



College Station, TX

Meeting Agenda City Council

1101 Texas Ave, College Station, TX 77840

Internet: <https://zoom.us/j/96728393278>

*Phone: 888 475 4499 and Meeting ID: 967 2839 3278

October 28, 2021

4:00 PM

City Hall Council Chambers

This meeting will offer both in-person and remote participation following both the City's Guidelines for in-person, virtual attendance, and the speaker protocol in the agenda. The city uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.

1. **Call to Order.**
2. **Executive Session is Closed to the Public and Will Be Held in the Administrative Conference Room. The Open Meeting Will Resume No Earlier Than 5:00 PM.**

Consultation with Attorney {Gov't Code Section 551.071}:

Possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed.

Litigation

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

Legal Advice

- a. Private activity bonds under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA)

Personnel {Gov't Code Section 551.074}:

Possible action. The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. City Attorney
- b. City Municipal Court Judge
- c. City Auditor
- d. City Manager

e. Council Self Evaluation

Competitive Matters {Gov't Code Section 551.086};

Possible action. The City Council may deliberate, vote, or take final action on a competitive matter as that term is defined in Gov't Code Section 552.133 in closed session. The following is a general representation of the subject matter to be considered:

a. Power Supply

3. Reconvene from Executive Session and Take Action, if Any.

4. Pledge of Allegiance, Invocation, and Consider Absence Request.

Speaker Protocol

An individual who wishes to address the City Council regarding any item on the agenda other than those items posted for Executive Session shall register with the City Secretary two (2) hours prior to the meeting being called to order. Individuals must register to speak or provide written comments at <https://forms.cstx.gov/Forms/CSCouncil> or provide a name and phone number by calling 979-764-3500. Upon being called to speak an individual 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 (3) minutes. Any speaker addressing the Council through the use of a translator may speak for six (6) minutes. At the (3) minute mark the City Secretary will announce that the speaker must conclude their remarks.

5. Presentation - Proclamations, Awards, and Recognitions.

5.1. Proclamation recognizing the Faith Riders for their achievements with 4-H in Brazos County.

Sponsors: Ian Whittenton

Attachments: 1. 210920 -- The Faith Riders

6. Hear Visitors.

During Hear Visitors an individual may address the City Council on any item which does not appear on the posted agenda. 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 concern shall be directed to the City Manager.

7. Workshop Items.

7.1. Presentation, discussion, and possible action regarding an overview of strategies and methods to address traffic congestion and mobility issues.

Sponsors: Jason Schubert

Attachments: None

7.2. Presentation, discussion, and possible action on a review of solar power, City-supported programs, and utilization of solar panels at City facilities.

Sponsors: Pat McIntyre

Attachments: None

8. Consent Items.

Presentation, discussion, and possible action on consent items which consist of ministerial or "housekeeping" items as allowed by law. A Councilmember may request additional information at this time. Any Councilmember may remove an item from Consent for discussion or a separate vote.

8.1. Presentation, discussion, and possible action of minutes for:

- October 14, 2021 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM101421 DRAFT Minutes

8.2. Presentation, discussion, and possible action regarding approval of the City's Annual Price Agreement for Electric Warehouse Single-Phase Padmount Transformers with estimated annual expenditure in the amount not to exceed \$654,440 awarded to KBS Electrical Distributors Inc.

Sponsors: Michael DeHaven

Attachments: 1. 21-064 BID AWARD

8.3. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Keep Brazos Beautiful for FY22 in the amount of \$46,730.

Sponsors: Michael DeHaven

Attachments: 1. Solid Waste Fund Funding Agreement - Keep Brazos Beautiful

8.4. Presentation, discussion, and possible action regarding approval of the City's Annual Price Agreements for Various Materials for CSU Electric, with estimated annual expenditures through Anixter Inc. for \$75,164 KBS Electrical Distributors for \$253,016.51 and Techline for \$1,303,689.25. The total recommended award is for an amount not to exceed \$1,631,869.76.

Sponsors: Michael DeHaven

Attachments: 1. BID 21-071 Award Various Materials For CSU Electric

8.5. Presentation, discussion, and possible action on a bid award for the annual purchase of sodium hypochlorite, which will be maintained by water services and expended as needed. The total recommended award is \$160,425 to DXI Industries.

Sponsors: Gary Mechler

Attachments: 1. Bid Tabulation

8.6. Presentation, discussion, and possible action on a five-year service agreement with Emergicon, LLC for EMS medical billing, accounts receivable, delinquent accounts collections, medical records requests, and fire billing and other related fire and EMS billing and records services not to exceed \$225,000 per year.

Sponsors: Michael DeHaven

Attachments: 1. 21300592 Emergicon LLC Agreement 9-22-21 final

8.7. Presentation, discussion, and possible action regarding the second renewal of the Master Agreement between the City of College Station and The Reynolds Company (TRC) for the purchase of Rockwell Automation products and services for maintenance of Water Services Department SCADA infrastructure for a not to exceed amount of \$150,000.

Sponsors: Gary Mechler

Attachments: 1. Agreement

8.8. Presentation, discussion, and possible action regarding the approval of an annual price agreement for the purchase of Type D Hot Mix Asphalt to be picked up by City Crews or to be delivered to the job site as requested for the maintenance of streets to BPI Materials LLC for

\$1,200,000 and Knife River Corporation - South for \$800,000. The total annual not to exceed expenditure is \$2,000,000.

Sponsors: Pete Caler

Attachments: 1. 21-070 bid tabulation

- 8.9. Presentation, discussion, and possible action on approval of the 2021 Property Tax Roll in the amount of \$54,446,371.84.

