



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Regular

Thursday, June 28, 2018

6:00 PM

City Hall Council Chambers

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

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, possible action, and discussion of 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. [18-0413](#) Presentation, possible action, and discussion of minutes for:
 - June 14, 2018 Workshop
 - June 14, 2018 Regular

Sponsors:

Smith

Attachments: [WKSHP061418 DRAFT Minutes](#)
[RM061418 DRAFT Minutes](#)

- 2b. [18-0376](#) Presentation, possible action, and discussion regarding approval of a three year contract between the City of College Station and Shermco Industries, Inc. for an amount not to exceed \$797,355 for Electric Substation Testing and Maintenance. This amount includes the three year base amount of \$664,463 in scheduled work and potential additional/miscellaneous repairs as specified in the bid, and an additional 20% not to exceed cost of \$132,892 as a contingency for unforeseen emergency work.

Sponsors: Crabb

- 2c. [18-0378](#) Presentation, possible action, and discussion on Change Order 1 to the TriTech Software Systems IQ Subscription Agreement (Contract No. 15300408) adding IQ FireView for \$13,265.

Sponsors: Provazek

Attachments: [TriTech Subscription Agreement 15300408 CO#1.pdf](#)

- 2d. [18-0384](#) Presentation, possible action, and discussion on authorizing the payment of \$1,277,906 to the College Station Independent School District for repayment of unspent funds in TIRZ 1.

Sponsors: Leonard

Attachments: [TRZ Revised 6.21.18](#)
[TIRZ funds COCS](#)

- 2e. [18-0394](#) Presentation, possible action, and discussion regarding the approval of contract 18300554 with Brazos Paving, Inc. for the installation of One Inch Overlay With Specialty Mix as needed for an amount not to exceed \$432,000.

Sponsors: Harmon

Attachments: [Bid Tab 18-121](#)

- 2f. [18-0395](#) Presentation, possible action, and discussion regarding approval of Change Order No. 9 in the amount of \$53,475 to the Lincoln Recreation Center Addition construction contract 16300432 with JaCody, Inc.

Sponsors: Harmon

Attachments: [Signed Lincoln CO 9.pdf](#)
[Project location map.pdf](#)

- 2g. [18-0398](#) Presentation, possible action, and discussion on a construction contract with Dudley Construction, LTD. in the amount of \$327,000 for the construction of a basketball pavilion at John Crompton Park.

Sponsors: Kelbly

Attachments: [Tabulation](#)

- 2h. [18-0414](#) Presentation, possible action, and discussion amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1018 "Traffic Schedule XIII, Temporary Speed Limits," of the Code of Ordinances regarding temporary speed limits at the FM 60 and FM 2818 interchange.

Sponsors: Rother

Attachments: [Ch 38 Temp Speed Limit FM60-FM2818](#)

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. [18-0408](#) Public Hearing, presentation, possible action, and discussion 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 GS General Suburban to D Duplex for approximately 5 acres located at Aurora Court near the intersection of Anderson Street and Park Place.

Sponsors: Broadnax

Attachments: [Background Information](#)
 [Vicinity, Aerial, & SAM](#)
 [Rezoning Map](#)
 [Ordinance](#)

2. [18-0415](#) Presentation, possible action, and discussion on an ordinance creating a 5% Property Tax Homestead Exemption.

Sponsors: Nettles

Attachments: [Homestead Exemption Ordinance](#)

3. [18-0380](#) Presentation, possible action, and discussion regarding appointments to the Bicycle, Pedestrian, and Greenway Advisory Board.

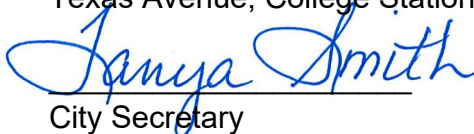
Sponsors: Smith

4. 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.

5. 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 June 22, 2018 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 #: 18-0413 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Consent Agenda
File created: 6/15/2018 **In control:** City Council Regular
On agenda: 6/28/2018 **Final action:**
Title: Presentation, possible action, and discussion of minutes for:
• June 14, 2018 Workshop
• June 14, 2018 Regular
Sponsors: Tanya Smith
Indexes:
Code sections:
Attachments: [WKSHP061418 DRAFT Minutes](#)
[RM061418 DRAFT Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion of minutes for:
• June 14, 2018 Workshop
• June 14, 2018 Regular

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: N/A

Budget & Financial Summary: None

Attachments:
• June 14, 2018 Workshop
• June 14, 2018 Regular

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
JUNE 14, 2018

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Barry Moore
John Nichols
James Benham – via remote

City Staff:

Jeff Capps, Interim City Manager
Jeff Kersten, Assistant City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Lisa McCracken, Records Management Coordinator

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 4:03 p.m. on Thursday, June 14, 2018 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 4:03 p.m. on Thursday, June 14, 2018 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
- Maura Juarez Garcia v. Andres Garcia and City of College Station; Cause No. 18-000419-CV-85; In the 85th District Court, Brazos County, Texas.

B. Legal advice:

- Legal advice concerning the City Council's ratification of actions as related to Experience Bryan College Station acting as College Station's Local Organizing Committee to coordinate the application for funding for the 2018 American Quarter Horse Association Youth World Cup Event under the Event Trust Fund.

C. 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 5:05 p.m.

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

No action was required from Executive Session.

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

Items 2b, 2c, 2d, 2e, 2i, and 2j were pulled from Consent for clarification.

(2b): *Troy Rother*, City Traffic Engineer, provided an explanation of the involvement of CSISD. Mr. Rother stated that CSISD requested the City to extend the school zone times around A&M Consolidated High School on Welsh Avenue, Nueces Drive and FM 2818. The School Zone signs will be purchased using the Public Works Traffic Operations budget and the existing Beacons will be relocated to the new locations by city staff.

(2c): *Troy Rother*, City Traffic Engineer, provided the amount of (46) stops signs going up in new development locations.

(2d): *Wesley Grey*, Assistant Director of Electric, explained the lead time on the bid. Mr. Grey stated that the large cable is only purchased per job because of the size of the cable. It cannot be stored, it has to be cut to the specific job.

(2e): *Wesley Grey*, Assistant Director of Electric, provided an explanation for the rejection of ITB. Mr. Grey stated that the bids did not adequately represent the capabilities of the vendors, and staff chose to reject all the bids and go out for a request for proposals. An RFP was released and four (4) proposals were received, evaluated and ranked by members of the Electric Staff. All Around Tree Service, Inc. had the highest ranking proposal.

(2i): *Donald Harmon*, Director of Public Works, provided a brief background on the fees for solid waste collection services. Mr. Harmon stated that the utility rates resolution implements changes to the Solid Waste fees. Over the last 18 months, staff has developed a comprehensive solid waste cost of service and rate design study with the assistance of consulting firm Burns & McDonnell. The study was presented to Council on October 26, 2017, and during the Special Council Meeting on February 15, 2018, direction was given for staff to present the rate increases reflected in scenario 1 of the study to Council for consideration.

(2j): Jennifer Prochaska, Economic Development Manager, provided an explanation on the amount of time and resources the Fire Department spends on the issuance of permits, following up on complaints, and taking corrective action if needed.

5. Presentation, possible action, and discussion related to the impact of the creation of a Property Tax Homestead Exemption.

Mary Ellen Leonard, Director of Financial Services, updated Council on the research related to the institution of a Homestead Exemption related to property taxes. Staff provided Council with a summary of the exemption law instituted by the State, results of an anecdotal survey conducted of other cities, the impact the exemption would have on the taxpayer and the City at varying rates and the process related to enacting an exemption. The Budget & Finance recommended on April 26, 2018 to present to Council.

Possible Options

1. No implementation
2. Implement an exemption
3. Implement an exemption and offset with tax rate increase
4. Other options

Staff required direction from Council on how to move forward with the property tax homestead exemption.

Council directed staff to move forward with Option 3 - Implement an exemption and offset with tax rate increase.

6. Presentation, possible action, and discussion regarding the extension of the City's Extraterritorial Jurisdiction and the status of various annexation development agreements.

Lance Simms, Director of Planning and Development, provided Council an overview of the City's Extraterritorial Jurisdiction (ETJ) with an emphasis on the possible extension of the ETJ to five miles.

- Non-Annexation Development Agreements
 - Offered when subject property is appraised as ag, timberland, or wildlife management
 - Ten-year term
 - Guarantees the continued ETJ status of subject property (no annexation/city taxes)
 - Authorizes the enforcement of certain City regulations and planning authority (A-O zoning district, now called "Rural")
- Recent Accomplishments
 - Chapter 8 of the City's Comprehensive Plan updated (April 2016)
 - ILA with City of Bryan to extend ETJ common boundary updated (February 2017)
 - Renewed 12 Annexation Development Agreements covering over 2,000 acres in the ETJ (April 2018)
 - Annexation of 65 acres on west side in (April 2018)

Staff required direction on several annexation development agreements that expired earlier this year; do we offer new 10-year annexation agreements to property owners and should we extend the City's ETJ from 3.5 miles to 5 miles?

Council concurs with staff's recommendation on annexation agreements to property owners, extending the ETJ of 5 miles and model the Burleson agreement with the Brazos County agreement.

7. Council Calendar

Council reviewed the calendar.

8. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, 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 Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, 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.

Councilmember Nichols reported on Health Board.

9. Adjournment

There being no further business, Mayor Mooney adjourned the workshop of the College Station City Council at 6:37 p.m. on Thursday, June 14, 2018.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
JUNE 14, 2018

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Barry Moore
John Nichols
James Benham – via remote

City Staff:

Jeff Capps, Interim City Manager
Jeff Kersten, Assistant City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Lisa McCracken, Records Management Coordinator

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 6:45 p.m. on Thursday, June 14, 2018 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

Robert Rose, Bryan, came before council to express his concerns on bicycle safety. Mr. Rose stated that more people would ride long distance bicycle riding, if there were a care free environment. He asked Council to look into a facility for Bicyclist as the City of Austin has called the Austin Galloway.

Stacy Watt, Bryan, came before council to express her concerns on bicycle safety. Mrs. Watt stated that she has fallen in love with bicycling and would like Council to consider developing a Galloway for bicyclist and their safety.

