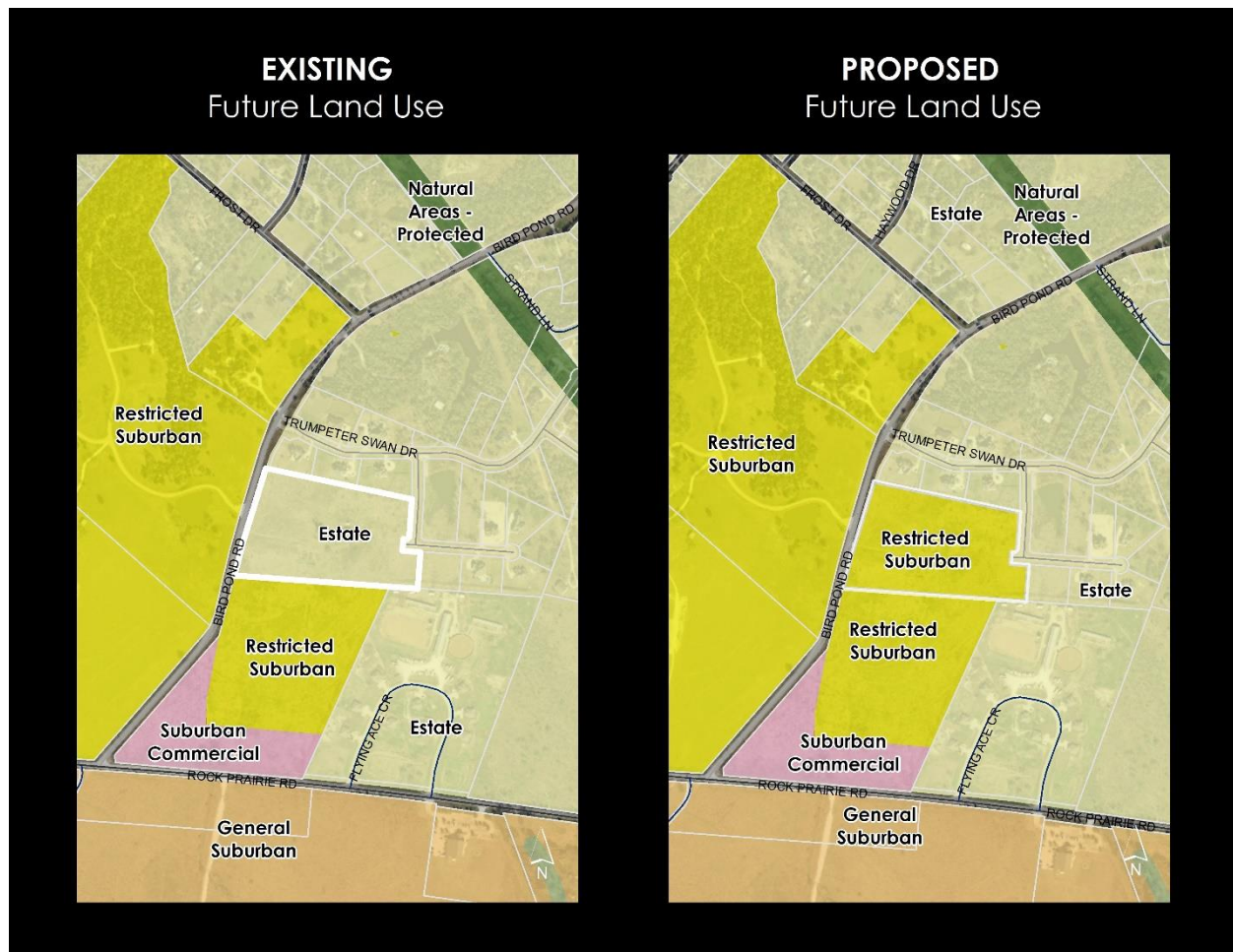
D. General

1. Conflict. All parts of the College Station Comprehensive Plan and any amendments thereto shall be harmonized where possible to give effect to all. Only in the event of an irreconcilable conflict shall the later adopted ordinance prevail and then only to the extent necessary to avoid such conflict. Ordinances adopted at the same city council meeting without reference to another such ordinance shall be harmonized, if possible, so that effect may be given to each.
2. Purpose. The Comprehensive Plan is to be used as a guide for growth and development for the entire City and its extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor considered a zoning map, shall not constitute zoning regulations or establish zoning boundaries and shall not be site or parcel specific but shall be used to illustrate generalized locations.
4. General nature of College Station Comprehensive Plan. The College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master Plan and any additions, amendments, master plans and subcategories thereto depict same in generalized terms including future locations; and are subject to modifications by the City to fit local conditions, budget constraints, cost participation, and right-of-way availability that warrant further refinement as development occurs. Linear routes such as bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the Plan without being considered an amendment thereto.

5. Reference. The term College Station Comprehensive Plan includes all of the above in its entirety as if presented in full herein, and as same may from time to time be amended.”

EXHIBIT B

That the “Comprehensive Plan of the City of College Station” is hereby amended by amending a portion of the map titled “Map 2.2-Future Land Use & Character” of Chapter 2 –Community Character” from Estate to Restricted Suburban shown as follows:





Legislation Details (With Text)

File #:	19-0195	Version:	1	Name:	Atkins Rez
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	4/9/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix "A", "Unified Development Ordinance," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to PDD Planned Development District on approximately 13 acres of land, generally located at 1402 Bird Pond Road and 1404 Bird Pond Road.				
Sponsors:	Rachel Lazo				
Indexes:					
Code sections:					
Attachments:	Background Information Vicinity Aerial Small Area Map Applicant Supporting Information Rezoning Exhibit Rezoning Map Concept Plan Bird Pond HOA Letter Ordinance				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix "A", "Unified Development Ordinance," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to PDD Planned Development District on approximately 13 acres of land, generally located at 1402 Bird Pond Road and 1404 Bird Pond Road.

Relationship to Strategic Goals:

- Neighborhood Integrity

Recommendation: The Planning and Zoning Commission considered this item on April 4, 2019 and voted 6-0 to recommend approval of the PDD and associated Concept Plan, including a proposed street extension modification. Staff also recommends approval of the PDD Planned Development District zoning, but believes the street extension should be made.

Summary: This request is to rezone approximately 13 acres located at 1402 and 1404 Bird Pond Road from E Estate to PDD Planned Development District with a base zoning district of RS Restricted Suburban. For consistency, the Concept Plan includes Restricted Suburban-sized lots for the portion of the development adjacent to the developing Waterford Heights Subdivision, and Estate-style lots adjacent to the existing Bird Pond Estates (Area 1 on the Concept Plan).

REZONING REVIEW CRITERIA

- 1. Whether the proposal is consistent with the Comprehensive Plan:** The existing Future Land Use and Character designation on the property is "Estate," with a pending application to amend the Comprehensive Plan to "Restricted Suburban." The property is also located in Growth Area III. Generally, this area consists of land along Rock Prairie Road surrounded by established rural subdivisions. According to the Comprehensive Plan, due to service limitations and the prevailing rural character, the area should remain rural in character and be developed at a low intensity.

"Estate" is a designation for areas with a prevailing rural character that should have limited development activities consisting of low-density single-family of one acre lots (or denser if clustered).

"Restricted Suburban" is a designation for areas that should have a moderate level of development with larger lots (i.e.: 10,000 square feet or smaller if clustered around open space). To accomplish this desired character, the City adopted the RS Restricted Suburban zoning district in 2013.

If the proposed amendment to the Comprehensive Plan Land Use and Character Map is approved, the proposed rezoning will be in compliance with the Comprehensive Plan. Growth Area III still speaks to low intensity development due to service constraints and prevailing rural character, but area infrastructure has been recently improved that allows for some additional density that can be compatible with larger-lot residential.

- 2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:** The adjacent land uses are phases of Bird Pond Estates to the north (acreage lots with an average lot size of 1.25 acres and an overall future density of 0.4 dwelling units per acre) and Flying Ace Ranch to the southeast (a non-conforming equestrian/duplex residential development with 18 dwelling units and a density of 0.7 dwelling units per acre).

The surrounding area is currently developed as various types of rural residential or used for agricultural purposes. The character of the proposed development may be compatible with existing surrounding land uses and prevailing rural character of the area as a transition in intensity from the proposed Medical District area located to the south across Rock Prairie Road.

- 3. Whether the property to be rezoned is physically suitable for the proposed zoning district:** The size and location of the subject property is suitable for residential uses. The property is relatively flat with no floodplain. With the community benefit to provide a transition in density within the subject property between the RS Restricted Suburban zoning to the south and the established Bird Pond Estates to the north zoned E Estate, the proposed Planned Development District with a base zoning district of RS Restricted Suburban is suitable for this property.

- 4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:** Domestic water and fire flow service for this tract will be provided by Wellborn SUD. Wastewater service for this tract will be provided by College Station. The tract has an 8" water and an 8" sewer line being stubbed to the southwest corner of the lot, in conjunction with the projected street from Waterford Heights Phase 2.

Detention is required in accordance with the BCS Unified Design Guidelines. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The PDD includes the location of proposed stormwater detention within this tract.

Bird Pond Road is classified as a future 4-lane Major Arterial on the Thoroughfare Plan. The City reconstructed Bird Pond Road in 2014 as a two-lane rural roadway. Traffic counts taken along Bird Pond Road in fall 2017 showed less than 2,000 vehicles per day utilize it, indicating that there is capacity for

additional traffic on the existing cross section. The proposed Concept Plan depicts access to Bird Pond Road and Crystal Lane, which is being projected to this tract by the Waterford Heights subdivision currently under construction.

The applicant is requesting a modification with the PDD to not connect the proposed development to the existing projection of Yellow Tanger Court from Bird Pond Estates. The request is in response to the desires of the Bird Pond Estates residents and Homeowners Association, but Staff believes approval of this modification request will limit connectivity and southward movement from Bird Pond Estates to Rock Prairie Road for residents, emergency services, and sanitation.

A traffic impact analysis was not required for the proposed request, as the anticipated traffic generation falls below the threshold to require an analysis.