Sponsors: Michael DeHaven

Attachments: 1. C2 2021 Levy Totals
2. C2 2021 Levy Notification

- 8.10. Presentation, discussion, and possible action regarding Change Order No. 1 in the amount of \$85,000 to the professional services contract with Kirksey Architects, Inc. for the Renovation of 1207 Texas Avenue Project.

Sponsors: Emily Fisher

Attachments: 1. Kirksey Change Order #001

- 8.11. Presentation, discussion, and possible action regarding: approval of a resolution to support the adoption and approval of the Texas Opioid Abatement and Fund Council and Settlement Allocation Term Sheet, approval of a Settlement Participation Form electing to participate in the "Distributor Settlement" and releasing all claims, approval of a Settlement Participation Form electing to participate in the "Janssen Settlement" and releasing all claims; and authorization for the Mayor to execute all documents on behalf of the City.

Sponsors: Carla Robinson

Attachments: 1. Opioid Subdivision Participation Form JNJ 10 14 21
2. Opioid Subdivision Settlement Participation Form 10 14 21
3. Opioid Settlement Resolution Final

- 8.12. Presentation, discussion, and possible action on approval of Change Order No. 1 to the construction contract with Vaughn Construction in the amount of \$17,962 for aquatic facilities improvements

Sponsors: Steve Wright

Attachments: 1. Adamson Lagoon Pool Deck Proposal
2. Aquatics Facilities Additional Work Proposal

9. Regular Items.

- 9.1. Public Hearing, presentation, discussion, and possible action regarding 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 boundary from R Rural to GS General Suburban for approximately 30 acres generally located west of the intersection of W.S. Phillips Parkway and Brewster Drive.

Sponsors: Brandi Tedrick

Attachments: 1. Ordinance
2. Background Information
3. Vicinity, Aerial, and Small Area Map
4. Rezoning Map
5. Rezoning Exhibit
6. Applicant's Supporting Information

- 9.2. Public Hearing, presentation, discussion, and possible action regarding 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 boundary from C-3 Light Commercial and GS General Suburban to PDD Planned Development District for approximately 0.6 acres located at 1201 Wellborn Road and 104 Southland Street, generally located east of the intersection of FM 2154 (Wellborn Road) and Southland Street.

Sponsors: Brandi Tedrick

- Attachments:
1. Ordinance
 2. Background Information
 3. Vicinity, Aerial, and Small Area Map
 4. Rezoning Map
 5. Concept Plan
 6. Rezoning Exhibit
 7. Applicant's Supporting Information

- 9.3. Public Hearing, presentation, discussion, and possible action regarding 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 boundary from PDD Planned Development District to PDD Planned Development District on approximately 13 acres located at 4003 State Highway 6 South, generally located at the corner of Midtown Drive and the State Highway 6 Frontage Road.

Sponsors: Jesse Dimeolo

- Attachments:
1. Ordinance
 2. Concept Plan
 3. Background Information
 4. Vicinity Map, Aerial, and Small Area Map
 5. Rezoning Map
 6. Rezoning Exhibit
 7. Applicant's Supporting Information
 8. Ordinance #2010-3300

- 9.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 8, "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," of the Code of Ordinances of the City of College Station, Texas in its entirety, including amending the official Park Zones Map.

Sponsors: Michael Ostrowski

- Attachments:
1. Ordinance Amendment - UDO 8.8 Parkland Dedication
 2. Park Zones Map
 3. Ordinance Amendment - UDO 8.8 Parkland Dedication - Redlined

- 9.5. Presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban for approximately 10 acres, generally located at 1660 Graham Road.

Sponsors: Alyssa Halle-Schramm

- Attachments:
1. Background Information
 2. Vicinity Aerial and Small Area Maps
 3. Applicant Supporting Information

4. Comprehensive Plan Exhibit
5. Comprehensive Plan Amendment Map
6. Ordinance (2)

- 9.6. Public Hearing, presentation, discussion, and possible action regarding 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 boundary from R Rural to PDD Planned Development District on approximately 10 acres of land generally located at 1660 Graham Road.

Sponsors: Alyssa Halle-Schramm

- Attachments:
1. Ordinance
 2. Vicinity Aerial and Small Area Maps
 3. Background Information
 4. Rezoning Map
 5. Rezoning Exhibit
 6. Applicant Supporting Information
 7. Concept Plan
 8. Bulk Variances Letter

- 9.7. Presentation, discussion, and possible action on a resolution setting a tentative schedule for a 2022 bond election and the creation of a 2022 Bond Citizen Advisory Committee.

Sponsors: Bryan Woods

- Attachments:
1. 2022 Bond CAC Resolution

- 9.8. Presentation, discussion, and possible action on the creation of a committee to update the book detailing the history of the City of College Station.

Sponsors: Bryan Woods

Attachments: None

- 9.9. Presentation, discussion, and possible action regarding an appointment to the Joint Relief Funding Review Committee.

Sponsors: Ian Whittenton

Attachments: None

10. Council Calendar - Council May Discuss Upcoming Events.

11. Items of Community Interest.

The Council may receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.

12. Council Reports on Committees, Boards, and Commissions.

13. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items.

A Council Member may make a request to City Council to place an item for which no notice has been given on a future agenda or may inquire about the status of an item on the standing list of council generated future agenda items. A Council Member's or City Staff's response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of or decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.

14. Adjourn.

The City council may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on October 22, 2021 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."