Presentation to Ashley Poprick in recognition as recipient of the Girl Scout Gold Award

Mayor Mooney presented a proclamation to Ashley Poprick, honoring her achievement in receiving the Gold Award and proclaimed June 9, 2018 as Ashley Poprick Day.

CONSENT AGENDA

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

- May 24, 2018 Workshop Meeting
- May 24, 2018 Regular Meeting

2b. Presentation, possible action, and discussion on Ordinance No. 2018-4014 amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1005 "Traffic Schedule V, School Zones" by extending school zone times around A&M Consolidated High School on Nueces Drive, Welsh Avenue and FM 2818.

2c. Presentation, possible action, and discussion on Ordinance No. 2018-4015 amending Chapter 38 "Traffic and Vehicles," Article VI, "Traffic Schedules," Section 38-1003 "Traffic Schedule III, Stop Signs" of the Code of Ordinances by adding stop signs at various intersections as shown in Exhibit "A" of the ordinance.

2d. Presentation, possible action, and discussion on a bid award for the annual purchase of wire and cable, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$712,700 to Techline, Inc.

2e. Presentation, possible action, and discussion regarding the award of a three year contract (contract no. 18300533; RFP no. 18-078) for Electric Right-of-Way Tree Trimming Services to All Around Tree Service, Inc. in the amount of \$1,500,505.26 and the rejection of ITB 18-057.

2f. Presentation, possible action, and discussion regarding the approval of a construction contract (No. 18300465) with Palomares Construction, Inc., in the amount of \$364,759.40 for the construction of sidewalk improvements along Southwest Parkway.

2g. Presentation, possible action, and discussion on an Interlocal Agreement with the City of Cedar Hill for cooperative purchasing.

2h. Presentation, possible action, and discussion on a Professional Services Contract No. 18300543 with Binkley & Barfield, Inc. in the amount of \$409,825.90 for the professional engineering services related to the design of the Greens Prairie Trail Widening Project, and approval Resolution No. 06-14-18-2h declaring intention to reimburse certain expenditures with proceeds from debt.

2i. Presentation, possible action, and discussion regarding Resolution No. 06-14-18-2i updating the fees for solid waste collection services.

2j. Presentation, possible action, and discussion on Ordinance No. 2018-4016 amending Chapter 2, "Administration," Article V, "Finance," Division 2 "Fees, Rates, and Charges" Section 2-120 of the Code of Ordinances and presentation, possible action, and discussion on Resolution No. 06-14-18-2j amending Resolution No. 80-10-17-2Q that established the fees, rates, and charges as authorized in Chapter 2 "Administration", Art. V. "Finance", Div. 2 "Fees, Rates, and Charges" of The Code of Ordinances, both regarding establishing fees for commercial and residential burn permits.

2k. Presentation, possible action, and discussion of construction change order 5 to Acklam Construction Company, LTD for \$93,272.19 and a time extension of 45 days for changes at Larry J. Ringer Library.

2l. Presentation, possible action, and discussion regarding the award of Contract 18300482, Bid 18-076, for a project to replace of twelve 138kV transmission poles and hardware; and the replacement of 5.62 miles of steel shield wire on the 138kV transmission line with OPGW (optical ground wire) fiber optic conductor to Forbes Bros. Timberline Construction, Inc. The total recommended award is \$1,340,054.11.

2m. Presentation, possible action, and discussion regarding approval of a real estate contract (contract no. 18300542) in the amount of \$425,203 for the purchase of right-of-way needed for the Capstone/Barron Road Realignment Project.

2n. Presentation, possible action, and discussion on Resolution No. 06-14-18-2n to re-adopt the City's Guidelines and Criteria Governing Property Tax Abatement.

2o. Presentation, possible action, and discussion concerning ratification of the City Manager's authority to sign a letter, affidavit and Joinder Agreement designating Experience Bryan College Station as the Local Organizing Committee to coordinate the application for funding for the 2018 American Quarter Horse Association Youth World Cup Event under the Event Trust Fund for the City of College Station and approval of the Event Support Contract regarding the same.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Moore, 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, possible action, and discussion regarding Ordinance No. 2018-4017 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 R Rural to PDD Planned Development District on approximately seven acres generally located along the south side of Lakeway Drive, near the intersection of Medical Avenue. Case REZ2018-000004

Alaina Helton, Planning and Development, stated that this request is to rezone seven acres located along the south side of Lakeway Drive and east of Medical Avenue, from R Rural to PDD Planned Development District with a base zoning of MF Multi-Family for the use of a Senior Housing Development.

The Planning & Zoning Commission considered this item at their May 17, 2018 meeting and voted 5-0-1 to recommend approval of the request.

At approximately 7:11 p.m., Mayor Mooney opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:11 p.m.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Moore, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2018-4017 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 R Rural to PDD Planned Development District on approximately seven acres generally located along the south side of Lakeway Drive, near the intersection of Medical Avenue. The motion carried unanimously.

2. Public Hearing, presentation, possible action, and discussion regarding Ordinance No. 2018-4018 amending Appendix A, “Unified Development Ordinance,” Article 7, “General Development Standards”, Section 7.6, “Landscaping and Tree Protection”, and Section 7.7, “Buffer Requirements” of the Code of Ordinances of the City of College Station.

Rachel Lazo, Planning & Development, stated as part of the 2017 Plan of Work, the City Council and Planning and Zoning Commission directed staff to review current city landscaping requirements, including streetscaping and buffer standards, and the water usage needed to maintain current landscaping requirements. Staff was also encouraged to explore options for water-conserving landscaping.

Summary of Changes

- Encouraging drought tolerant irrigation by increasing the point credit from 10 percent to 20 percent for water-conserving irrigation systems.
- Providing an extra 50 percent increase in landscaping points for Texas native plants.
- Incentivizing the retention of older/larger trees by doubling the point values for each protected tree.
- Creating administrative flexibility to waive buffer requirements adjacent to residential common area, and exempting buffers adjacent to FEMA 100-year floodplain.
- Removing the double landscape point requirements for building plots over 10 acres.
- Removing the heightened 2.5-inch caliper tree requirement for building plots over 15 acres and allow these sites to meet the 2-inch caliper tree requirement of other sites.
- Providing water conserving landscaping options, such as xeriscaping in lieu of sod.
- Requiring buffer by developed/proposed use instead of by zoning district.

The Planning & Zoning Commission heard this item on May 22, 2018 and voted 6-0 to recommend approval of the request.

At approximately 7:22 p.m., Mayor Mooney opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:22 p.m.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2018-4018 amending Appendix A, “Unified Development Ordinance,” Article 7, “General Development Standards”, Section 7.6, “Landscaping and Tree Protection”, and Section 7.7, “Buffer Requirements” of the Code of Ordinances of the City of College Station. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion regarding Ordinance No. 2018-4019 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 R Rural and GC General Commercial to PDD Planned Development District on approximately 31 acres of land located at 1775 Greens Prairie Road West and 1590 Arrington Road, more generally located at the southwest intersection of Arrington Road and Greens Prairie Road West.

Alaina Helton, Planning & Development, stated that this request is to rezone 31 acres located at the southwest intersection of Arrington Road and Greens Prairie Road West, from R Rural and GC General Commercial to PDD Planned Development District with a base zoning of GC General Commercial and MF Multi-Family to provide a mix of uses with central open space.

Applicant required modifications to remove Bars/Taverns/Night Clubs as a permitted use in the Multi-Family designated area, and the addition of the following language under the Subdivision Design and Improvements section of the Development Standards: “Vehicular and Pedestrian cross access between the Public Way and the adjacent Rural tract(s) may be provided without amending the PDD Concept Plan.

The Planning & Zoning Commission heard this item on June 7, 2018 and voted 6-0 to recommend approval.

At approximately 8:05 p.m., Mayor Mooney opened the Public Hearing.

Jenny Hobson, College Station, stated she enjoys living in a rural area and has concerns for the integrity of her neighborhood. Mrs. Hobson also stated that she was not notified of the development.

Christina Hancock, College Station, stated her concern about the integrity of the rural area around their homes, the increase of traffic, the median being added and more complications for them.

There being no further comments, the Public Hearing was closed at 8:11 p.m.

MOTION: Upon a motion made by Councilmember Moore and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2018-4019 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 R Rural and GC General Commercial to PDD Planned Development District on approximately 31 acres of land located at 1775 Greens Prairie Road West and 1590 Arrington Road, more generally located at the southwest intersection of Arrington Road and Greens Prairie Road West, with modifications to remove Bars/Taverns/Night Clubs as a permitted use in the Multi-Family designated area, and the addition of the following language under the Subdivision Design and Improvements section of the Development Standards: “Vehicular and Pedestrian cross access between the Public Way and the adjacent Rural tract(s) may be provided without amending the PDD Concept Plan. The motion carried unanimously.

4. Presentation, possible action, and discussion regarding an interlocal agreement between the City of College Station and Brazos County for improvements to Rock Prairie Road between Holleman South and FM 2154.

Donald Harmon, Director of Public Works, stated that this agreement addresses the section of Rock Prairie roadway outside of the City of College Station. The proposed cross section of this roadway is two travel lanes, a continuous two -way left turn lane, bike lanes, and sidewalks. The amount budgeted is \$5,900,000; which is currently included for this project in the Streets Capital Improvement Projects Fund. A total of \$911,028 has been expended or committed to date, leaving a balance of \$4,988,972 for the City's portion of the project. Based on this ILA, the County will participate in the cost of the improvements and will reimburse the City of College Station for an amount not to exceed \$1,200,000 for design and construction of the County's portion of the project. Mr. Harmon explained that upon completion, the City of College Station will maintain the improvements in perpetuity. As the construction of the County's portion of the project is not included in the project budget, a budget amendment will be needed in the future to support the additional budget needed for the construction of the County portion of the project.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to approve the interlocal agreement between the City of College Station and Brazos County for improvements to Rock Prairie Road between Holleman South and FM 2154. The motion carried unanimously.

5. Presentation, possible action, and discussion regarding an appointment to the board of Experience Bryan-College Station.

Upon a majority vote Council appointed Karen Bonarrigo to fill a two (2) year unexpired term to the board of Experience Bryan-College Station. 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 Nichols requested a discussion on the upcoming Charter Amendment language.

Councilmember Rektorik requested an update on the Week of Remembrance; estimate number of attendees, estimate number of visitors, and estimate number of cost.