- 5. The marketability of the property:** The property can be marketed under the current zoning which allows for large-lot residential uses. However, according to the applicant, “the marketability of lots for a Restricted Suburban subdivision will be much higher as some of the Estate lots in Bird Pond Estates have not been developed at this time despite being available for years.” The applicant anticipates the homes to be similar to those of Wood Creek, Emerald Forest, Foxfire, and Bird Pond Estates.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General:

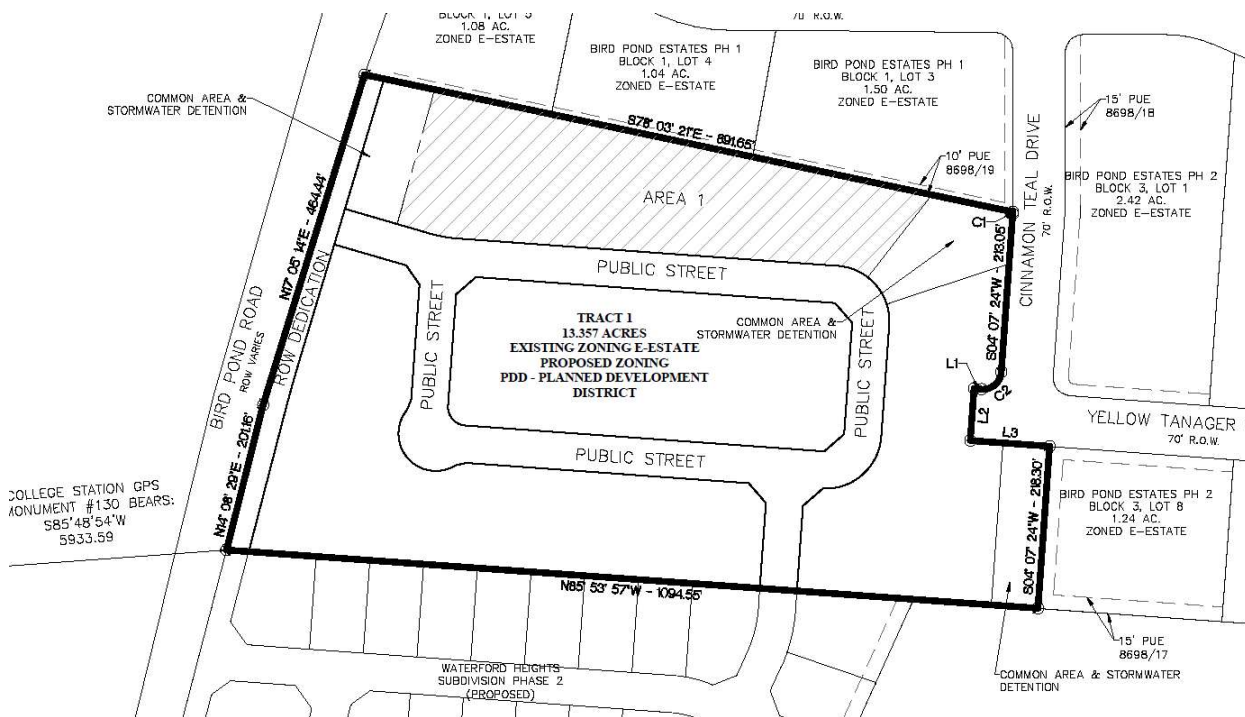
As provided by the applicant, the stated purpose and intent of the requested PDD is “to provide single-family Restricted Suburban lots to meet the high demand for lots near the Medical District which will have more urban land uses.”

The Concept Plan proposes a mixed-density residential development that physically appears to be similar to the adjacent residential subdivisions. Buildings are proposed to have a maximum of 35 feet in height.

Access from Bird Pond Road is proposed, with a connection to the developing Waterford Heights subdivision to the south.

Modifications Requested: RS Restricted Suburban is proposed as the base zoning district with a modification to not connect the proposed development to the existing projection of Yellow Tanger Court from Bird Pond Estates. The developer has requested this modification in response to the desires of the Bird Pond Estates Homeowners Association, as detailed in the accompanying letter of support from the HOA.

Staff is recommending denial of this modification request. The subject tract was originally planned as Phase 3 of the Bird Pond Estates subdivision, but never constructed. Yellow Tanger Court stubs to the subject tract from Bird Pond Estates and Crystal Lane projects from Waterford Heights currently under construction as shown below.



The subdivision regulations require streets stubbed to a tract to be continued with development. The connection to Yellow Tanger Court will provide a second point of access for the Bird Pond Estates subdivision and increase connectivity. It also allows for faster response times for emergency service vehicles and allows sanitation to operate more efficiently, saving City resources of additional vehicle miles, fuel, and time by removing the need to utilize Bird Pond Road, a future 4-lane Major Arterial, to travel between subdivisions. As only local traffic would regularly use this entrance, concerns regarding traffic from the proposed subdivision through Bird Pond Estates to access Bird Pond Road should be alleviated based on the configuration of existing and proposed streets.

Community Benefits: The applicant offers the following as community benefits to off-set the requested modification: less dense Estate-style lots in Area 1 on the Concept Plan to allow for a transition to the abutting established Bird Pond Estates subdivision.

Budget & Financial Summary: N/A

Legal Review: Yes

Attachments:

1. Ordinance
2. Background Information
3. Vicinity Map, Aerial, and Small Area Map
4. Applicant's Supporting Information
5. Rezoning Exhibit
6. Rezoning Map
7. Concept Plan
8. Bird Pond Homeowners Association Support Letter

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 4, 2019
Advertised Council Hearing Date: April 25, 2019

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 12
Contacts in support: One at the time of this report
Contacts in opposition: One at the time of this report
Inquiry contacts: None at the time of this report

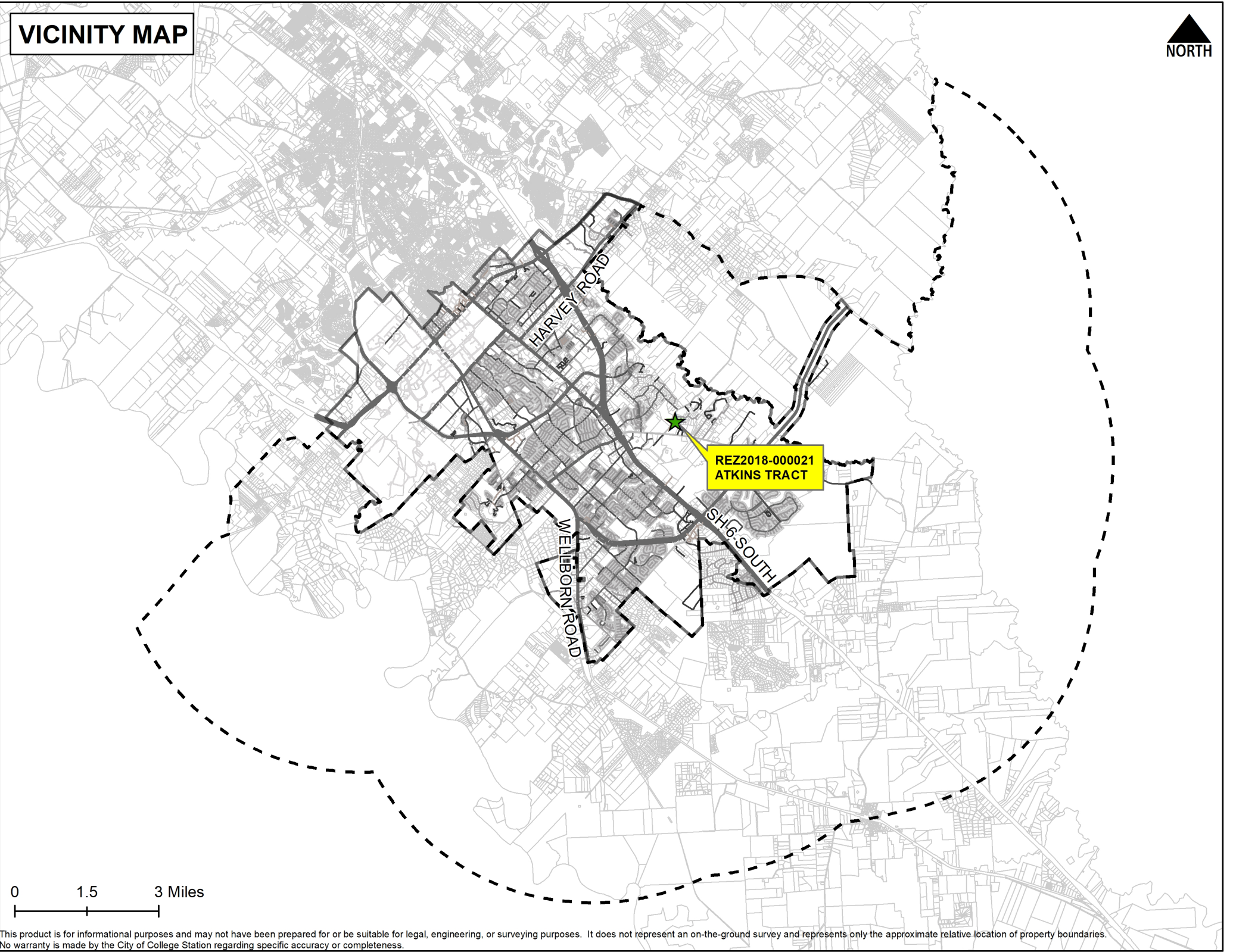
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Single-Family Residential
South	Restricted Suburban & Estate	RS Restricted Suburban & R Rural	Agricultural & Duplex Residential
East	Estate	E Estate	Single-Family Residential
West	Bird Pond Road (Proposed 4- Lane Major Arterial)		Bird Pond Road (Built as a 2-Lane Minor Collector)

DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open upon annexation (2002)
A-O Agricultural Open to A-OR Rural Residential (2006)
A-OR Rural Residential renamed to E Estate (2013)
Final Plat: Unplatted
Site development: Single-family Residential

VICINITY MAP



0 1.5 3 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.



City of College Station

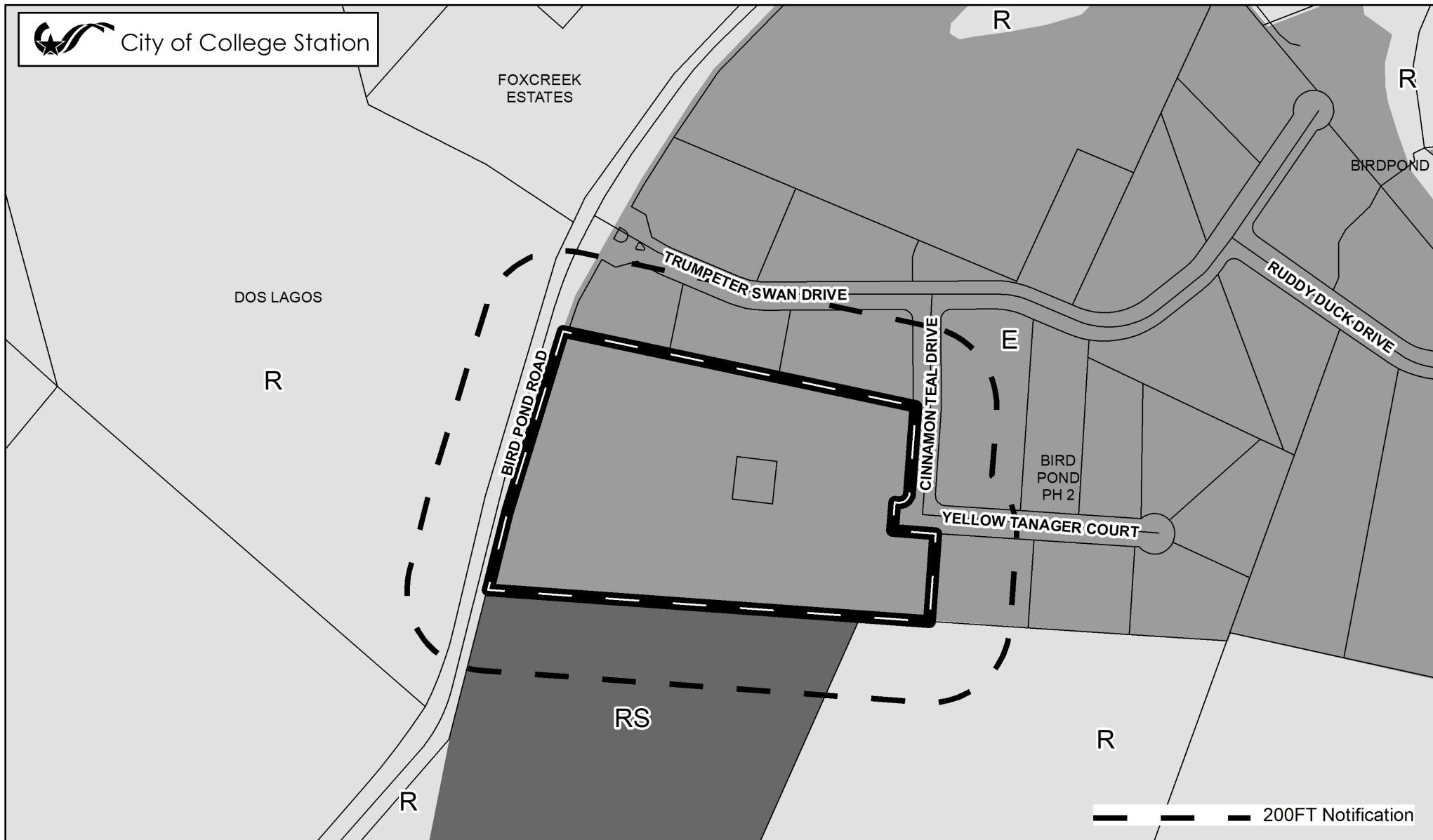


0 340 680 Feet

ATKINS TRACT

Case:
REZ2018-000021

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 340 680 Feet

ATKINS TRACT

Case:
REZ2018-000021

REZONING



CITY OF COLLEGE STATION
Home of Texas A&M University*

FOR OFFICE USE ONLY

CASE NO.: _____
DATE SUBMITTED: _____
STAFF: _____
TIME: _____

**ZONING MAP AMENDMENT (REZONING) APPLICATION
PLANNED DISTRICTS**

- Check one** ☒ Planned Development District (PDD)
☐ Planned Mixed-Used Development (P-MUD)
☐ Modification to Existing PDD or P-MUD Amendment - Planning & Zoning Commission and City Council Review

