



College Station, TX

Meeting Agenda

City Council - Amended

1101 Texas Ave, College Station, TX 77840

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

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

December 9, 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. **Employee Recognition, Recognition of Employee of the Year Nominees, and Reception.**
3. **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

Real Estate {Gov't Code Section 551.072};

Possible action. The City Council may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Property generally located in the southwest quadrant of Texas State Highway 6 and Harvey Road

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. Planning and Zoning Commission
- b. City Secretary
- c. Council Self Evaluation

Economic Incentive Negotiations {Gov't Code Section 551.087};

Possible action. The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) maybe discussed:

- a. Deliberation of an offer of economic incentives to a business prospect in the biocorridor area

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

5. 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.

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. 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.

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

- November 22, 2021 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM112221 DRAFT Minutes

- 7.2. Presentation, discussion, and possible action regarding adoption of the 2022 Annual Council Calendar.
Sponsors: Tanya Smith
Attachments: 1. 2022 Council Meeting Calendar ts
2. 2022 Council Meetings and Holidays-Year at a glance 3
- 7.3. Presentation, discussion, and possible action on an amendment to a Frontier Communications agreement for internet services not to exceed \$187,164.
Sponsors: Sam Rivera
Attachments: 1. Frontier
- 7.4. Presentation, discussion, and possible action regarding a resolution appointing Tradd Mills as the Emergency Management Coordinator and giving the Mayor authority to execute documents related to appointing the Emergency Management Coordinator.
Sponsors: Richard Mann
Attachments: 1. EMC Resolution 12-9-2021 (Tradd Mills)
2. TDEM-147_Nov-2020-1
- 7.5. Presentation, discussion, and possible action regarding a resolution and interlocal agreement renewing the annual reconfirmation and use of services and equipment to be provided by the City in the event of a radiological incident at the Texas A&M University Nuclear Science Center.
Sponsors: Richard Mann
Attachments: 1. TAMU Nuclear Science Resolution and ILA
- 7.6. Presentation, discussion, and possible action regarding adoption of a resolution consenting to the issuance of bonds by the Brazos County Municipal Utility District No. 1 in an amount not to exceed \$1,590,000 for road improvements (the "Bonds").
Sponsors: Mary Ellen Leonard
Attachments: 1. BCMUD #1 Resolution
- 7.7. Presentation, discussion, and possible action regarding the award of a contract to TransGard LLC for the purchase, delivery, and installation of animal deterrent fencing at two (2) electric substations for an amount not to exceed \$120,072.
Sponsors: Timothy Crabb
Attachments: 1. 22300117 Transgard Contract
2. Sole Source-Transgard
- 7.8. Presentation, discussion, and possible action regarding approval of the City's Annual Price Agreement for Meter Sockets for CSU Electric, with estimated annual expenditures through KBS Electrical Distributors, for an amount not to exceed \$103,608.70.
Sponsors: Mary Ellen Leonard
Attachments: 1. 22-010 Award For APA Electric Meter Sockets
- 7.9. Presentation, discussion, and possible action regarding approval of the City's Annual Price Agreement for Distribution Conductor for CSU Electric, with estimated annual expenditures through Techline Inc., for an amount not to exceed \$1,901,984.40.
Sponsors: Mary Ellen Leonard
Attachments: 1. 22-015 Distribution Conductor Award
- 7.10. Presentation, discussion, and possible action regarding approval of Change Order 1 for the City's annual price agreement with KBS Electrical Distributors, for electric warehouse inventory of

single-phase transformers in the amount of \$165,550 for an increase not to exceed total amount of \$820,090.

Sponsors: Mary Ellen Leonard

Attachments: 1. 21300747 KBS Chg Order 1 Price increase

- 7.11. Presentation, discussion, and possible action on approval of a Chapter 380 Economic Development Agreement between the City of College Station and FUJIFILM Diosynth Biotechnologies Texas, LLC regarding approximately 12.45 acres on Biomedical Way on Lot 2, Block 1 of Traditions Phase 23 filed in volume 11293 page 184 of the Official Deed Records of Brazos County, Texas.

Sponsors: Natalie Ruiz

Attachments: 1. Agreement on file with the City Secretary's Office

- 7.12. Presentation, discussion, and possible action regarding a purchase agreement for Security Camera Systems with Convergent for \$111,438.15 for Water Services facilities.

Sponsors: Gary Mechler

Attachments: 1. Convergent Quote

- 7.13. Presentation, discussion, and possible action regarding an ordinance amending Chapter 40, "Utilities," Article II "Water and Sewer Service," Division 4 "Industrial Waste," Section 40-163 "City of Bryan Wastewater" of the Code of Ordinances of the City of College Station, Texas, by amending Section 40-163 "City of Bryan Wastewater;" providing a severability clause; declaring a penalty; and providing an effective date.

Sponsors: Gary Mechler

Attachments: 1. COCS Ch. 40-163 Pre Treat Ord_11-18-2020-9
2. City of College Station Ordinance Amendment (Redline)
3. TCEQ Approval

- 7.14. Presentation, discussion, and possible action regarding the approval of three Master Agreements for Real Estate Appraisal Services: Allen, Williford & Seale, Inc.; CBRE, Inc.; S.T. Lovett & Associates in the amount not to exceed \$60,000 for each agreement.

Sponsors: Emily Fisher

Attachments: 1. Fee sheet from RFP #22-002 - Real Estate Appraisal Services - Allen, Williford & Seale, Inc
2. Fee sheet from RFP #22-002 - Real Estate Appraisal Services - CBRE
3. Fee sheet from RFP #22-002 - Real Estate Appraisal Services - S.T. Lovett & Associates

- 7.15. Presentation, discussion, and possible action regarding an amendment to the Development Agreement of the Brazos County Municipal Utility District No. 1 between the City of College Station, Texas and McAlister Opportunity Fund 2012, LP amending Exhibit "B" (the General Plan).

Sponsors: Molly Hitchcock

Attachments: 1. First Amendment to Development Agreement
2. Exhibit B General Plan
3. 2015 Exhibit B General Plan

8. Regular Items.

- 8.1. Presentation, discussion, and possible action regarding options for Egremont Court.

Sponsors: Emily Fisher

Attachments: None

- 8.2. Presentation, discussion, and possible action regarding approval of a construction contract for the Cemetery Sales & Maintenance Shop, with JaCody Construction, LP, in the amount of \$2,165,979.31.

Sponsors: Steve Wright

Attachments: 1. 22-001 Bid Tabulation
2. JaCody Const-Proposal for Cemetery Sales and Maintenance Shop

- 8.3. Presentation, discussion, and possible action regarding an appointment to the Brazos Central Appraisal District.

Sponsors: Ian Whittenton

Attachments: 1. Brazos Central Appraisal District Letter

- 8.4. Presentation, discussion, and possible action regarding appointments to the Joint Relief Funding Review Committee.

Sponsors: Ian Whittenton

Attachments: None

- 8.5. Presentation, discussion, and possible action regarding an ordinance consenting to and extending the Mayor's renewal of a disaster declaration due to public health emergency.

Sponsors: Bryan Woods

Attachments: 1. December 11 Disaster Declaration Renewal Ordinance

9. Council Calendar - Council May Discuss Upcoming Events.

10. 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.

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

A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

12. 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.

13. 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 December 6, 2021 at 3:30 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."