Councilmember Rektorik requested a discussion on the feasibility of a bike trail around Lick creek Park.

7. Adjournment.

There being no further business, Mayor Mooney adjourned the Regular Meeting of the City Council at 8:35 p.m. on Thursday, June 14, 2018.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

Legislation Details (With Text)

File #:	18-0376	Version:	1	Name:	Electric Substation Testing and Maintenance Contract RFP No. 18-046, Contract 18300535
Type:	Contract	Status:			Consent Agenda
File created:	6/1/2018	In control:			City Council Regular
On agenda:	6/28/2018	Final action:			
Title:	Presentation, possible action, and discussion regarding approval of a three year contract between the City of College Station and Shermco Industries, Inc. for an amount not to exceed \$797,355 for Electric Substation Testing and Maintenance. This amount includes the three year base amount of \$664,463 in scheduled work and potential additional/miscellaneous repairs as specified in the bid, and an additional 20% not to exceed cost of \$132,892 as a contingency for unforeseen emergency work.				
Sponsors:	Timothy Crabb				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding approval of a three year contract between the City of College Station and Shermco Industries, Inc. for an amount not to exceed \$797,355 for Electric Substation Testing and Maintenance. This amount includes the three year base amount of \$664,463 in scheduled work and potential additional/miscellaneous repairs as specified in the bid, and an additional 20% not to exceed cost of \$132,892 as a contingency for unforeseen emergency work.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s):

Staff recommends approval of the contract.

Summary:

The Electric Substation Testing and Maintenance Contract is a three year contract for NERC mandated Testing and Maintenance of critical electric substation devices and equipment.

On March 1, 2018, three (3) sealed proposals were received in response to Request for Proposal No. 18-046 for the City of College Station's Electric Substation Testing and Maintenance Contract. Based on the evaluation of the three proposals, Shermco was not only the lowest bid but also scored the highest on the overall evaluation factors. The three (3) year total base amount is \$644,463.00 (\$269,768.00 for Year 1, \$233,730.00 for Year 2 and \$160,965.00 for Year 3). As a contingency for

unforeseen emergency repairs that may be required during the three year period, an additional 20% (\$132,892) has been added to the proposal for a total not to exceed amount of \$797,355.

Budget & Financial Summary:

Funds for this item are budgeted for in the Electric Capital Improvements and Maintenance Project Funds.

Legal Review: Yes

Attachments:

Contract available for review in City Secretary's office.



Legislation Details (With Text)

File #:	18-0378	Version:	1	Name:	TriTech IQ CO No. 1 for FireView
Type:	Change Order	Status:		Status:	Consent Agenda
File created:	6/5/2018	In control:		In control:	City Council Regular
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion on Change Order 1 to the TriTech Software Systems IQ Subscription Agreement (Contract No. 15300408) adding IQ FireView for \$13,265.				
Sponsors:	Erin Provazek				
Indexes:					
Code sections:					
Attachments:	TriTech Subscription Agreement 15300408 CO#1.pdf				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion on Change Order 1 to the TriTech Software Systems IQ Subscription Agreement (Contract No. 15300408) adding IQ FireView for \$13,265.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure

Recommendation(s): Staff recommends approval.

Summary: Trittech Software Solutions (TriTech) is the provider of the newly implemented Police Computer Aided Dispatch (CAD) system. The original purchase included a subscription for Crimeview to view data sent to TriTech's hosted solution for analytical reporting and dashboarding toolset. The Fire Department would also like to be able to view and analyze CAD data using the dashboard and other tools available in FireView. Due to the overall percentage of change for this subscription agreement with the addition of FireView, at a 94% increase, Council approval is required. The total subscription agreement, after this change, is \$27,350, annually.

Budget & Financial Summary: Funds are available in the CAD/RMS Replacement CIP (CO1301) for the initial subscription amount of this change order. Future years' obligations will be budgeted in the Information Technology Operating budget.

Attachments:
Change Order

CHANGE ORDER NO. 1 DATE: 04 / 30 / 2018 Contract No. 15300408
P.O.# 16201121 PROJECT: CAD / RMS Replacement

OWNER: CONTRACTOR: Tritech Software Systems
City of College Station PO Box 203223
P.O. Box 9960 Dallas, TX 75320-3223 Ph: 858-7997353
College Station, Texas 77842 Fax: 858-799-7015

PURPOSE OF THIS CHANGE ORDER:
To the Subscription Agreement - Contract 15300408
A. Add IQ FireView Subscription
B.
C.
D.
E.

ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
1	ea	IQ FireView Subscription	13,265.00	0	1	\$13,265.00
2	ea	n/a		0	0	\$0.00
3	ea	n/a		0	0	\$0.00
TOTAL						\$13,265.00

THE NET AFFECT OF THIS CHANGE ORDER IS 94.1782% INCREASE.

LINE 1 (acct./work order number)
LINE 2 (acct./work order number)
LINE 3 (acct./work order number)
TOTAL CHANGE ORDER 0.00

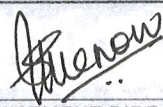
ORIGINAL CONTRACT AMOUNT \$14,085.00
CHANGE ORDER NO. 1 - Add IQ FireView Subscription \$13,265.00 94.178% CHANGE

REVISED CONTRACT AMOUNT \$27,350.00 94.178% TOTAL CHANGE

ORIGINAL CONTRACT TIME Days
Time Extension No. 1 Days
Revised Contract Time 0 Days

SUBSTANTIAL COMPLETION DATE
REVISED SUBSTANTIAL COMPLETION DATE

APPROVED  5/23/18
TRITECH SOFTWARE SYSTEMS Date

 5/30/2018
DEPARTMENT DIRECTOR Date

CONSTRUCTION CONTRACTOR Date
ASST CITY MGR - CFO Date

PROJECT MANAGER Date
CITY ATTORNEY Date

CITY ENGINEER Date
CITY MANAGER Date



GSA Change Order

Q4886LA-01

Date: 4/19/2018

General & Client Information

Client Name:	City of College Station	Bill to:	
System Description:	IQ FireView Subscription	City of College Station	
Great Plains ID:	TX191/SD	PO Box 9960	
Change Order #		1011 Texas Ave	
Original Sales Order #	6356	College Station, TX 77842	
Client Purchase Order #	16201120-00		
Client Purchase Order Date	12/2/2015		
Client Contact:	Lynn Chaffin	Ship to:	
Contact Phone:	(214) 728-4879	same	
Contact Email Address:	lchaffin@csstx.gov		
Credit Terms:			
Account Executive:	Janette Onizuka		
Project Manager:	Linda Ali		

Project Products & Services

Qty	Sales Category	Item Description	Unit Price	Qty*Unit \$	Extended Price
Project Additions:					
1	TriTech.com IQ	IQ FireView Dashboard T4 (100K to 250K) Subscription (product #IB-SW-140073-001 - SIN# Open Market)	\$ 6,765.00	\$ 6,765.00	\$ 6,765.00
1	TriTech.com IQ	IQ FireView Advanced Reports T4 (100k to 250K up to 10 users) Subscription (Product # Custom - SIN# Open Market)	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
				\$ -	\$ -
				Total:	\$ 13,265.00

Project Summary & Totals

TriTech.com IQ					13,265.00
				Subtotal:	\$ 13,265.00
		Estimated Sales Tax (State: _____ at _____ %)	Taxable sales:	0.00 Sales tax rate:	5.00%
		Estimated Shipping			\$ -
				Total:	\$ 13,265.00

Project Payment Terms: Net 30 days from date of invoice

100%	Due Upon Order				\$ 13,265.00
				Total Payments:	\$ 13,265.00

Summary Information & Project Notes

This is a Change Order to the Subscription Agreement and the scope of the project.

Send Purchase Orders to:

TriTech Software Systems
Attn: Sales Admin FAX: 858-799-7015
salesadmin@tritech.com

Remit Payments to:

TriTech Software Systems
PO Box # 203223
Dallas, TX 75320-3223

Issued by: Linda Ali

Contact Info: (858) 799-7353

Terms and Conditions

This is a Change Order to the Subscription Agreement dated November 24, 2015 with contract number 15300408. This Change Order is subject to the terms and conditions of the Subscription Agreement. All other terms, conditions, and pricing of the Subscription Agreement remain in full force and effect.

Purchase Order required and attached, reference PO# _____ on invoice

No Purchase Order required to invoice

The City is tax exempt.



Legislation Details (With Text)

File #:	18-0384	Version:	2	Name:	Wolf Pen TIRZ
Type:	Agreement	Status:		Status:	Consent Agenda
File created:	6/7/2018	In control:		In control:	City Council Regular
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion on authorizing the payment of \$1,277,906 to the College Station Independent School District for repayment of unspent funds in TIRZ 1.				
Sponsors:	Mary Ellen Leonard				
Indexes:					
Code sections:					
Attachments:	TRZ Revised 6.21.18 TIRZ funds COCS				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion on authorizing the payment of \$1,277,906 to the College Station Independent School District for repayment of unspent funds in TIRZ 1.

Relationship to Strategic Goals:

Good Governance
Core Services and Infrastructure

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

Background & Summary:

Established in 1989, the Wolf Pen Creek (WPC) TIF Fund accounted for ad valorem tax and other revenues that were accrued to the WPC TIF District. The fund also accounted for expenditures on projects that took place in the WPC District. The TIRZ received ad valorem taxes from the City of College Station, College Station Independent School District and Brazos County on the incremental increase in assessed valuation (captured value) over the base year. The TIRZ expired on December 31, 2009; therefore, no ad valorem revenue has been received since that time. Upon expiration of the TIRZ, funds not contractually obligated must therefore be returned to the participating entities. Funds were returned to the City of College Station and Brazos County in 2012. The remaining fund balance includes a total of \$1,277,906 for payment to College Station Independent School District. CSISD delayed requesting the reimbursement of its portion of the funds until they could ensure the funds could remain in the district. That determination has now been made by CSISD.