Please use Concept Plan Minor Amendment Application for minor amendments as per the UDO.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Rezoning Application Fee. (Refer to the Planning and Development Fee Schedule for all applicable fees)
☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
☒ Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
☒ Fully dimensioned Rezoning Map:
a. Land affected;
b. Legal description of area of proposed change;
c. Present zoning;
d. Zoning classification of all abutting land; and
All public and private rights-of-way and easements bounding and intersecting subject land.
☒ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
☒ Copy of the Concept Plan on 24"x36" paper in accordance with the UDO.
☒ Copy of the Concept Plan on 8.5"x11" paper in accordance with the UDO.
☒ The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Atkins Tract

ADDRESS 1402 and 1404 Bird Pond Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) A000901, Thomas Carruthers (ICL), Tract 11.5, 13.11 a. & 0.25 a.c.

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located in the northeast quadrant of the Rock Prairie Road and Bird Pond Road Intersection.

TOTAL ACREAGE 13.357 Acres.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Tony Jones E-mail tonyjones@aggieland70.com
Street Address 6022 Augusta Circle
City College Station State TX Zip Code 77845
Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-2941

PROPERTY OWNER'S INFORMATION:

Name Charles Chapin, Independent Executor of the Estate for Pat Atkins E-mail charlieandsue@msn.com
Street Address 13810 San Saba Canyon
City Cypress State TX Zip Code 77429
Phone Number 832-534-8041 Fax Number _____

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name Schultz Engineering - Joe Schultz E-mail eng@schultzeng.com
Street Address 911 Southwest Parkway East
City College Station State TX Zip Code 77840
Phone Number 979-764-3900 Fax Number 979-764-3910

This property was conveyed to owner by deed dated 8/23/2017 and recorded in Volume 10955, Page 193 of the Brazos County Official Records.

Existing Zoning Estate Proposed Zoning Planned Development District

Present Use of Property Vacant

Proposed Use of Property Single Family Residential

Proposed Use(s) of Property for PDD, if applicable:

Single Family Residential, Storm Water Detention

P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

The Medical District has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development in this area. In addition there is a high demand for lots for homes that are typically constructed on Restricted Suburban lots.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

It will be in compliance if the adoption of the recent Comprehensive Plan Amendment for this same property is approved. Across Bird Pond Road from subject property, the land is shown as Restricted Suburban on the Comp Plan. The adjacent tract to the south is Restricted Suburban.

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The zone change to Restricted Suburban will match the Comprehensive Plan for the Land across Bird Pond Road. The land to the South is Zoned Restricted Suburban. The minimum lot size of 10,000 sq.ft. or larger will ensure a quality single family development. To protect the investment in homes in Bird Pond Estates it is requested that all Restricted Suburban lots adjacent to Bird Pond Estates, Phase 1, Block 1, Lots 3, 4, and 5 shall be a minimum of one-half acre in size.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

The property is very suitable for Restricted Suburban residential lots. It will be complimentary for the commercial, offices, and other uses in the Medical District. There is a high demand for lots of this size.

5. Explain the suitability of the property for uses permitted by the current zoning district.

The property is suitable to develop as an E-Estate. However, it will limit the number of homes that could be developed and that are in high demand. It is anticipated that the homes will be similar to Wood Creek, Emerald Forest, FoxFire and Bird Pond Estates in value of homes.

6. Explain the marketability of the property for uses permitted by the current zoning district.

It could be marketed as a E-Estate Subdivision. However, the marketability of lots for a RS-Restricted Suburban Subdivision will be much higher as some of the Estate lots in Bird Pond Estates have not been developed at this time despite being available for several years.

7. List any other reasons to support this zone change.

Our community is growing fast, this tract is a lot closer in than many new developments. This development will be like Wood Creek, Emerald Forest, Sandstone, FoxFire and Bird Pond Estates which all allow for secure residential lots. The closeness to the hospitals also compliments the need for doctors and medical employees to be able to live close to their jobs.

8. State the purpose and intent of the proposed development.

The purpose and intent of the development is to provide single family Restricted Suburban lots to meet the high demand for lots near the Medical District which will have more urban land uses. A typical Restricted Suburban residential development on this tract would have approximately 40 lots. The attached exhibit shows the developer's proposed layout for the land, which will have less than 25 lots.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Building heights on all lots will have a maximum height of 35'.

2. Provide a general statement regarding the proposed drainage.

Drainage will be collected with a storm sewer system in the streets and piped underground to the onsite stormwater detention areas.

3. List the general bulk or dimensional variations sought.

This development will not comply with Section 12-8.3, E. Streets, 2. Relation to Adjoining Street System, b. A Public Street will not be extended from this development to connect to Yellow Tanager Court.

Lot size requirements will be as follows:

**Lots within area 1 on the Concept Plan - minimum 1/2 acre lot size. These lots will be adjacent to Lots 3, 4 and 5, Block 1, Bird Pond Estates, Phase 1.*

**Minimum 10,000 sf lot size for the entire development*

4. If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

The proposed development will provide the community with a residential option that is in demand in College Station. The requirement for larger lot sizes in Area 1 will allow a transition to the adjacent Estate lots in Bird Pond Estates.

5. Explain how the concept plan proposal will constitute and environment of sustained stability and will be in harmony with the character of the surrounding area.

This concept plan provides for a residential community at this location. It has accommodated the transition from smaller lots to estate lots that are currently built in Bird Pond Estates.

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

It will be in compliance if the adoption of the recent Comprehensive Plan Amendment for this same property is approved. Across Bird Pond Road from subject property, the land is shown as Restricted Suburban on the Comp Plan. The adjacent tract to the south is Restricted Suburban and is currently under development.

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

This concept plan provides for a residential community at this location. It has accommodated the transition from smaller lots to estate lots that are currently built in Bird Pond Estates.

8. State how dwelling units shall have access to a public street if they do not front on a public street.

All lots will have access to a public street.

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

This development will have public infrastructure provided to each lot (water, sewer, elec.) as well as to public streets, schools and parks.

10. Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

This development proposal is placing a single family use adjacent to a single family use. The compatibility will assure that there are no adverse impacts from this property to others in the area. In order to accomodate the request of the residents of Bird Pond Estates a street will not be extended from this development to Yellow Tanager Court.

11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

This development proposals is for single family, which is compatible with adjacent land use and zoning. We do not anticipate any adverse impacts to the pedestrian, vehicular or traffic circulation in the area caused by this development. The Development will be developed in accordance with the UDO. In order to accomodate the request of the residents of Bird Pond Estates a street will not be extended from this development to Yellow Tanager Court.

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.



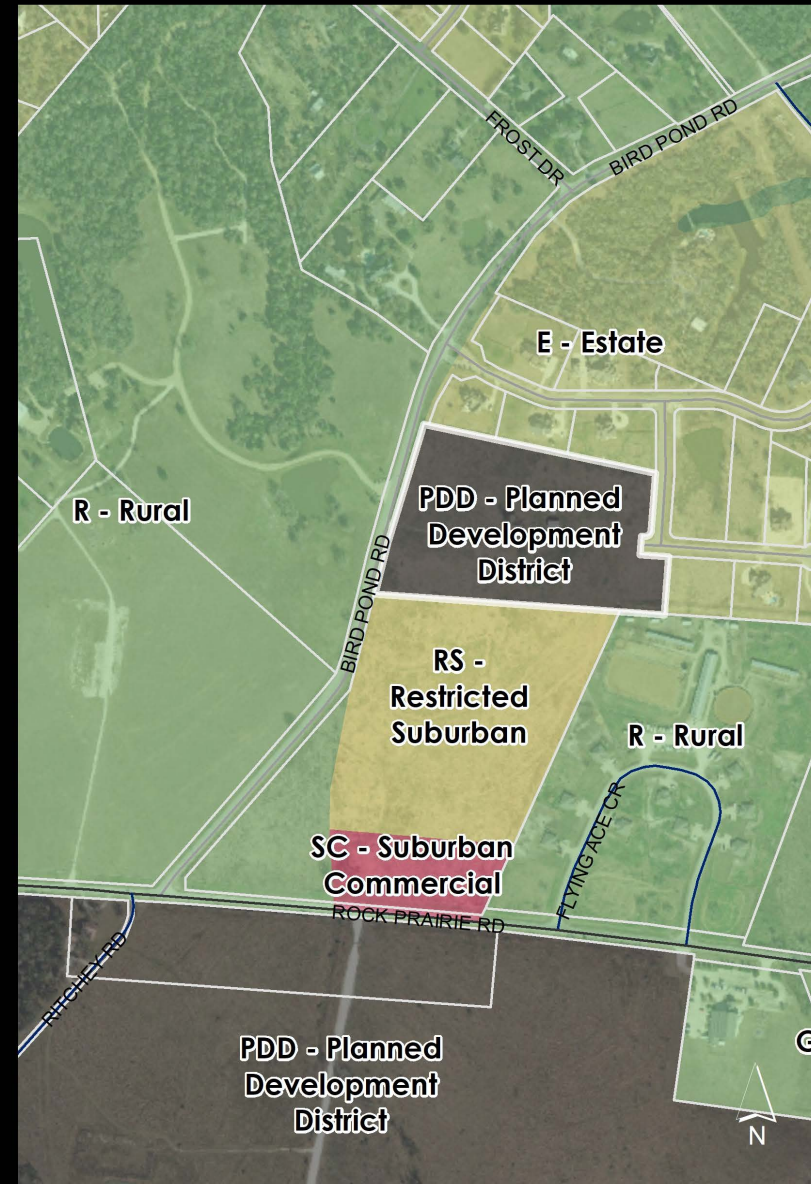
Signature and title

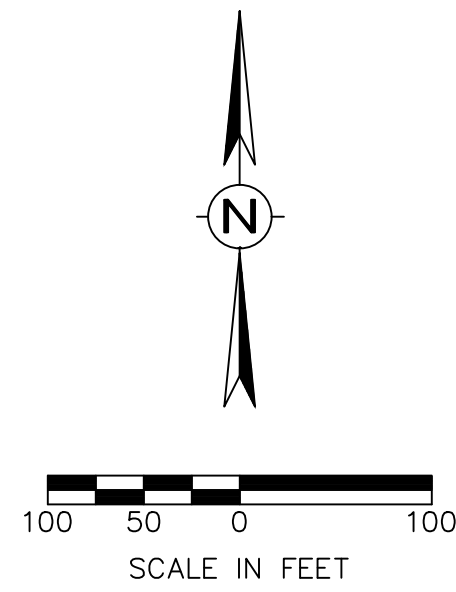
12/19/2018

Date

**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- ☒ A key map (not necessarily to scale).
- ☒ Title block to include:
 - ☒ Name, address, location, and legal description.
 - ☒ Name, address, and telephone number of applicant
 - ☒ Name, address, and telephone number of developer/owner (if differs from applicant)
 - ☒ Name, address, and telephone number of architect/engineer (if differs from applicant)
 - ☒ Date of submittal
 - ☒ Total site area
- ☒ North arrow.
- ☒ 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- ☒ Show the approximate location of the following:
 - ☒ Parking areas
 - ☒ Building sites and an indication of their use
 - ☒ Artificially lit areas
 - ☒ Open spaces/conservation areas
 - ☒ Greenways
 - ☒ Streets and access
 - ☒ Parks
 - ☒ Schools
 - ☒ Trails
 - ☒ Buffer areas (or a statement indicating buffering proposed)
 - ☒ Other special features
- ☒ Approximate accessways, pedestrian and bikeways.
- ☒ Common and open space areas.