CSISD has or will incur \$1,077,758.66 in local infrastructure projects through cost participation in City FY18 (Oct 1, 2017 - Sept 30, 2018). The CSISD Fiscal Year is September 1 - August 31. CSISD has requested release of the funds from the TIRZ as reimbursement for those expenditures. The local infrastructure projects include:

Greens Prairie Trail Widening Project for Pecan Trails Intermediate School

Royder Road Widening Phase 1 Project for Wellborn Middle School

Holleman Drive South Widening Project for River Bend Elementary

Cost participation Interlocal Agreements between the City of College Station and CSISD have been approved by City Council and CSISD for each of these projects.

These funds from the expired TIRZ must be reimbursed to CSISD and cannot be used by the City for any other purpose.

The City's FY18 budget will be amended on Budget Amendment #3 in September to authorize budget for the requested payment.

The balance of the school district's portion of unspent funds totaling \$200,147.34 will be paid in City FY 2019.

Budget & Financial Summary: A total of \$1,277,906 will be repaid to CSISD in FY 2018 and FY 2019.

Attachments:

1. Payment Request - M. Martindale, CSISD
2. Wolf Pen TIRZ Payment details



College Station Independent School District

*Success...each **life**...each **day**...each **hour***

MEMORANDUM

To: Jeff Kersten, Assistant City Manager
City of College Station

From: Mike Martindale, Deputy Superintendent

Date: June 21, 2018

Subject: Expired Wolf Pen Creek TIRZ

Please consider this memo as a request from College Station Independent School District for the return of the unexpended funds from the expired Wolf Pen Creek Tax Increment Reinvestment Zone in the amount of \$682,758.66 in fiscal year 18 and \$595,147.34 in fiscal year 2019 for a total of \$1,277,906.00.

Thank you for your assistance with this item.

If you have any questions, please let me know.

MM 6.21.18
Mike Martindale
Deputy Superintendent -
Chief Financial Officer

1812 Welsh Avenue
College Station, TX 77840
979-764-5400 -- www.csisd.org

CLARK C. EALY, Ph.D.
Superintendent of Schools

City of College Station Infrastructure
6915 Bond Fund

Project	Sub Obj	Campus	Budget	Encumbered	PD 2017	PD 2018	Bal Due	Unencumbered	PO #	Check #
B4	BN	Wellborn Middle	500,000.00	450,000.00	-	182,500.00	267,500.00	50,000.00	18004535	356882
B3	BN	Pecan Trails	435,000.00	435,000.00	202,241.34	232,758.66	-	-	17004223	338861/356355
B2	BN	River Bend	395,000.00	-	-	-	-	395,000.00		
			1,330,000.00	885,000.00	202,241.34	415,258.66	267,500.00	445,000.00		

Current Year refund of infrastructure costs	415,258.66	Refund prior to Aug 2018
COCS book entry from TIRZ payable to CSISD payment of costs	267,500.00	Refund prior to Aug 2019 if invoiced by COSD and paid prior to Aug 2
COCS book entry from TIRZ payable to CSISD payment of costs	395,000.00	Refund after Aug 2018
Total capital projects paid with TIRZ funds	1,077,758.66	
Funds due CSISD from TIRZ	1,277,906.00	
Use for playground or other project like Wolf Pen project	200,147.34	



Legislation Details (With Text)

File #:	18-0394	Version:	1	Name:	One Inch Overlay with Specialty Mix Contract
Type:	Contract	Status:		Status:	Consent Agenda
File created:	6/10/2018	In control:		In control:	City Council Regular
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding the approval of contract 18300554 with Brazos Paving, Inc. for the installation of One Inch Overlay With Specialty Mix as needed for an amount not to exceed \$432,000.				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	Bid Tab 18-121				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the approval of contract 18300554 with Brazos Paving, Inc. for the installation of One Inch Overlay With Specialty Mix as needed for an amount not to exceed \$432,000.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

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

Summary: On April 27, 2018 the City of College Station and Brazos County went out for a joint bid the construction and/or installation of One Inch Overlay With Specialty Mix as needed. The lowest responsible bidder was Brazos Paving, Inc. The City of College Station has completed the evaluation of the Joint Bid 18-121 with Brazos County, and is recommending award of our portion to Brazos Paving, Inc. for an amount not to exceed \$432,000.00.

Budget & Financial Summary: Funds are available in the Roadway operations and maintenance budget.

Legal Review: Yes

Attachments:

1. Contract on file with the City Secretary's Office
2. Bid Tab

BID TABULATION 18-121
HOT MIX ASPHALT
June 29, 2018 through June 28, 2019

	Description	QTY	Brazos Paving Inc.	Knife River	Larry Young Paving	Century Asphalt
1	D-GR HMA Type D, 1.50" min. thick, compacted and placed less than 1000 tons	2,000	\$10.60	\$9.65	\$9.33	
	Totals	SY	\$21,200.00	\$19,300.00	\$18,660.00	\$0.00
	Product Name		Type D HMAc	Ty-D PG 64-22	Type D PG 64-22	
	Product Number		BPI 1701	39417	Knife River 39417	
2	D-GR HMA Type D, 1.50" min. thick, compacted and placed exceeding than 1000 tons	13,000	\$7.85	\$6.30	\$6.88	
	Totals	SY	\$102,050.00	\$81,900.00	\$89,440.00	\$0.00
	Product Name		Type D HMAc	Ty-D PG 64-22	Type D PG 64-22	
	Product Number		BPI 1701	39417	Knife River 39417	
3	D-GR HMA Type D, 2.00" min. thick, compacted and placed less than 1000 tons	2,000	\$12.50	\$11.85	\$11.15	
	Totals	SY	\$25,000.00	\$23,700.00	\$22,300.00	\$0.00
	Product Name		Type D HMAc	Ty-D PG 64-22	Type D PG 64-22	
	Product Number		BPI 1701	39417	Knife River 39417	
4	D-GR HMA Type D, 2.00" min. thick, compacted and placed exceeding 1000 tons	9,600	\$10.00	\$8.40	\$8.69	
	Totals	SY	\$96,000.00	\$80,640.00	\$83,424.00	\$0.00
	Product Name		Type D HMAc	Ty-D PG 64-22	Type D PG 64-22	
	Product Number		BPI 1701	39417	Knife River 39417	
5	D-GR HMA Type C, 2.00" min. thick, compacted and placed less than 1000 tons	27,000	\$11.20	\$11.00	\$8.48	
	Totals	SY	\$302,400.00	\$297,000.00	\$228,960.00	\$0.00
	Product Name		Type C HMAc	Ty-C PG 64-22	Type C PG 64-22	
	Product Number		BPI 1702	39410	Knife River 39410	
6	D-GR HMA Type C, 2.00" min. thick, compacted and placed exceeding 1000 tons	18,000	\$11.00	\$8.15	\$8.42	

BID TABULATION 18-121
HOT MIX ASPHALT
June 29, 2018 through June 28, 2019

	Totals	SY	\$198,000.00	\$146,700.00	\$151,560.00	\$0.00
	Product Name		Type C HMAC	Ty-C PG 64-22	Type C PG 64-22	
	Product Number		BPI 1702	39410	Knife River 39410	
7	TOM-C, 1.00" min. thick, compacted and placed less than 1000 tons	2,000	\$10.00	\$8.60	\$9.69	
	Totals	SY	\$20,000.00	\$17,200.00	\$19,380.00	\$0.00
	Product Name		TOM -C	TOM-C PG 76-22	TOM C PG 76-22	
	Product Number		BPI 1705	39422	Knife River 39421	
8	TOM-C, 1.00" min. thick, compacted and placed exceeding 1000 tons	19,000	\$7.00	\$6.00	\$7.14	
	Totals	SY	\$133,000.00	\$114,000.00	\$135,660.00	\$0.00
	Product Name		TOM-C	TOM-C PG 76-22	TOM C PG 76-22	
	Product Number		BPI 1705	39422	Knife River 39421	
9	D-GR HMA Type B, 2.50" min. thick, compacted and placed less than 1000 tons	2,000	\$16.80	\$14.00	\$12.40	
	Totals	SY	\$33,600.00	\$28,000.00	\$24,800.00	\$0.00
	Product Name		Type B HMAC	Ty-B PG 64-22	Type B PG 64-22	
	Product Number		BPI 1703	39405	Knife River 39405	
10	D-GR HMA Type B, 2.50" min. thick, compacted and placed exceeding 1000 tons	32,500	\$12.00	\$9.90	\$10.68	
	Totals	SY	\$390,000.00	\$321,750.00	\$347,100.00	\$0.00
	Product Name		Type B HMAC	Ty-B PG 64-22	Type B PG 64-22	
	Product Number		BPI 1703	39405	Knife River 39405	
11	D-GR HMA Type B, 3.00" min. thick, compacted and placed less than 1000 tons	2,000	\$19.00	\$14.75	\$14.14	
	Totals	SY	\$38,000.00	\$29,500.00	\$28,280.00	\$0.00
	Product Name		Type B HMAC	Ty-B PG 64-22	Type B PG 64-22	
	Product Number		BPI 1703	39405	Knife River 39405	

BID TABULATION 18-121
HOT MIX ASPHALT
June 29, 2018 through June 28, 2019

12	D-GR HMA Type B, 3.00" min. thick, compacted and placed exceeding 1000 tons	15,550	\$14.80	\$11.80	\$12.78	
	Totals	SY	\$230,140.00	\$183,490.00	\$198,729.00	\$0.00
	Product Name		Type B HMA	Ty-B PG 64-22	Type B PG 64-22	
	Product Number		BPI 1703	39405	Knife River 39405	
13	TOM-C, 1.00" min. thick, compacted and placed per city of College Station	4000	\$108.00	\$114.40	\$113.00	
	Totals	Tons	\$432,000.00	\$457,600.00	\$452,000.00	\$0.00
	Product Name		TOM-C	TOM-C PG 76-22	TOM C PG 76-22	
	Product Number		BPI 1705	39422	Knife River 39421	
14	Hot Mix	100				
	a. D-GR HMA Type D		\$60.75	\$58.00	\$65.00	\$56.00
	Totals	Tons	\$6,075.00	\$5,800.00	\$6,500.00	\$5,600.00
	b. D-GR HMA Type C		\$60.75	\$57.00	\$65.00	\$55.00
	Totals	Tons	\$6,075.00	\$5,700.00	\$6,500.00	\$5,500.00
	c. D-GR HMA Type B		\$63.00	\$56.00	\$64.00	\$54.00
	Totals	Tons	\$6,300.00	\$5,600.00	\$6,400.00	\$5,400.00
	Plant Location		7601 W. Hwy 21, Bryan, TX	6310 State Hwy 21 West Bryan, TX 77807	6310 State Hwy 21 West Bryan, TX 77807	9514 FM 379, Navasota, TX 77868
	Delivery		1 day	1 week	2 days	24 hours
	Notes :					will not have a bid bond
	Grand Totals		\$2,039,840.00	\$1,817,880.00	\$1,819,693.00	\$16,500.00

Recommended Award:

Knife River : Items - 2, 4, 6, 7, 8, 10, 12, 14
Larry Young Paving: Items - 1, 3, 5, 9, 11
Brazos Paving Inc : Item - 13 for the City of College Station

Approved by Commissioner's Court on this _____ day of _____, 2018 by

_____ holding the position of _____

Legislation Details (With Text)

File #:	18-0395	Version:	1	Name:	Lincoln Recreation Center Change Order
Type:	Change Order	Status:		Status:	Consent Agenda
File created:	6/10/2018	In control:		In control:	City Council Regular
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding approval of Change Order No. 9 in the amount of \$53,475 to the Lincoln Recreation Center Addition construction contract 16300432 with JaCody, Inc.				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	Signed Lincoln CO 9.pdf Project location map.pdf				
Date	Ver.	Action By	Action		Result

Presentation, possible action, and discussion regarding approval of Change Order No. 9 in the amount of \$53,475 to the Lincoln Recreation Center Addition construction contract 16300432 with JaCody, Inc.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the change order.

Summary: This project includes the construction of the new 15,355 square foot multi-purpose facility at the Lincoln Recreation Center and the renovations to the existing facility, including asbestos abatement and technology updates. During renovations of the existing building and subsequent review of the property exterior wall repair needs were identified. Change Order No. 9 includes repairing the areas of deterioration of the external walls and re-skim of the stucco which will also improve the appearance of the building.

Budget & Financial Summary: Funds in the amount of \$4,342,973 are budgeted for this project in the Parks Capital Improvement Projects Fund. There is a remaining balance of \$245,747.07 for remaining expenditures.

Attachments:

1. Change Order No. 9
2. Project Map

CHANGE ORDER NO. 9 DATE: 5/22/2018 Contract No. 16300432
P.O.# 16205731 PROJECT: Lincoln Recreation Center Addition

OWNER:
City of College Station
P.O. Box 9960
College Station, Texas 77842

CONTRACTOR:
JaCody Inc.
10770 SH30 Ph: 979-774-5613
Suite 400 Fax: 979-774-5603
College Station, TX 77845

PURPOSE OF THIS CHANGE ORDER: To re-skim the exterior stucco, repair portions of the rotten exterior wall and re-paint the exterior stucco after skimming.

ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
PCO -24	LS	Re-skim exterior stucco	\$53,475.00	0	1	\$53,475.00
					TOTAL	\$53,475.00

THE NET AFFECT OF THIS CHANGE ORDER IS 10.4% INCREASE.

LINE 1 (41389971-6411)
TOTAL CHANGE ORDER

\$53,475.00

ORIGINAL CONTRACT AMOUNT	\$3,366,146.00	
CHANGE ORDER NO. 1	\$6,087.85	0.2% CHANGE
CHANGE ORDER NO. 2	\$18,194.39	0.5% CHANGE
CHANGE ORDER NO. 3	(\$8,877.60)	-0.3% CHANGE
CHANGE ORDER NO. 4	\$4,832.30	0.1% CHANGE
CHANGE ORDER NO. 5	\$1,081.20	0.0% CHANGE
CHANGE ORDER NO. 6	\$220,759.22	6.6% CHANGE
CHANGE ORDER NO. 7	\$30,480.31	0.9% CHANGE
CHANGE ORDER NO. 8	\$23,525.95	0.7% CHANGE
CHANGE ORDER NO. 9	\$53,475.00	1.6% CHANGE
REVISED CONTRACT AMOUNT	\$3,715,704.62	10.4% TOTAL CHANGE

ORIGINAL CONTRACT TIME	450	Days
Time Extension No. 1	10	Days
Time Extension No. 2	N/A	Days
Time Extension No. 3	15	Days
Time Extension No. 4	N/A	Days
Time Extension No. 5	N/A	Days
Time Extension No. 6	25	Days
Time Extension No. 7	10	Days
Time Extension No. 8	15	Days
Time Extension No. 9	12	Days
Revised Contract Time	537	Days

SUBSTANTIAL COMPLETION DATE - PHASE 2

September 27, 2018

APPROVED

A/E CONTRACTOR Date

 5.29.2018
CONSTRUCTION CONTRACTOR Date

PROJECT MANAGER Date

CITY ENGINEER Date

DEPARTMENT DIRECTOR Date

ASST CITY MGR - CFO Date

CITY ATTORNEY Date

CITY MANAGER Date



PCCO #010

JaCody Construction, LP
10770 Hwy 30
College Station, Texas 77845
Phone: (979) 774-5613
Fax: (979) 774-5693

Project: 1007 - Lincoln Center
1000 Eleanor
College Station, Texas 77840

Prime Contract Change Order #010: Lincoln Center - Change Order #010

TO:	City of College Station PO Box 9973 College Station, Texas 77842-9973	FROM:	JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station Texas 77845
DATE CREATED:	5/ 29 /2018	CREATED BY:	Andy Prado (JaCody Construction, LP)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:	Susan Monnat (City of College Station)	REVIEWED BY:	
DUE DATE:	05/31 /2018	REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	20 days	EXECUTED:	No
CONTRACT FOR:	1:Lincoln Center Prime Contract	TOTAL AMOUNT:	\$ 53,475.00
DESCRIPTION:			
ATTACHMENTS:			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
024	CE #038 - Re-Skim Exterior Stucco	12 days	53,475.00
TOTAL:			\$53,475.00

CHANGE ORDER LINE ITEMS:

PCO # 024 : CE #038 - Re-Skim Exterior Stucco

#	Cost Code	Description	Type	Amount
1	09-2401 - Portland Cement Plaster Subk 1	Re-Skim Exterior Stucco	Commitment	\$ 37,000.00
2	07-2106 - Thermal Insulation Vendor 1	Repair Exterior Wall	Materials	\$ 9,500.00
Subtotal:				\$46,500.00
OH&P: 15.00% Applies to all line item types.				6,975.00
Grand Total:				\$53,475.00

The original (Contract Sum)	\$ 3,366,146.00
Net change by previously authorized Change Orders	\$ 296,083.62
The contract sum prior to this Change Order was	\$ 3,662,229.62
The contract sum would be changed by this Change Order in the amount of	\$ 53,475.00
The new contract sum including this Change Order will be	\$ 3,715,704.62
The contract time will be increased by this Change Order by 20 days	

Andrew Hawkins (Hawkins Architecture)
7607 Eastmark Drive Suite 200
College Station Texas 77840

City of College Station
PO Box 9973
College Station Texas 77842-9973

JaCody Construction, LP
10770 State Highway 30 Suite 400
College Station Texas 77845

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
-----------	------	-----------	------	-----------	------

JaCody Construction, LP
 10770 Hwy 30
 College Station, Texas 77845
 Phone: (979) 774-5613
 Fax: (979) 774-5693

Project: 1007 - Lincoln Center
 1000 Eleanor
 College Station, Texas 77840

Prime Contract Potential Change Order #024: CE #038 - Re-Skim Exterior Stucco

TO:	City of College Station PO Box 9973 College Station Texas, 77842-9973	FROM:	JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station Texas, 77845
PCO NUMBER/REVISION:	024 / 0	CONTRACT:	1 - Lincoln Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Andy Prado (JaCody Construction, LP)
STATUS:	Pending - In Review	CREATED DATE:	4/3 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	Yes		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	12 days	PAID IN FULL:	No
		TOTAL AMOUNT:	\$53,475.00

POTENTIAL CHANGE ORDER TITLE: CE #038 - Re-Skim Exterior Stucco

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #038 - Re-Skim Exterior Stucco

Re-Skim Exterior Stucco Per Owner Directive

- Re-Skim Exterior Stucco
- Repair Portions of Exterior Walls found rotten
- Re-Paint Exterior Stucco after re-skim complete

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	09-2401 - Portland Cement Plaster Subk 1	Re-Skim Exterior Stucco	Commitment	\$ 37,000.00
2	07-2106 - Thermal Insulation Vendor 1	Repair Exterior Wall	Materials	\$ 9,500.00
Subtotal:				\$46,500.00
OH&P: 15.00% Applies to all line item types				\$ 6,975.00
Grand Total:				\$53,475.00

Andrew Hawkins (Hawkins Architecture)
 7607 Eastmark Drive Suite 200
 College Station Texas 77840

City of College Station
 PO Box 9973
 College Station Texas 77842-9973

JaCody Construction, LP
 10770 State Highway 30 Suite 400
 College Station Texas 77845

SIGNATURE	DATE	SIGNATURE	DATE
SIGNATURE	DATE	SIGNATURE	DATE

Lincoln Recreation Center Additions & Renovation Project Location Map



Project
Location

The accuracy of this data is limited to the validity and accuracy of available data, and therefore the city makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. For specific questions regarding this plan contact Planning and Development Services.

WELLBORN RD

LONNIE LN

ELEANOR ST

THOMPSON ST

EDWARD ST

HOLLEMAN DR

ONEY HERVEY DR

ARIZONA ST

PHOENIX ST

CAROLINA ST

DETROIT ST

Legislation Details (With Text)

File #:	18-0398	Version:	1	Name:	Construction of Basketball Pavilion Construction Contract # 18300567
Type:	Presentation	Status:			Consent Agenda
File created:	6/12/2018	In control:			City Council Regular
On agenda:	6/28/2018	Final action:			
Title:	Presentation, possible action, and discussion on a construction contract with Dudley Construction, LTD. in the amount of \$327,000 for the construction of a basketball pavilion at John Crompton Park.				
Sponsors:	Kelly Kelbly				
Indexes:					
Code sections:					
Attachments:	Tabulation				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion on a construction contract with Dudley Construction, LTD. in the amount of \$327,000 for the construction of a basketball pavilion at John Crompton Park.