DOS LAGOS
BLOCK 1, LOT 1A
RICE BRETTON L
54.4985 AC.
ZONED R-RURAL

COLLEGE STATION GPS
MONUMENT #130 BEARS:
S85°48'54"W
5933.59

BIRD POND ROAD
ROW VARIES

JP&M INVESTMENTS, LP
25.463 AC.
ZONED RS-RESTRICTED SUBURBAN

20' WATERLINE
EASEMENT
8259/281

FLYING ACE DEVELOPMENT, LLC
26.225 AC. 11581/155
ZONED R-RURAL

20' PUE
10526/17

COLLEGE STATION LAND
INVESTMENT, LLC
10.00 AC. 11581/155
ZONED R-RURAL

ROCK PRAIRIE ROAD
R.O.W. VARIES

TIMOTHY & ALI OWENS
BIRD POND ESTATES PH 1
BLOCK 1, LOT 5
1.08 AC.
ZONED E-ESTATE

ANDREW PHILIP SPRINGER
BIRD POND ESTATES PH 1
BLOCK 1, LOT 4
1.04 AC.
ZONED E-ESTATE

BRYAN & HOLLY RASMUSSEN
BIRD POND ESTATES PH 1
BLOCK 1, LOT 3
1.50 AC.
ZONED E-ESTATE

10' PUE
8698/19

15' PUE
8698/18

BHANU & RENUKA CHOWHARY
BIRD POND ESTATES PH 2
BLOCK 3, LOT 1
2.42 AC.
ZONED E-ESTATE

CINNAMON TEAL DRIVE
70' R.O.W.

YELLOW Tanager COURT
70' R.O.W.

JOHN PATTON ATKINS
BIRD POND ESTATES PH 2
BLOCK 3, LOT 8
1.24 AC.
ZONED E-ESTATE

15' PUE
8698/17

13.36 ACRES
EXISTING ZONING
E-ESTATE
PROPOSED ZONING
PDD - PLANNED
DEVELOPMENT DISTRICT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N85° 52' 36"W
L2	70.00'	S4° 07' 24"W
L3	106.98'	S85° 52' 36"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	2.58'	165.00'	000°53'49"	1.29'	2.58'	S03°40'29"W
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	S49°07'24"W

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F, EFFECTIVE DATE 4/02/14.

LEGEND

- REZONING LINE
- EASEMENT LINE
- PROPERTY LINE

VICINITY MAP



ZONING MAP
ATKINS TRACT
1402 & 1040 BIRD POND ROAD
13.36 ACRES
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:

CHARLES CHAPIN,
INDEPENDENT EXECUTOR OF
THE ESTATE OF JOHN PATTON
ATKINS, DECEASED
117 Whitley Drive
Lakeway, TX 78738

DEVELOPER:

TONY JONES
6022 Augusta Circle
College Station, TX 77845

SCALE: AS SHOWN

JANUARY 2019

SURVEYOR:

Brad Kerr, RPLS No. 45021
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

ENGINEER:



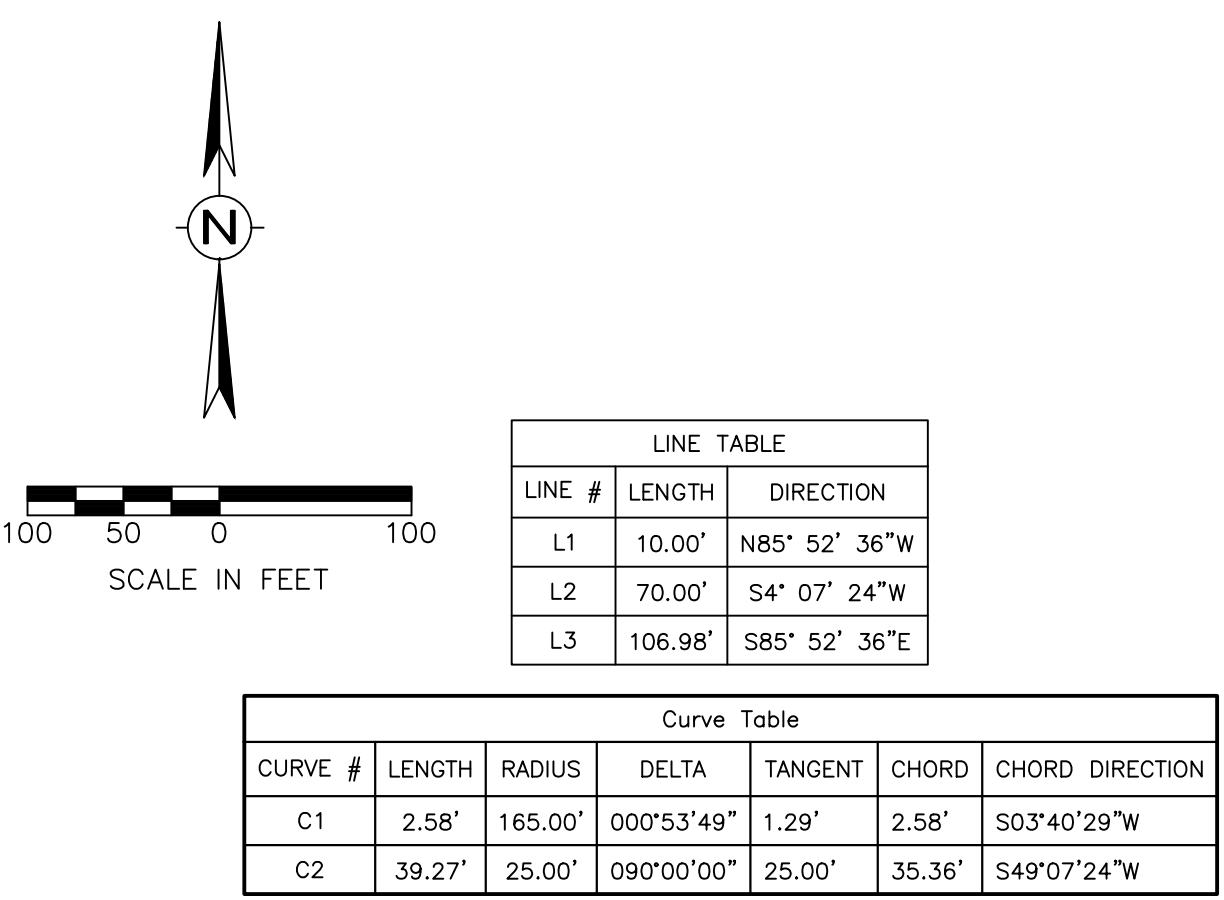
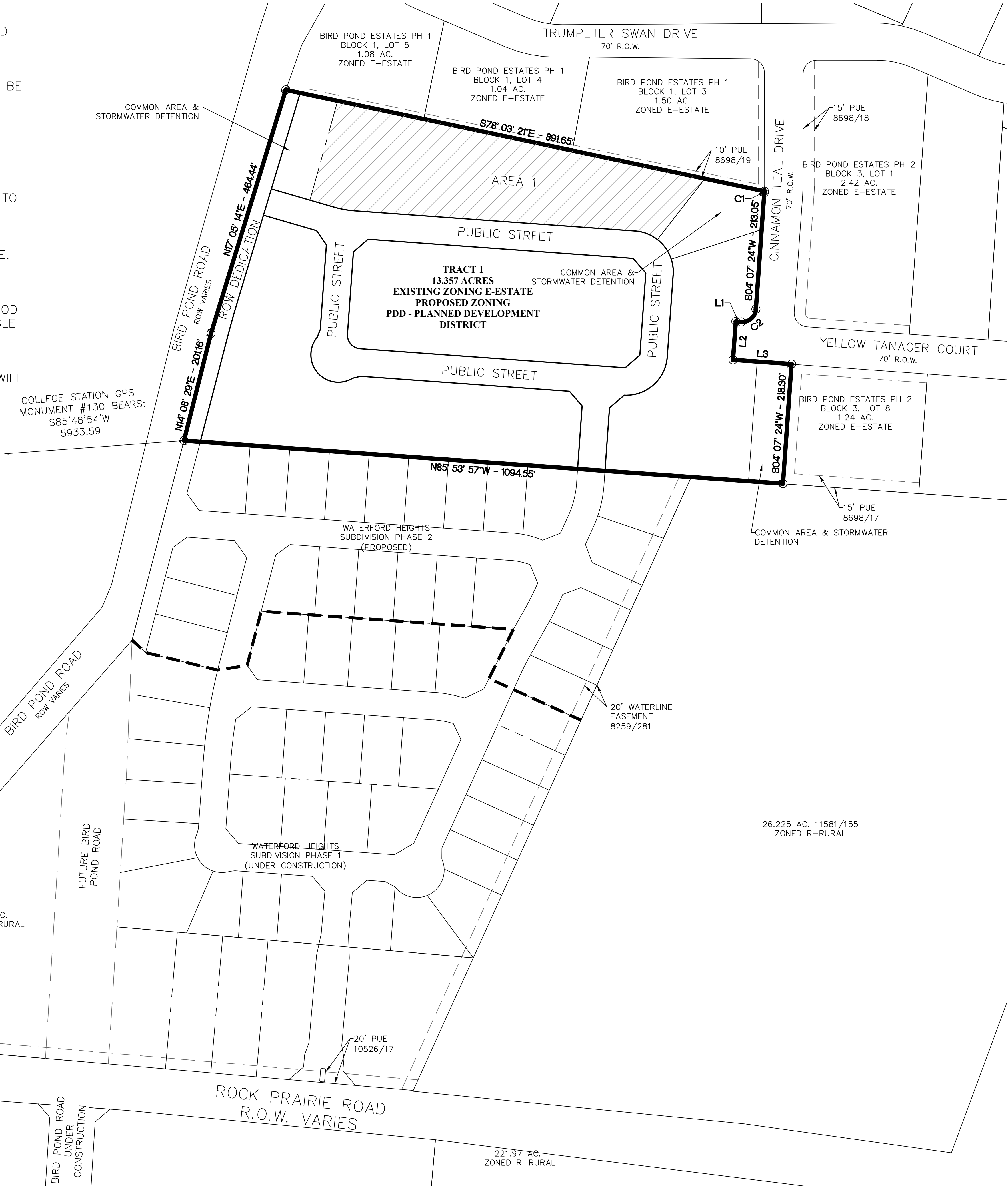
TBPE NO. 12227
911 SOUTHWEST PKWY E