Relationship to Strategic Goal: Community Integrity; Providing Core Services and Infrastructure

Recommendation(s): Staff recommends approval and award of the construction contract with Dudley Construction, LTD.

Summary: Three (3) sealed competitive bids were opened on May 24, 2018 in response to Bid 18-082. Dudley Construction was the lowest overall responsible bidder.

The proposed construction contract will include the complete construction of a new covered basketball pavilion included in contractor's base bid and alternates #1 and #2. The pavilion is designed to cover a previously existing basketball court in John Crompton Park.

Budget & Financial Summary: Funds for this project are budgeted out of Parkland Dedication Funds, specifically Neighborhood Park Zone 7.

Attachments:

1. Tabulation Bid #18-082
2. Contract available for review in the City Secretary's Office.



City of College Station - Purchasing Division
Bid Tabulation for #18-082
"Construction of Crompton Park Basketball Pavilion"
Open Date: Thursday, May 24, 2018 @ 2:00 p.m.

			Dudley Construction, LTD	CRT CG, Inc.	Dean Builders
Base Bid		Unit of Measure			
	For the complete construction of the new covered basketball pavilion at Crompton Park, including all site, general, electrical, landscaping, and utility construction work indicated on the Drawings and Specifications.	Lump Sum	\$302,000.00	\$309,800.00	\$317,000.00
Alternates					
1	Pre-Finished Standing Seam Roof System	Lump Sum	\$17,000.00	\$9,780.00	\$52,000.00
2	Drinking Fountain	Lump Sum	\$8,000.00	\$9,600.00	\$9,990.00
Unit Pricing (Included in Base Bid)					
In the event of change in Contract work quantities, the following unit prices are submitted to be used to adjust the Contract sum, unless these prices are changed by agreement prior to execution of the Contract. The following unit prices shall include all labor, material, plant, equipment insurance, overhead and profit to cover the finished work of the kind called for.					
1	Drilled footing: If the depth of any or all of the reinforced concrete under-reamed footings has to be changed, the following price per vertical foot for additional or lesser depth of foundation piers of the indicated diameter will be used to adjust the contract amount. For 20"/60" diameter	Linear Foot	\$30.00	\$100.00	\$91.00
2	Steel Casings: If steel casings for piers are authorized by the Architect, then the following price per vertical foot for steel pier casings for foundation piers of the indicated diameter will be used to adjust the contract amount. For 20"/60" diameter	Linear Foot	\$75.00	\$180.00	\$182.00
3	Compacted Fill	Cubic Yard	\$15.00	\$22.00	\$32.90
4	Concrete Sidewalks	Sq. Foot	\$8.00	\$5.25	\$9.10
Bid Certification			Y	Y	Y
Bid Bond			Y	Y	Y



Legislation Details (With Text)

File #:	18-0414	Version:	1	Name:	Temp FM 60 Speed Limits Near FM 2818
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	6/15/2018	In control:		In control:	City Council Regular
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1018 "Traffic Schedule XIII, Temporary Speed Limits," of the Code of Ordinances regarding temporary speed limits at the FM 60 and FM 2818 interchange.				
Sponsors:	Troy Rother				
Indexes:					
Code sections:					
Attachments:	Ch 38 Temp Speed Limit FM60-FM2818				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1018 "Traffic Schedule XIII, Temporary Speed Limits," of the Code of Ordinances regarding temporary speed limits at the FM 60 and FM 2818 interchange.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

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

Summary: The Texas Department of Transportation (TxDOT) is constructing a diverging diamond interchange (DDI) at the interchange of FM 60 and FM 2818. This project signalizes the two intersections of the interchange that are currently stop controlled where the exit ramps from FM 2818 intersection the main travel lanes of FM 60. The DDI is an innovative interchange design utilized across the nation for improving mobility. To further increase safety, the speed limit on FM 60 is proposed by TxDOT to be reduced at the new traffic signals and over the bridge. TxDOT's contractor anticipates being far enough along by August with the construction to open the bridge up and allow traffic to travel across the DDI as it will with the completion of the project early next year. TxDOT is asking the City to pass an ordinance establishing the new speed limits for efficiency and to meet the Texas Transportation Commission's desire to coordinate with local agencies on these matters.

Budget & Financial Summary: TxDOT owns and maintains the signage, so there will be no financial impact to the City.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38, “TRAFFIC AND VEHICLES,” ARTICLE VI “TRAFFIC SCHEDULES,” SECTION 38-1018 “TRAFFIC SCHEDULE XIII, TEMPORARY SPEED LIMITS,” AT FM 60 NEAR ITS INTERSECTION WITH FM 2818 OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, 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 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1018 “Traffic Schedule XIII, Temporary Speed Limits,” 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 upon a finding of liability thereof shall be deemed liable for a civil offense and punished with a civil penalty of not less than one dollar (\$1.00) and not more than two thousand dollars (\$2,000.00) or upon conviction thereof guilty of a misdemeanor, shall be punished by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00). 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 _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Chapter 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1013 “Traffic Schedule XIII, Temporary Speed Limits,” is hereby amended by adding as is to read as follows:

For TXDOT’s FM 60 (Raymond Stotzer Parkway) Overpass Improvement Project from:

FM 60 (Raymond Stotzer Parkway), for traffic moving west and east from Mile Post 4.110 to Mile Post 4.310, the speed limit shall be fifty-five (55) miles per hour in posted construction areas when temporary speed limit signs are posted.

FM 60 (Raymond Stotzer Parkway), for traffic moving west and east from Mile Post 4.310 to Mile Post 4.510, the speed limit shall be forty-five (45) miles per hour in posted construction areas when temporary speed limit signs are posted.

FM 60 (Raymond Stotzer Parkway), for traffic moving west and east from Mile Post 4.510 to Mile Post 5.031, the speed limit shall be thirty (30) miles per hour in posted construction areas when temporary speed limit signs are posted.

FM 60 (Raymond Stotzer Parkway), for traffic moving west and east from Mile Post 5.031 to Mile Post 5.245, the speed limit shall be forty (40) miles per hour in posted construction areas when temporary speed limit signs are posted.

Upon completing TXDOT’s FM 60 (Raymond Stotzer Parkway) Overpass Improvement Project and removing temporary speed limit signs the temporary speed limit reverts to the speed limit established by Ordinance No. 3085 dated August 6, 2008. This ordinance does not repeal Ordinance No. 3085 dated August 6, 2008.



Legislation Details (With Text)

File #:	18-0408	Version:	1	Name:	Rezoning – Aurora Court
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	6/13/2018	In control:		In control:	City Council Regular
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion 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 GS General Suburban to D Duplex for approximately 5 acres located at Aurora Court near the intersection of Anderson Street and Park Place.				
Sponsors:	Jade Broadnax				
Indexes:					
Code sections:					
Attachments:	Background Information Vicinity, Aerial, & SAM Rezoning Map Ordinance				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public Hearing, presentation, possible action, and discussion 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 GS General Suburban to D Duplex for approximately 5 acres located at Aurora Court near the intersection of Anderson Street and Park Place.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission considered this item at their June 7, 2018 meeting and voted 7-0 to recommend approval.

Summary: This request is amending the zoning district boundaries on the property from GS General Suburban to D Duplex.

REZONING REVIEW CRITERIA

- Whether the proposal is consistent with the Comprehensive Plan:** The subject property is located within the Redmond Terrace Subdivision, Area 1 in the Southside Area Neighborhood Plan, with a Future Land Use and Character designation of Urban. This area saw a change in designation in its northern boundary due to the large lot size of the properties in close proximity to George Bush Drive. Those properties changed designation from General Suburban to

Neighborhood Conservation, while the subject area remained an Urban designation due to its proximity to higher density development areas. The Urban land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. The proposed zoning district D duplex would allow for the development of low to medium density residential uses with a maximum density of 12.0 dwelling units per acre. The proposed zoning district is consistent with the Southside Area Neighborhood Plan, which was adopted as part of the City's Comprehensive Plan.

2. **Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:** The surrounding area is currently zoned GS General Suburban, R-6 High Density Multifamily, and PDD Planned Development District and has a variety of existing land uses. The subject property itself is zoned General Suburban but is made up of non-conforming duplexes. Across Anderson Street (a major collector) to the east there are existing high density residential apartments. Adjacent to the west are generally low density detached single family houses. North of the subject property is Oakwood Middle School, and south of the property is a church.

The proposed zoning district D Duplex would allow for the development of low to medium density residential uses with a maximum density of 12 dwelling units per acre. The area surrounding Aurora Court currently provides a diversity of housing types and compatible public and civic uses like Oakwood Middle School, A&M Consolidated Middle School, and a church. The proposed D Duplex zoning designation would allow for the preservation of the existing duplex uses on the subject properties and continue to provide a transitional density from lower density GS General Suburban single family development to the west that allows a maximum 8 dwelling units per acre to the R-6 High Density Multi-Family residential development (across Anderson Street) to the east that allows for a maximum 30 dwelling units per acre. Given the existing density of residential uses in the area and the surrounding public and civic uses, the proposed rezoning to D Duplex is appropriate and compatible with the existing context of the surrounding area.

3. **Whether the property to be rezoned is physically suitable for the proposed zoning district:** As there are existing duplexes located on the property, it is physically suitable for the proposed D Duplex zoning district. The applicant is proposing to rezone 18 lots, each of which, as currently platted, meet the required minimum 3,500 square foot lot size per dwelling unit, and 60 foot lot width with approved rear or side yard parking in the D Duplex zoning district. Each lot has individual driveway access from Aurora Court. The proposed D Duplex zoning district is physically suitable for the proposed zoning district.