(979) 764-3900

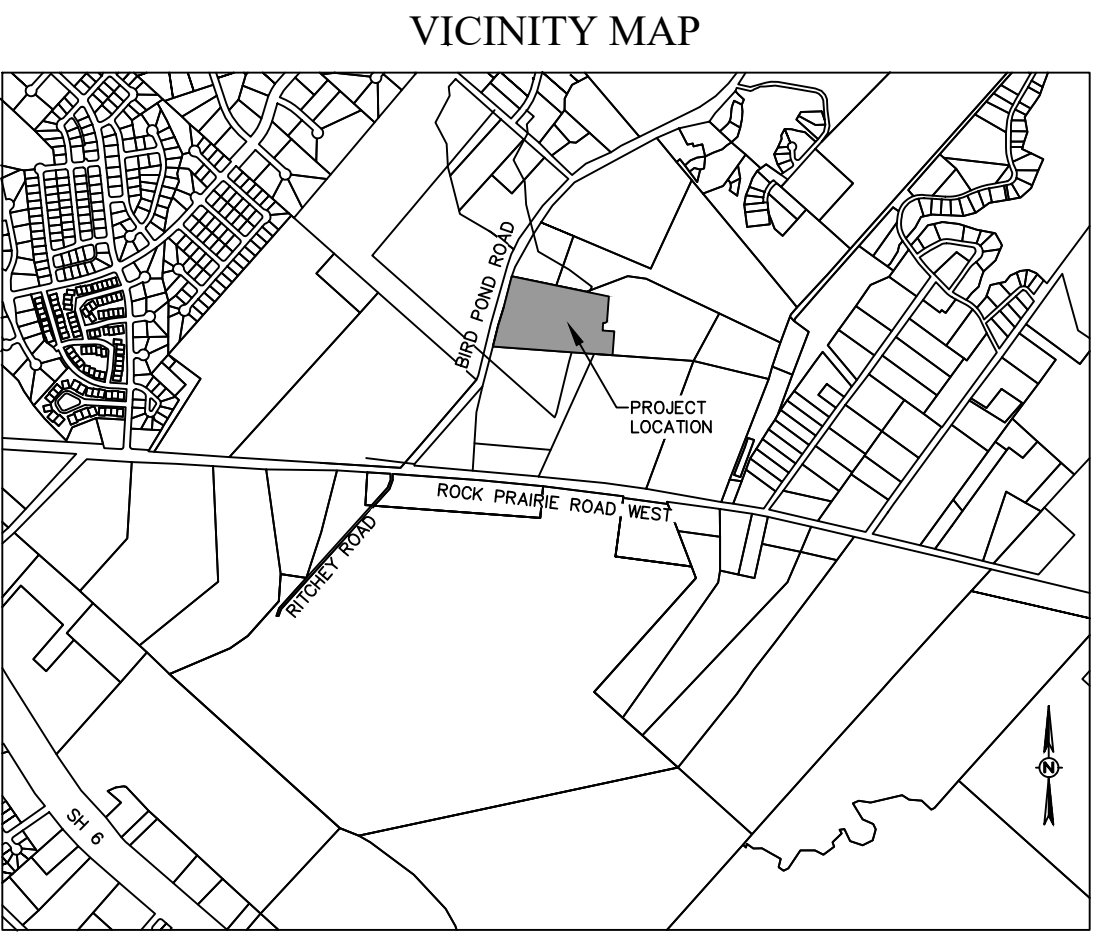
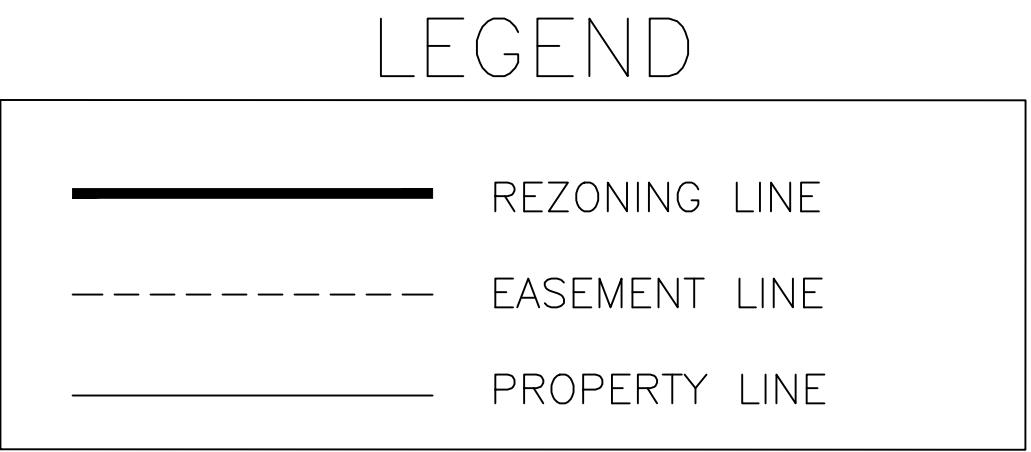
CONCEPT PLAN NOTES:

1. THE BASE ZONING DISTRICT FOR THIS PROPERTY WILL BE RESTRICTED SUBURBAN. THE FOLLOWING WILL APPLY:

- THE MINIMUM LOT SIZE FOR THE ENTIRE DEVELOPMENT SHALL BE 10,000 SF.
- LOTS WITHIN AREA 1 SHALL BE A MINIMUM OF 1/2 ACRE IN SIZE.
- COMMON AREAS FOR STORM WATER DETENTION DO NOT HAVE TO BE A MINIMUM OF 1/2 ACRE.
- THIS DEVELOPMENT WILL NOT COMPLY WITH SECTION 12--8.3 E. STREETS, 2. RELATION TO ADJOINING STREET SYSTEM, b. A PUBLIC STREET WILL NOT BE EXTENDED FROM THIS DEVELOPMENT TO CONNECT TO YELLOW Tanager COURT. THIS REQUEST IS TO PROVIDE THE EXISTING ADJACENT NEIGHBORHOOD WITH THE SECURITY THEY CURRENTLY FEEL WITH ONLY A SINGLE ACCESS TO THEIR NEIGHBORHOOD.
- ACCESS TO CINNAMON TEAL DRIVE FROM THIS DEVELOPMENT WILL NOT BE ALLOWED.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 35’



- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F, EFFECTIVE DATE 4/02/14.



CONCEPT PLAN

13.36 ACRES
1402 & 1404 BIRD POND ROAD
COLLEGE STATION, TEXAS
EXISTING ZONING
E - ESTATE
PROPOSED ZONING
PDD - PLANNED DEVELOPMENT DISTRICT

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'
JANUARY 2019

OWNER:

CHARLES CHAPIN, INDEPENDENT
EXECUTOR OF THE ESTATE FOR
JOHN PATTON ATKINS, DECEASED
117 WHITLEY DR
LAKEWAY, TX 78738

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

APPLICANT:

TONY JONES
6022 AUGUSTA CIRCLE
COLLEGE STATION, TX 77845

ENGINEER:

Schultz Engineering, LLC

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840



BERKSHIRE HATHAWAY | Caliber Realty
HomeServices

HOA MANAGEMENT

To: City of College Station, Planning and Development

From: Bird Pond Estates HOA

To Whom It May Concern,

It is our understanding per Mr. Tony Jones that his proposed extended development of the Atkins tract on Bird Pond Road has been temporarily placed on hold by the city pending written communication from the Bird Pond Estates HOA that we are in agreement with Mr. Jones development plans for this tract.

Please let this letter serve as our official notification to you that we are in unanimous agreement with Mr. Jones proposals described as follows:

1) Mr. Jones met with our HOA and indicated his intent to reduce the number of lots on the Atkins tract from 38 to 24, thereby increasing lot sizes in this portion of the development. We are in agreement with the proposed change in the number of, and size of, these lots.

2) We further discussed the dead end of the road 'Yellow Tanager' (intersection of Yellow Tanager and Cinnamon Teal) in Bird Pond Estates, and we unanimously agreed to Mr. Jones proposal to straighten his subdivision development's perimeter fence at the somewhat awkward dead end of Yellow Tanager.

3) Mr. Jones further agreed to upgrade the entranceway to the Atkins tract from Bird Pond Road into the subdivision.

We would like to indicate our unanimous agreement with these proposals.

Thank you,

Bob Yancy, President
Bird Pond Estates HOA
(979) 229-5884

Briley Blackshear
Bird Pond Estates HOA
BHHS Caliber Realty
979-703-1819



Find a place



Cinnamon Teal Dr

Yellow Tanager Ct

Google



ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 4 “ZONING DISTRICTS,” SECTION 4.2, “OFFICIAL ZONING MAP” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM ESTATE TO PDD PLANNED DEVELOPMENT DISTRICT AFFECTING APPROXIMATELY 13 ACRES, GENERALLY LOCATED AT 1402 AND 1404 BIRD POND ROAD; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A,” Exhibit “B,” Exhibit “C,” and Exhibit “D”** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 25th day of April, 2019.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2, “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

**METES AND BOUNDS DESCRIPTION
OF A
13.36 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 26.25 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 2 BY A PARTITION DEED TO JOHN PATTON ATKINS RECORDED IN VOLUME 394, PAGE 796 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD SET ON THE EAST LINE OF BIRD POND ROAD (A VARIABLE WIDTH PUBLIC ROAD) MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 26.25 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 26.25 ACRE TRACT AS DESCRIBED BY A DEED TO DALE W. CONRAD AND REBA CONRAD RECORDED IN VOLUME 460, PAGE 505 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 14° 08' 29" E ALONG THE EAST LINE OF BIRD POND ROAD FOR A DISTANCE OF 201.16 FEET (DEED CALL: N 14° 21' 07" E – 200.00 FEET, 394/796) TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 17° 05' 14" E CONTINUING ALONG THE EAST LINE OF BIRD POND ROAD FOR A DISTANCE OF 464.44 FEET (DEED CALL: N 16° 51' 00" E – 464.15 FEET, 394/796) TO A 12 INCH FENCE CORNER POST FOUND MARKING THE NORTHWEST CORNER OF SAID 26.25 ACRE TRACT (394/796);

THENCE: S 78° 03' 21" E, AT 17.66 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, BIRD POND ESTATES, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 8698, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE SOUTHWEST LINE OF SAID BLOCK 1 FOR A TOTAL DISTANCE OF 891.65 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF CINNAMON TEAL DRIVE (70' R.O.W.) MARKING THE SOUTH CORNER OF LOT 3 OF SAID BLOCK 1. SAID RIGHT-OF-WAY ESTABLISHED PER THE PLAT OF BIRD POND ESTATES, PHASE 2, RECORDED IN VOLUME 8698, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS. SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 165.00 FEET;

THENCE: ALONG THE WEST LINE OF CINNAMON TEAL DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 53' 49" FOR AN ARC DISTANCE OF 2.58 FEET (CHORD BEARS: S 03° 40' 29" W – 2.58 FEET)(PLAT CALL AND MEASURED, 8698/17) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 04° 07' 24" W FOR A DISTANCE OF 213.05 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 49° 07' 24" W – 35.36 FEET)(PLAT CALL AND MEASURED, 8698/17) TO A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF YELLOW TANAGER COURT MARKING THE END POINT OF SAID CURVE;

THENCE: N 85° 52' 36" W ALONG THE NORTH LINE OF YELLOW TANAGER COURT FOR A DISTANCE OF 10.00 FEET (PLAT CALL AND MEASURED, 8698/17) TO A 5/8 INCH IRON ROD FOUND MARKING THE

NORTHWEST CORNER OF YELLOW Tanager COURT;

THENCE: S 04° 07' 24" W ALONG THE WEST LINE OF YELLOW Tanager COURT FOR A DISTANCE OF 70.00 FEET (PLAT CALL AND MEASURED, 8698/17) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF YELLOW Tanager COURT;

THENCE: S 85° 52' 36" E ALONG THE SOUTH LINE OF YELLOW Tanager COURT FOR A DISTANCE OF 106.98 FEET (PLAT CALL AND MEASURED, 8698/17) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 8, BLOCK 3 OF SAID BIRD POND ESTATES, PHASE 2;

THENCE: S 04° 07' 24" W ALONG THE WEST LINE OF SAID LOT 8 FOR A DISTANCE OF 218.30 FEET (PLAT CALL AND MEASURED, 8698/17) TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID 26.25 ACRE TRACT (394/796) AND A CALLED 26.245 ACRE TRACT AS DESCRIBED BY A DEED TO FLYING ACE RANCH, LTD. RECORDED IN VOLUME 3767, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 85° 53' 57" W (DEED CALL BEARING: N 85° 52' 49" W, 394/796) ALONG THE COMMON LINE OF SAID 26.25 ACRE TRACT (394/796) AND SAID 26.245 ACRE TRACT, PASS THE COMMON CORNER OF SAID 26.245 ACRE TRACT AND SAID 26.25 ACRE TRACT (460/505), CONTINUE ON ALONG THE COMMON LINE OF SAID 26.25 ACRE TRACT (394/796) AND SAID 26.25 ACRE TRACT (460/505) FOR A TOTAL DISTANCE OF 1094.55 FEET TO THE POINT OF BEGINNING CONTAINING 13.36 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2012. SEE PLAT PREPARED MARCH , 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

C:/WORK/MAB/12-135



Exhibit B**PDD Development Standards****OPTION 1:**

The proposed PDD Planned Development District zoning uses a base zoning district of RS Restricted Suburban.