4. **Whether there is available water, wastewater, storm water, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:** Water and sanitary sewer service will be provided by CSU. There is an existing 4-inch water line and an existing 6-inch sanitary sewer line adjacent to this development within the Aurora Court right-of-way. The 6" sanitary sewer line servicing this area has been identified for replacement and up-sizing by the City's Wastewater Master Plan though the project is currently unscheduled and unfunded. If a major construction project for this area is proposed, the city may be interested in participating financially for the coordinated up-sizing of this line. Currently, there is adequate capacity in the water and sanitary sewer system to serve the existing development, but upsizing of sanitary sewer line may be required depending on the intensity of future development and projected sewer demands within the D Duplex zoning district. The sites have access to Aurora Court, an existing local street. Drainage and other public infrastructure required with site

development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

- 5. The marketability of the property:** The subject properties are currently zoned GS General Suburban and are presently non-conforming duplex uses. The desired future use of the property is duplex. Due to the nonconforming status through this area, the properties are less marketable as currently zoned than if rezoned for a duplex use, which allows for the existing structures to be rebuilt as duplexes.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

Budget & Financial Summary: N/A

Legal Review: Yes

Attachments:

1. Background Information
2. Vicinity Map, Aerial, and Small Area Map
3. Rezoning Map
4. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: June 7, 2018
Advertised Council Hearing Dates: June 28, 2018

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:

Wolf Pen Creek HOA

Property owner notices mailed: Twenty (20)
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Institutional/Public & Urban	GS General Suburban & PDD Planned Development District	Educational Facility – Primary and Secondary & Multifamily
South	Urban	GS General Suburban	Place of Worship
East (across Anderson St)	Urban	R-6 High Density Multifamily	Multifamily
West	Neighborhood Conservation	GS General Suburban	Single-Family Residential

DEVELOPMENT HISTORY

Annexation: 1956

Zoning: R-1 upon annexation
R-1 renamed to GS General Suburban in 2013.

Final Plat: 1972

Site development: Property is presently developed with one duplex on each of the 18 lots.

VICINITY MAP



REZ2018-000007
AURORA COURT

HARVEY ROAD

EARL RUDDER FREEWAY SOUTH

SH 171

SH 6 SOUTH

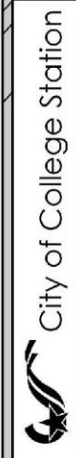
WILLIAM D. FITCH PARKWAY

WELLBORN ROAD

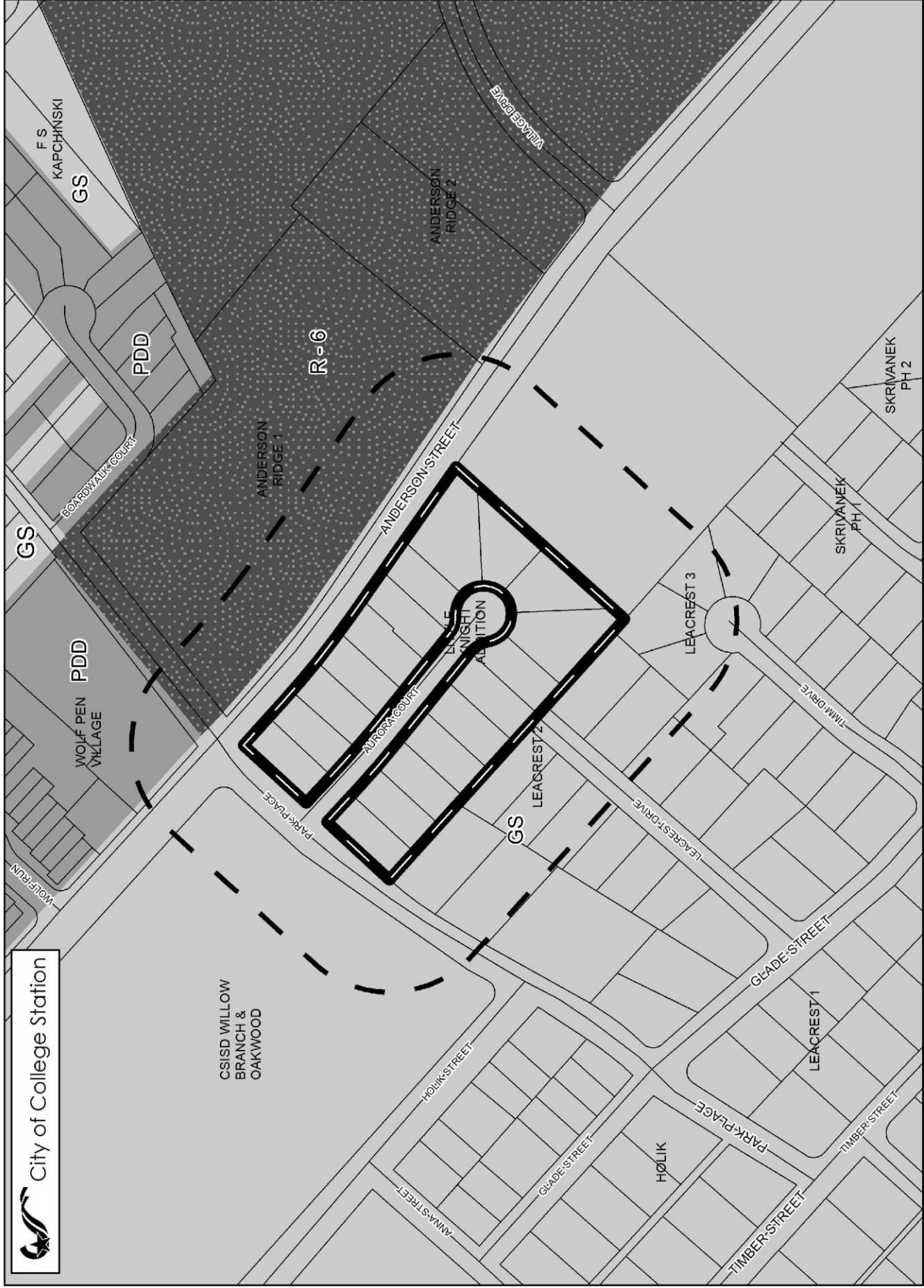


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College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





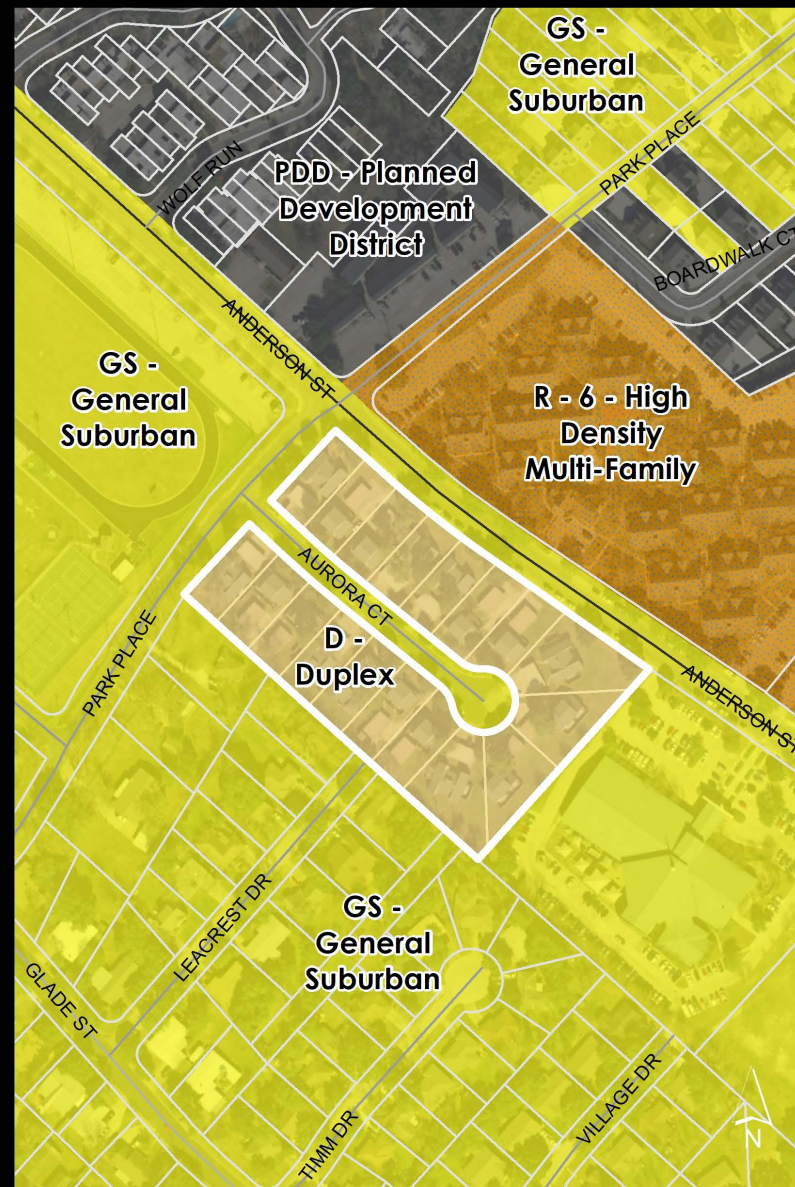
City of College Station



AURORA COURT

Case: REZ2018-000007

REZONING



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 GS GENERAL SUBURBAN TO D DUPLEX FOR APPROXIMATELY FIVE ACRES LOCATED AT 400, 401, 404, 405, 408, 409, 412, 413, 416, 417, 500, 501, 504, 505, 508, 509, 512, AND 513 AURORA COURT NEAR THE INTERSECTION OF ANDERSON STREET AND PARK PLACE; 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”** and **Exhibit “B”** 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 28th day of June, 2018.