Lot Size: The minimum lot size for the entire development shall be 10,000 square feet. Lots within Area 1 on the Concept Plan shall be a minimum of ½ acre in size. Common areas for storm water detention do not have to be a minimum of ½ acre.

Building Height: The building height will be a maximum of 35 feet.

OPTION 2:

The proposed PDD Planned Development District zoning uses a base zoning district of RS Restricted Suburban.

Lot Size: The minimum lot size for the entire development shall be 10,000 square feet. Lots within Area 1 on the Concept Plan shall be a minimum of ½ acre in size. Common areas for storm water detention do not have to be a minimum of ½ acre.

Building Height: The building height will be a maximum of 35 feet.

Access:

1. This development will not comply with Section 8.3.E. Streets, 2- Relation to Adjoining Street System, b in the following instance: a public street will not be extended from this development to connect to Yellow Tanager Court on the east side.
2. Vehicular access to Cinnamon Teal Drive from this development will not be allowed.

Exhibit C

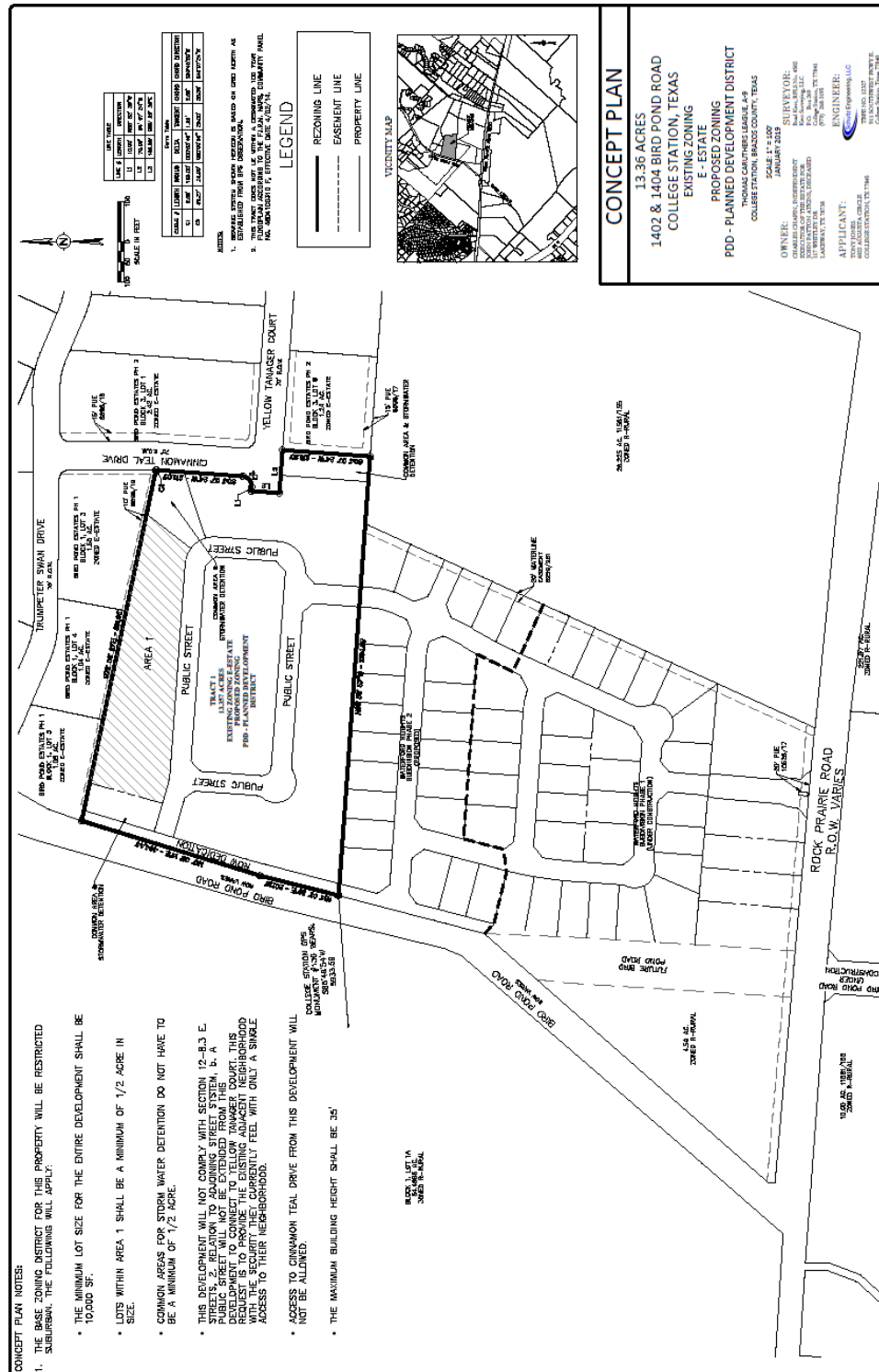


Exhibit D

PROPOSED Zoning



EXISTING Zoning





Legislation Details (With Text)

File #:	19-0192	Version:	1	Name:	NG Study & Plan
Type:	Contract	Status:		Status:	Agenda Ready
File created:	4/8/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action on approving a Professional Architectural & Engineering Contract with Wantman Group, Inc. in the amount of \$188,035, to complete a Northgate District Study and Plan to Address Operational Challenges.				
Sponsors:	Debbie Eller				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action on approving a Professional Architectural & Engineering Contract with Wantman Group, Inc. in the amount of \$188,035, to complete a Northgate District Study and Plan to Address Operational Challenges.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility

Recommendation(s): Staff recommends approval of the contract.

Summary: This contract will allow the City to hire Wantman Group, Inc. to complete a study of the Northgate District. Big Red Dog Engineering, a division of Wantman Group, Inc., will be performing the work and was selected from six (6) responses received through a Request for Qualifications process.

The objective of the study and mobility/operations plan is to manage existing and future pedestrian, vehicular, and cyclist traffic in the Northgate District in order to improve the safety of residents, workers, patrons, and students in the area. Big Red Dog Engineering and the project team collectively have a comprehensive history of conducting studies and plans and can bring a unique perspective to this opportunity. There are four elements to the proposed project approach:

1. Identify locations within the Northgate District that have the potential for improved mobility and operations.
2. Identify additional uses for the public realm that could serve as vibrant centers of activity for the Northgate District. Parks, plazas, and open space networks can serve to create stronger connections within the area. Analyze key periods during different times/days of the

week to understand the differing conditions and operations that the Northgate District experiences.

3. To improve public safety and accessibility, locate opportunities to improve and address lighting, landscaping, and solid waste needs in the Northgate District while considering the use and implementation of wireless broadband connectivity.
4. Provide a set of cost estimates, along with funding strategies, potential quick-build options, and a priority project list for short-term, near-term, and long-term implementation.

The increase in high-density residential development (approximately 5,000 new bedrooms in 2019 in the Northgate District along with an additional 2,000 bedrooms between College Main and Texas Avenue in the last five years) has created safety and mobility concerns for people walking, biking, and driving during typical weekdays and weekend evenings. The last plan of that addressed development in the Northgate District was completed in 2003. Since that time, most of the single-family residential areas have transitioned to multi-family high density development. Commercial areas have transitioned from a diverse mix of businesses to an entertainment district that includes approximately 30 bars with several only focusing on night time operations.

Budget & Financial Summary: Funds are budgeted and available in the Northgate District Fund. This funding was made available through a 2019 SLA. \$125,000 from General Funds and \$125,000 from the Northgate District Fund. Approximately \$35,000 has been spent for traffic counts in the area in preparation for the plan.

Attachments: None. A copy of the contract is available in the City Secretary's Office.



Legislation Details (With Text)

File #:	19-0181	Version:	1	Name:	Lick Creek Parallel Trunk Line Construction Contract
Type:	Contract	Status:		Status:	Agenda Ready
File created:	4/6/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action on a construction contract with Thalle Construction Company, Inc. in the amount of \$10,932,672.50 for the construction of the Lick Creek Trunk Line Project and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.				
Sponsors:	Emily Fisher				
Indexes:					
Code sections:					
Attachments:	19-036 Tab Location Map LC Parallel Trunk Line - DRR				

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action on a construction contract with Thalle Construction Company, Inc. in the amount of \$10,932,672.50 for the construction of the Lick Creek Trunk Line Project and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the contract and authorization for the City Manager to execute the contract and recommends approval of the resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Summary: This project includes the construction of a 48-inch and 54-inch PVC sanitary sewer line from the Lick Creek WWTP, north, to W.D. Fitch. The 54-inch sewer line extends from the Lick Creek WWTP north through Lick Creek Park up to the southern boundary of the Pebble Creek golf course. The sewer line will reduce to a 48-inch line and continue north through the Pebble Creek golf course to tie onto an existing 48-inch line just north of W.D. Fitch. Two pipe material options were bid with the project, PVC and Fiberglass Reinforced Pipe. PVC was chosen based on the significant cost savings as compared to Fiberglass Reinforced pipe. This line has been identified in the wastewater master plan and in the future will carry diverted flows from Carter Creek WWTP to the Lick Creek plant.

Reviewed and Approved by Legal: Yes

Budget & Financial Summary: Budget in the amount of \$13,290,000 is included for this project in the Wastewater Capital Improvement Projects Fund. A total of \$2,211,555.06 has been expended or

committed to date, leaving a balance of \$11,078,444.94 for this construction contract and remaining expenditures. The "Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt" is necessary for this project because the long term debt projected to be issued for this project has not yet been issued. The debt for the project is scheduled to be issued later this fiscal year.

Attachments:

1. Contract - On file in the City Secretary's Office
2. Project Location Map
3. Debt Reimbursement Resolution



City of College Station - Purchasing Division
Bid Tabulation for #19-036
"Lick Creek Trunk Line "
Open Date: Friday, March 8, 2019 @ 2:00 p.m.

				Elliott Construction LLC		S.J. Louis Construction of Texas LTD.		Spiess Construction Co., Inc.		Thalle Construction Co., Inc.	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
CATEGORY											
1	1	LS	MOBILIZATION	\$460,000.00	\$460,000.00	\$1,511,000.00	\$1,511,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
2	6,247	LF	48" FRP SANITARY SEWER PIPE (INSTALL BY OPEN CUT), SN72 (15-20ft)	\$650.00	\$4,060,550.00	\$661.05	\$4,129,579.35	\$690.00	\$4,310,430.00	\$500.00	\$3,123,500.00
3	288	LF	48" FRP SANITARY SEWER PIPE (INSTALL BY OPEN CUT), SN72 (20-25ft)	\$715.00	\$205,920.00	\$661.05	\$190,382.40	\$750.00	\$216,000.00	\$500.00	\$144,000.00
4	893	LF	54" FRP SANITARY SEWER PIPE (INSTALL BY OPEN CUT), SN72 (15-20ft)	\$686.00	\$612,598.00	\$689.08	\$615,348.44	\$750.00	\$669,750.00	\$525.00	\$468,825.00
5	2,830	LF	54" FRP SANITARY SEWER PIPE (INSTALL BY OPEN CUT), SN72 (20-25ft)	\$746.00	\$2,111,180.00	\$689.08	\$1,950,096.40	\$800.00	\$2,264,000.00	\$525.00	\$1,485,750.00
6	175	LF	48" FRP PIPE SN72 INSTALLED IN 66-inch CASING	\$530.00	\$92,750.00	\$632.47	\$110,682.25	\$400.00	\$70,000.00	\$400.00	\$70,000.00
7	230	LF	54" FRP PIPE SN72 INSTALLED IN 72-inch CASING	\$561.00	\$129,030.00	\$659.47	\$151,678.10	\$500.00	\$115,000.00	\$425.00	\$97,750.00
8	175	LF	66" BORE CROSSING (EXCLUDES CARRIER PIPE)	\$1,733.00	\$303,275.00	\$1,322.34	\$231,409.50	\$1,500.00	\$262,500.00	\$1,400.00	\$245,000.00
9	230	LF	72" BORE CROSSING (EXCLUDES CARRIER PIPE)	\$1,733.00	\$398,590.00	\$1,413.00	\$324,990.00	\$1,600.00	\$368,000.00	\$1,600.00	\$368,000.00
10	1,425	LF	48" FRP PIPE SN72 INSTALLED OTHER THAN OPEN CUT	\$2,053.00	\$2,925,525.00	\$1,909.58	\$2,721,151.50	\$1,250.00	\$1,781,250.00	\$1,700.00	\$2,422,500.00
11	175	LF	54" FRP PIPE SN72 INSTALLED OTHER THAN OPEN CUT	\$2,148.00	\$375,900.00	\$2,118.19	\$370,683.25	\$1,350.00	\$236,250.00	\$2,400.00	\$420,000.00
12	85	LF	4-INCH PVC SEWER LATERAL (SDR 26)	\$80.00	\$6,800.00	\$170.00	\$14,450.00	\$30.00	\$2,550.00	\$40.00	\$3,400.00
13	10	LF	6-INCH PVC SEWER LATERAL (SDR 26)	\$80.00	\$800.00	\$173.00	\$1,730.00	\$60.00	\$600.00	\$45.00	\$450.00
14	150	LF	8-INCH PVC SEWER LATERAL (SDR 26)	\$80.00	\$12,000.00	\$175.00	\$26,250.00	\$100.00	\$15,000.00	\$50.00	\$7,500.00
15	40	LF	15-INCH PVC SEWER LATERAL (SDR 26)	\$100.00	\$4,000.00	\$190.00	\$7,600.00	\$125.00	\$5,000.00	\$55.00	\$2,200.00
16	22	LF	18-INCH PVC SEWER LATERAL (SDR 26)	\$115.00	\$2,530.00	\$192.00	\$4,224.00	\$200.00	\$4,400.00	\$75.00	\$1,650.00
17	40	LF	27-INCH PVC SEWER LATERAL (PS 115)	\$140.00	\$5,600.00	\$340.00	\$13,600.00	\$200.00	\$8,000.00	\$100.00	\$4,000.00
18	22	EA	CONNECT TO LATERAL TIE-INS	\$3,000.00	\$66,000.00	\$675.00	\$14,850.00	\$3,000.00	\$66,000.00	\$1,000.00	\$22,000.00
19	1	LS	JUNCTION BOX AT WDFP	\$41,300.00	\$41,300.00	\$120,485.00	\$120,485.00	\$40,000.00	\$40,000.00	\$60,000.00	\$60,000.00
20	2	EA	STANDARD 48-INCH DIAMETER PRECAST MANHOLE	\$5,000.00	\$10,000.00	\$7,745.00	\$15,490.00	\$9,000.00	\$18,000.00	\$20,000.00	\$40,000.00
21	31	EA	60-INCH DIAMETER TEE BASE MANHOLE WITH FRP RISER (ALL DEPTHS)	\$39,100.00	\$1,212,100.00	\$32,935.00	\$1,020,985.00	\$35,000.00	\$1,085,000.00	\$30,000.00	\$930,000.00
22	23	EA	CLAY DAM	\$1,000.00	\$23,000.00	\$250.00	\$5,750.00	\$1,000.00	\$23,000.00	\$1,000.00	\$23,000.00
23	7	EA	DROP MANHOLE CONNECTION	\$12,500.00	\$87,500.00	\$2,215.00	\$15,505.00	\$1,000.00	\$7,000.00	\$6,500.00	\$45,500.00
24	4	EA	REHAB EXISTING MANHOLES	\$5,000.00	\$20,000.00	\$8,500.00	\$34,000.00	\$6,000.00	\$24,000.00	\$3,500.00	\$14,000.00
25	22	EA	ABANDON EXISTING MANHOLES	\$1,000.00	\$22,000.00	\$1,730.00	\$38,060.00	\$1,000.00	\$22,000.00	\$3,000.00	\$66,000.00
26	5	EA	MANHOLE REMOVAL	\$2,500.00	\$12,500.00	\$2,000.00	\$10,000.00	\$2,000.00	\$10,000.00	\$5,000.00	\$25,000.00
27	9	EA	MANHOLE VENT	\$5,800.00	\$52,200.00	\$3,330.00	\$29,970.00	\$4,000.00	\$36,000.00	\$10,000.00	\$90,000.00
28	8	AC	CLEARING AND GRUBBING	\$9,500.00	\$76,000.00	\$7,815.00	\$62,520.00	\$10,000.00	\$80,000.00	\$25,000.00	\$200,000.00
29	10,605	LF	TRENCH SAFETY	\$15.00	\$159,075.00	\$0.01	\$106.05	\$1.00	\$10,605.00	\$0.01	\$106.05
30	10,605	LF	DEWATERING	\$98.00	\$1,039,290.00	\$105.42	\$1,117,979.10	\$20.00	\$212,100.00	\$0.01	\$106.05
31	1	LS	BY-PASS PUMPING	\$80,000.00	\$80,000.00	\$725,000.00	\$725,000.00	\$500,000.00	\$500,000.00	\$1.00	\$1.00
32	8	AC	HYDRO-MULCH (CERTIFIED RYE GRASS SEED)	\$3,000.00	\$24,000.00	\$2,515.00	\$20,120.00	\$1,000.00	\$8,000.00	\$1,250.00	\$10,000.00
33	700	SY	8' WIDTH ASPHALT CART PATH REPAIR	\$85.00	\$59,500.00	\$106.54	\$74,578.00	\$45.00	\$31,500.00	\$40.00	\$28,000.00
34	675	SY	10' WIDTH CONCRETE TRAIL REPAIR	\$110.00	\$74,250.00	\$109.00	\$73,575.00	\$90.00	\$60,750.00	\$106.00	\$71,550.00
35	4,600	SY	LICK CREEK PARK TRAIL REPAIR	\$25.00	\$115,000.00	\$20.94	\$96,324.00	\$25.00	\$115,000.00	\$17.50	\$80,500.00
36	50,000	EA	OWNER'S ALLOWANCE FOR IRRIGATION SYSTEM REPAIRS	\$1.00	\$50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00	\$1.00	\$50,000.00
37	1	LS	EROSION AND SEDIMENTATION CONTROL	\$120,000.00	\$120,000.00	\$55,000.00	\$55,000.00	\$60,000.00	\$60,000.00	\$12,500.00	\$12,500.00
38	1	LS	TRAFFIC CONTROL	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$1.00	\$1.00
39	141	LF	18-INCH DI WATERLINE RELOCATION AT WDPF	\$140.00	\$19,740.00	\$273.25	\$38,528.25	\$230.00	\$32,430.00	\$300.00	\$42,300.00
40	2	EA	CONNECTIONS TO EXISTING 18-INCH WATERLINE	\$5,500.00	\$11,000.00	\$1,300.00	\$2,600.00	\$2,000.00	\$4,000.00	\$5,000.00	\$10,000.00
41	60	LF	8-30 INCH STORMDRAIN PIPE REMOVAL/ REPLACEMENT	\$950.00	\$57,000.00	\$195.00	\$11,700.00	\$100.00	\$6,000.00	\$200.00	\$12,000.00
42	370	LF	STORMDRAIN CULVERT REMOVAL/ REPLACEMENT (ALL SIZES)	\$100.00	\$37,000.00	\$31.50	\$11,655.00	\$100.00	\$37,000.00	\$80.00	\$29,600.00
43	132	SY	ROCK RIP RAP	\$85.00	\$11,220.00	\$150.00	\$19,800.00	\$80.00	\$10,560.00	\$125.00	\$16,500.00
44	500	LF	WROUGHT IRON FENCE (6 FT HEIGHT) REMOVAL/REPLACEMENT IN GOLF COURSE	\$50.00	\$25,000.00	\$75.00	\$37,500.00	\$50.00	\$25,000.00	\$40.00	\$20,000.00
45	1	LS	PRE-CONSTRUCTION VIDEO (ABOVE GROUND)	\$15,000.00	\$15,000.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
46	1	LS	POST-CONSTRUCTION CCTV OF EXISTING 18-INCH LINE	\$45,000.00	\$45,000.00	\$13,575.00	\$13,575.00	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00
47	346	LF	SLIPLINE EXISTING 18-INCH PIPE WITH 10-INCH PVC (SDR 35) PIPE	\$625.00	\$216,250.00	\$110.00	\$38,060.00	\$90.00	\$31,140.00	\$145.00	\$50,170.00
48	20	LF	18" SEWER PIPE POINT REPAIR	\$500.00	\$10,000.00	\$415.00	\$8,300.00	\$200.00	\$4,000.00	\$500.00	\$10,000.00



City of College Station - Purchasing Division
Bid Tabulation for #19-036
"Lick Creek Trunk Line "
Open Date: Friday, March 8, 2019 @ 2:00 p.m.