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:

The following property is rezoned from GS General Suburban to D Duplex:

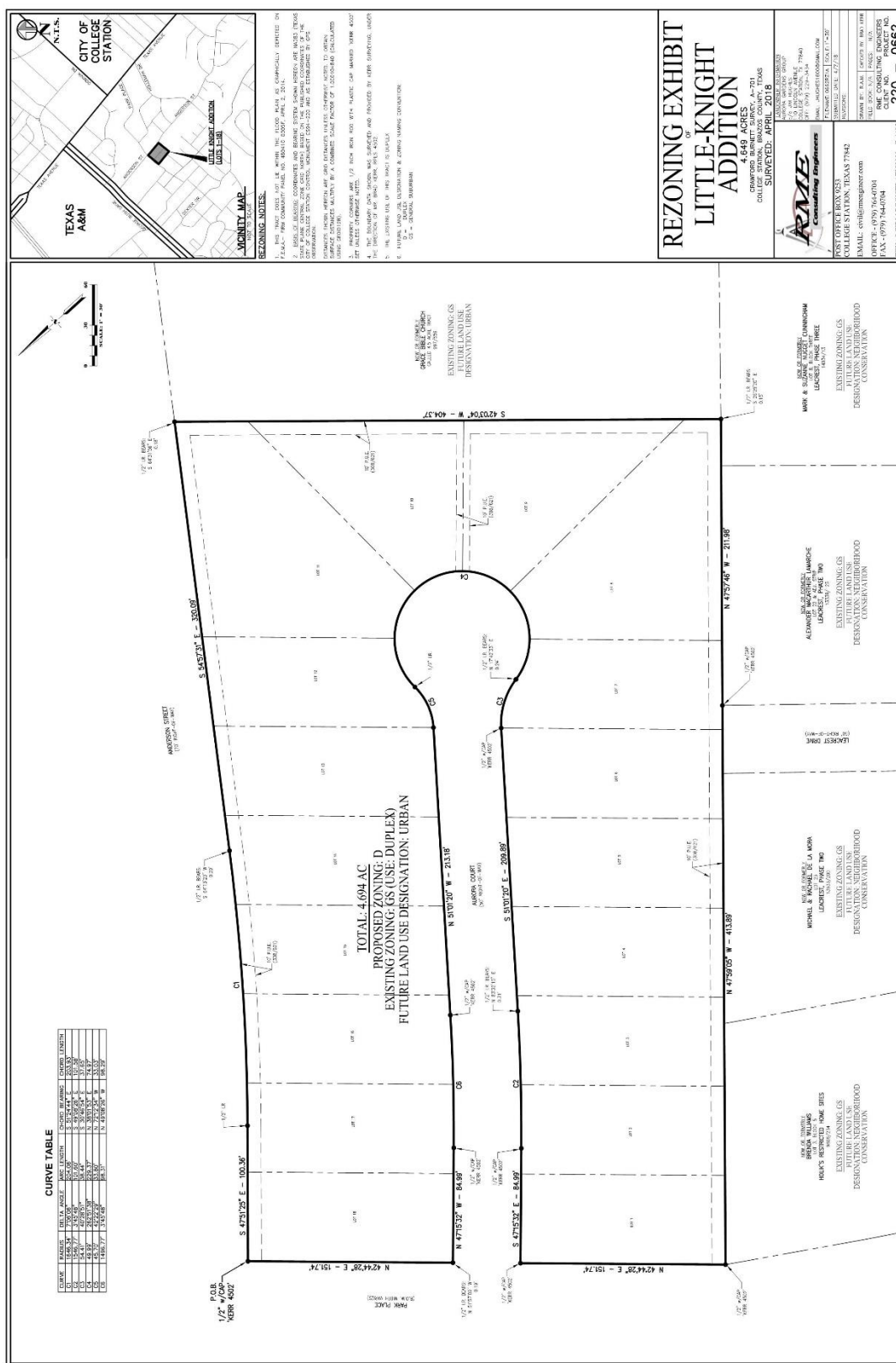
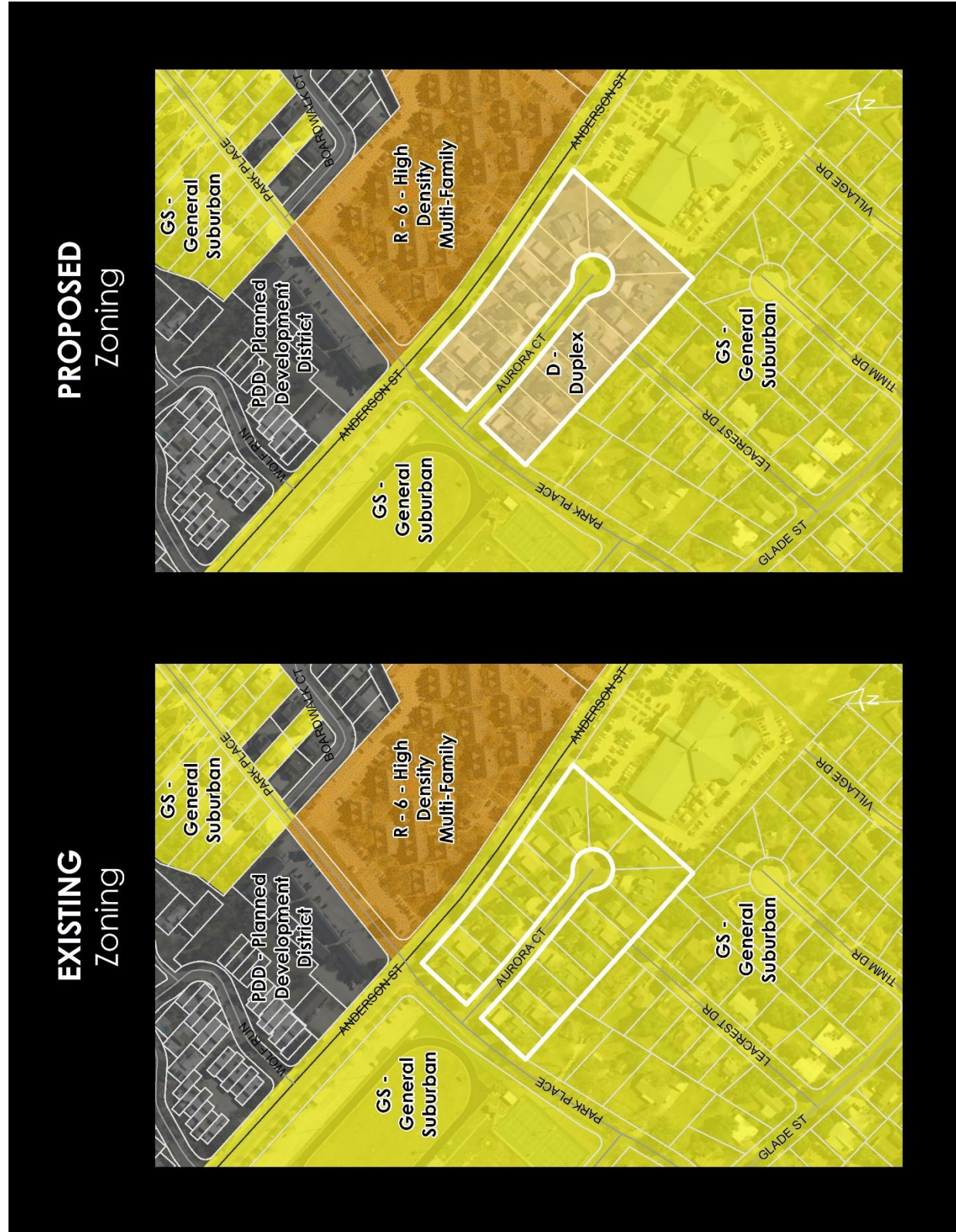


Exhibit B





Legislation Details (With Text)

File #:	18-0415	Version:	1	Name:	Presentation, possible action and discussion on an ordinance creating a 5% Property Tax Homestead Exemption.
Type:	Updates	Status:			Agenda Ready
File created:	6/18/2018	In control:			City Council Regular
On agenda:	6/28/2018	Final action:			
Title:	Presentation, possible action, and discussion on an ordinance creating a 5% Property Tax Homestead Exemption.				
Sponsors:	Aubrey Nettles				
Indexes:					
Code sections:					
Attachments:	Homestead Exemption Ordinance				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion on an ordinance creating a 5% Property Tax Homestead Exemption.

Agenda Caption: Presentation, possible action, and discussion on an ordinance creating a 5% Property Tax Homestead Exemption.

Relationship to Strategic Goals:

Good Governance

Recommendation(s): staff recommends approval of the ordinance.

Background & Summary: Earlier this spring the Budget and Finance Committee requested information on the impact of a Property Tax Homestead Exemption. Information was presented to the committee and they requested the presentation be provided to City Council. Staff presented an update regarding research related to the institution of a Homestead Exemption to City Council on June 14th. At that time Council directed staff to move forward with the implementation of a 5% exemption.

Budget & Financial Summary: The 5% homestead exemption will result in a loss of \$644,000 in revenue annually for the city. This could be mitigated through a tax rate increase of .759 cents.

Attachments: Homestead Exemption Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 36, "TAXATION," ARTICLE I, "IN GENERAL," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY ADDING SECTION 36-1 ADOPTING A RESIDENTIAL HOMESTEAD AD VALOREM TAX EXEMPTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 1-b(e) of the Texas Constitution and Section 11.13(n) of the Texas Tax Code authorize the City Council of the City of College Station, Texas, (the "City") to adopt an exemption from taxation of a percentage of the appraised value of the residence homestead, not to exceed 20%, provided the amount of the exemption shall not be less than \$5,000.00; and

WHEREAS, the City Council of the City of College Station, Texas, finds and determines that it will be in the best interest of the City and its resident taxpayers to provide for such homestead exemption with respect to property subject to taxation by the City; 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 36, "Taxation," Article I, "In General," 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 3: 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 4: That this ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 28th day of June, 2018.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Chapter 36, "Taxation," Article I, "In General," of the Code of Ordinances of the City of College Station, Texas, is hereby amended by adding Section 36-1 to read as follows:

Sec. 36-1. – Residential Homestead Ad Valorem Tax Exemption.

All qualified residence homesteads within the taxing jurisdiction of the City shall be entitled to a residence homestead exemption in an amount equal to the greater of five thousand dollars (\$5,000.00) or five Percent (5%) of the appraised value of the residence homestead for the tax year 2018 and each subsequent year.



Legislation Details (With Text)

File #:	18-0380	Version:	1	Name:	BPG Appointment
Type:	Appointment	Status:		Status:	Agenda Ready
File created:	6/5/2018	In control:		In control:	City Council Regular
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding appointments to the Bicycle, Pedestrian, and Greenway Advisory Board.				
Sponsors:	Tanya Smith				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): None

Summary: David Scott and Johnathan Coopersmith have both tendered their resignations from this committee. Mr. Coopersmith's resignation will be in effect as of August 1, 2018. There are two positions of representation that can be filled:

(b) One member shall represent one of the following fields or professions: 1) Recreation; 2) Health; 3) Kinesiology

(d) One member shall have specialized knowledge and experience regarding: 1) Bicycling

Both positions are unexpired, and appointments need to be made for the unexpired terms, January 2019 for Position D and January 2019 for Position B. Advertisement for the positions has been ongoing until positions are filled.

Budget & Financial Summary: None

Attachments: None