				Elliott Construction LLC		S.J. Louis Construction of Texas LTD.		Spiess Construction Co., Inc.		Thalle Construction Co., Inc.	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
49	1	LS	UPSTREAM MANHOLE AND PLUG SURVEY	\$20,000.00	\$20,000.00	\$1,600.00	\$1,600.00	\$1,000.00	\$1,000.00	\$20,000.00	\$20,000.00
50	5,200	SY	ADDITIONAL LICK CREEK PARK TRAIL REPAIR	\$25.00	\$130,000.00	\$20.94	\$108,888.00	\$25.00	\$130,000.00	\$17.50	\$91,000.00
TOTAL BASE BID - ALL ITEMS				\$15,653,973.00		\$16,254,358.59		\$13,392,315.00		\$11,246,859.10	
ALTERNATE B - PVC SEWER PIPE											
1	6,247.00	LF	REPLACE FRP PIPE IN ITEM A2 WITH PVC SEWER PIPE (PS 75)	\$56.00	\$349,832.00	\$56.50	\$352,955.50	\$60.00	\$374,820.00	-\$43.23	-\$270,057.81
2	288.00	LF	REPLACE FRP PIPE IN ITEM A3 WITH PVC SEWER PIPE (PS 75)	\$56.00	\$16,128.00	\$56.50	\$16,272.00	\$60.00	\$17,280.00	-\$43.23	-\$12,450.24
3	893.00	LF	REPLACE FRP PIPE IN ITEM A4 WITH PVC SEWER PIPE (PS 75)	\$99.00	\$88,407.00	\$99.96	\$89,264.28	\$100.00	\$89,300.00	-\$6.10	-\$5,447.30
4	2,830.00	LF	REPLACE FRP PIPE IN ITEM A5 WITH PVC SEWER PIPE (PS 75)	\$99.00	\$280,170.00	\$99.96	\$282,886.80	\$100.00	\$283,000.00	-\$6.10	-\$17,263.00
5	175.00	LF	REPLACE FRP PIPE IN ITEM A6 WITH PVC SEWER PIPE (PS 75)	\$56.00	\$9,800.00	\$56.50	\$9,887.50	\$60.00	\$10,500.00	-\$43.23	-\$7,565.25
6	230.00	LF	REPLACE FRP PIPE IN ITEM A7 WITH PVC SEWER PIPE (PS 75)	\$99.00	\$22,770.00	\$99.96	\$22,990.80	\$100.00	\$23,000.00	-\$6.10	-\$1,403.00
ALTERNATE 1 - TOTAL ADD OR DEDUCT				\$767,107.00		\$774,256.88		\$797,900.00		-\$314,186.60	
ALTERNATE C -TEE BASE MANHOLE WITH CONCRETE RISER											
1	31	EA	REPLACE ITEM A21 WITH 60" DIA TEE BASE MANHOLE WITH LINED CONCRETE RISER	\$150.00	\$4,650.00	\$9,130.00	\$283,030.00	\$17,000.00	\$527,000.00	\$8,000.00	\$248,000.00
ALTERNATE 1 - TOTAL ADD OR DEDUCT				\$4,650.00		\$283,030.00		\$527,000.00		\$248,000.00	
TOTAL BASE BID ITEM A = FRP PIPE AND FRP MANHOLES				\$15,653,973.00		\$16,254,358.59		\$13,392,315.00		\$11,246,859.10	
TOTAL BASE BID ITEM A + B ((+)/(-) ITEMS A2 THRU A7)				\$16,421,080.00		\$17,028,615.47		\$14,190,215.00		\$10,932,672.50	
TOTAL BASE BID ITEM A + C ((+)/(-) ITEM A21)				\$15,658,623.00		\$16,537,388.59		\$13,919,315.00		\$11,494,859.10	
TOTAL BASE BID ITEM A + B ((+)/(-) ITEMS A2 THRU A7)+ C((+)/(-) ITEM A21)				\$16,425,730.00		\$17,311,645.47		\$14,717,215.00		\$11,180,672.50	
Bid Certification				Y		Y		Y		Y	
Bid Bond				Y		Y		Y		Y	
Addenda Acknowledged				Y		Y		Y		Y	

NOTES:

Lick Creek Trunk Line

Legend

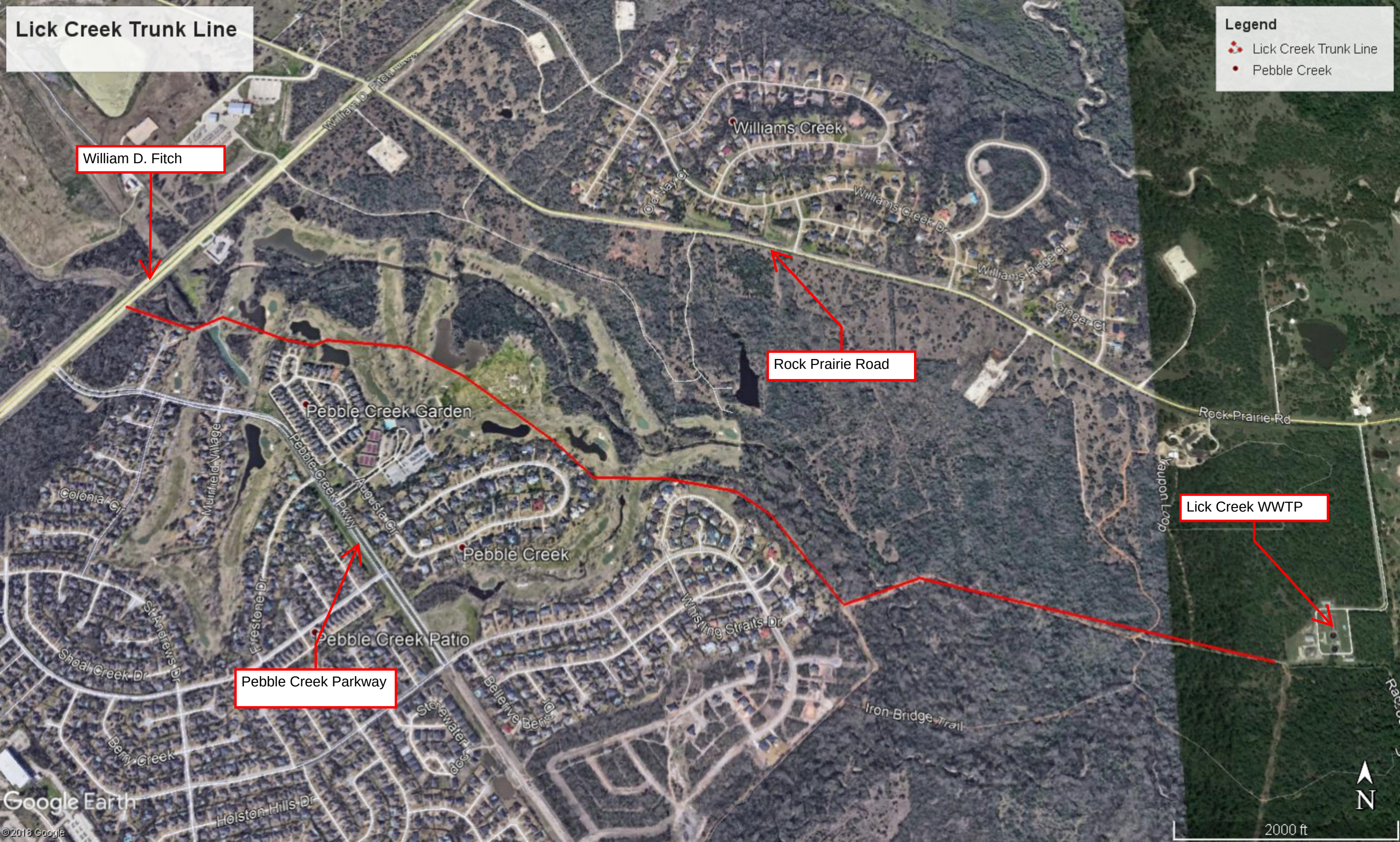
- Lick Creek Trunk Line
- Pebble Creek

William D. Fitch

Rock Prairie Road

Lick Creek WWTP

Pebble Creek Parkway



RESOLUTION NO. _____

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES WITH
PROCEEDS FROM DEBT

WHEREAS, the City of College Station, Texas (the "City") is a home-rule municipality and political subdivision of the State of Texas;

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described on Exhibit "A" hereto (collectively, the "Project") prior to the issuance of obligations by the City in connection with the financing of the Project from available funds;

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS THAT:

Section 1. The City reasonably expects it will incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$13,290,000 for the purpose of paying the aggregate costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Statement after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED AND APPROVED THIS 25th DAY OF April, 2019.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

(Seal)

APPROVED:

A handwritten signature in blue ink, appearing to be 'J. K.', is written over a horizontal line.

McCall, Parkhurst & Horton L.L.P.
Bond Counsel

Exhibit "A"

The project to be financed that is the subject of this Statement is:

Lick Creek Trunk Line

This project includes the construction of a 48-inch and 54-inch PVC sanitary sewer line from the Lick Creek Wastewater Treatment Plant (LCWWTP), north, to W.D. Fitch Parkway. The 54-inch sewer line extends from LCWWTP north through Lick Creek Park up to the southern boundary of the Pebble Creek golf course. The sewer line will reduce to a 48-inch line and continue north through the Pebble Creek golf course to tie onto an existing 48-inch line just north of W.D. Fitch Parkway. This line has been identified in the wastewater master plan and will carry diverted flow from the Carter Creek Wastewater Treatment Plant to LCWWTP in the future.



Legislation Details (With Text)

File #:	19-0211	Version:	1	Name:	Shelving from Lone Star Furnishings on Buy Board Contract #503-16
Type:	Contract	Status:		Status:	Agenda Ready
File created:	4/15/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding the approval to purchase \$460,396.34 of shelving from Lone Star Furnishings on Buy Board Contract #503-16, with project funds, as a portion of the furnishings for the newly renovated Larry J. Ringer Library.				
Sponsors:	Erica Wozniak				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action regarding the approval to purchase \$460,396.34 of shelving from Lone Star Furnishings on Buy Board Contract #503-16, with project funds, as a portion of the furnishings for the newly renovated Larry J. Ringer Library.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approving the use of project funds to purchase of \$460.396.34 of shelving from Long Star Furnishings on Buy Board Contract #503-16 to furnish the newly renovated Larry J. Ringer Library.

Summary: The Larry J. Ringer renovation project budgeted \$875,000 to purchase the necessary furnishings for the newly renovated building. The shelving requested by the library staff, at a cost of \$460.396.34, has a lead time of 12 weeks. We are requesting approval to purchase this item now in order to meet the project completion date. A request to purchase the remaining furnishings will be presented to council at a later date. The total cost of all of the requested furniture is within the budgeted amount of \$875,000.

Budget & Financial Summary: The Larry J. Ringer renovation project budgeted \$875,000 to purchase the necessary furnishings for the newly renovated building. The above request is for \$460,396.34 and falls within the budgeted amount. The remaining budget amount left to purchase furnishings for this project is \$414,603.66. The purchasing of the remaining furniture, which is a requested that will be presented to Council at a later date, is within the remaining budgeted amount of \$414,603.66.

Attachments: On file in the City Secretary's Office.



Legislation Details (With Text)

File #:	19-0193	Version:	1	Name:	CPEC Appointments
Type:	Subcommittee Appointments	Status:		Status:	Agenda Ready
File created:	4/9/2019	In control:		In control:	City Council Regular
On agenda:	4/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding the appointment of City Council, Planning & Zoning Commission, and citizen representatives to the Comprehensive Plan Evaluation Committee.				
Sponsors:	Justin Golbabai				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action regarding the appointment of City Council, Planning & Zoning Commission, and citizen representatives to the Comprehensive Plan Evaluation Committee.

Relationship to Strategic Goals:

- Good Governance

Recommendation: At their March 21st Planning & Zoning Commission Retreat, the Commission recommended that the Comprehensive Plan Evaluation Committee (CPEC) consist of three City Council members, three P&Z Commissioners, and approximately five citizens, including one Extraterritorial Jurisdiction (ETJ) representative. On April 18, 2019, the Commission considered recommendations for P&Z member appointments. A written final report of the Commission's recommendation will be provided to the City Council during the consideration of this item.

Summary: The Comprehensive Plan Evaluation Committee (CPEC) will serve as the steering committee for the Comprehensive Plan 10-Year review process and will provide direction in the development of the Comprehensive Plan 10-Year Evaluation and Appraisal Report.

The committee is expected to meet approximately 7-10 times during a 12-month period in workshop-type meetings that last approximately 2-3 hours each. They will be expected to help leverage their networks and champion this process with the general public.

The CPEC will also make decisions related to the public outreach and participation plan, provide policy guidance based on public input and best practices from other cities, help define land use and transportation scenarios to be analyzed and presented to the public, and make final recommendations of the preferred land use and transportation scenario to be included in the Comprehensive Plan 10-Year Evaluation and Appraisal Report.

The City Secretary's Office began accepting citizen applications for the CPEC on March 20th and the application process was closed on April 15th.

At this meeting, the City Council will determine the CPEC makeup and will make City Council, Planning and

Zoning Commission, and citizen appointments.

Budget & Financial Summary: N/A

Attachments: None