



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

May 26, 2022

4:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. **Call to Order.**
2. **Executive Session is Closed to the Public and Will Be Held in the 1938 Executive 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. Legal advice regarding open meetings requirements, council members' role related to council appointed committees, and other issues related to council members' role.

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. Real estate negotiations for property generally located at the intersection of State Highway 6 and Venture Drive in the College Station Business Center.

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 Secretary
- c. 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 must register with the City Secretary two (2) hours prior to the meeting being called to order. Individuals shall 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. Please do not carry purses, briefcases, backpacks, liquids, foods or any other object other than papers or personal electronic communication devices to the lectern, nor advance past the lectern unless you are invited to do so. 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 three (3) minute mark the City Secretary will announce that the speaker must conclude their remarks.

5. Presentation - Proclamations, Awards, and Recognitions.

- 5.1. Presentation to recognize three students from College Station that received a College Station Arts Scholarship.

Sponsors: Tanya Smith

Attachments: None

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 on demonstration programs to promote neighborhood revitalization.

Sponsors: Alyssa Halle-Schramm, David Brower

Attachments: None

- 7.2. Presentation, discussion, and possible action on a report on electrical transformer costs.

Sponsors: Timothy Crabb

Attachments: None

- 7.3. Presentation, discussion, and possible action regarding a report on economic indicators for the City of College Station.

Sponsors: Natalie Ruiz

Attachments: None

8. Consent Agenda.

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:

- April 28, 2022 Council Meeting
- May 6, 2022 Special Meeting
- May 18, 2022 Special Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM042822 DRAFT Minutes
2. SPM050622 DRAFT Minutes
3. SPM051822 DRAFT Minutes

- 8.2. Presentation, discussion, and possible action on an Interlocal Agreement with Texas A&M University providing animal control services to the university.

Sponsors: Chris Perkins

Attachments: 1. C2022-7651 Inter-Local Agreement City of College Station

- 8.3. Presentation, discussion, and possible action regarding the approval of an annual purchase agreement for Topsoil, Sand, Concrete Rip Rap bid to BPI Materials, LLC. in an amount not to exceed \$162,212.50 to provide materials for city use.

Sponsors: Emily Fisher

Attachments: 1. 22-046 BID AWARD 041322

- 8.4. Presentation, discussion, and possible action on the first reading of a franchise agreement ordinance with BCS Curb Appeal Maintenance, LLC for the collection of recyclables from commercial businesses and multi-family locations.

Sponsors: Emily Fisher

Attachments: 1. 22300463 BCS Curb Appeal Maintenance LLC - COCS Recyclables Franchise Agreement

- 8.5. Presentation, discussion, and possible action regarding Change Order 1 deducting the amount of \$363,150 from the Professional Services contract with Quiddity Engineering, LLC for the Victoria Rehabilitation project.

Sponsors: Emily Fisher

- Attachments: 1. Change Order 1 - Closing Contract
- 8.6. Presentation, discussion, and possible action regarding a professional services contract with Quiddity Engineering, LLC in the amount of \$182,900 for adding roundabouts and sidewalks on Victoria Avenue.
- Sponsors: Emily Fisher
- Attachments: 1. Project Map1
2. Victoria Scope and Fee
- 8.7. Presentation, discussion, and possible action regarding a Change Order to a Community Development Block Grant Funding Agreement with Bryan-College Station Habitat for Humanity in the amount of \$200,000 for the development at 14015 Renee Lane, the extension of the contract term, and a change to the Statement of Work reducing the number of house to be developed.
- Sponsors: Debbie Eller
- Attachments: 1. Attachment 1 - Request for Additional Funding 2022
2. Attachment 2 - Change Order #1
- 8.8. Presentation, discussion, and possible action to approve the provision of services by Global Payments Direct, Inc. ("Global") for Credit Card Payment Processing Services by approving Amendment No. 4 which renews the agreement and formally downward adjusts the annual estimated expenditure to \$250,000.
- Sponsors: Mary Ellen Leonard
- Attachments: 1. Global Payments Amendment 4 Letter Agreement
- 8.9. Presentation, discussion, and possible action on approving an annual contract for the on-site security operations for City-sponsored events and security detail for Northgate, through the General Services Administration (GSA) Cooperative. The estimated annual expenditure is \$160,000.
- Sponsors: Mary Ellen Leonard
- Attachments: 1. 22300486 - BW
- 8.10. Presentation, discussion, and possible action on renewing a subscription agreement with Gartner, Inc. for \$149,378.
- Sponsors: Sam Rivera
- Attachments: 1. GartnerContract
- 8.11. Presentation, discussion, and possible action regarding a contract in the amount of \$206,193 with Quality Works Construction, Inc. for Lincoln Center Park Improvements that includes the replacement of playground equipment.
- Sponsors: Debbie Eller
- Attachments: 1. 1 - ITB 22-049 Bid Tabulation
2. 22300516 Quality Works Construction
- 8.12. Presentation, discussion, and possible action regarding an animal sheltering services agreement with the Aggieland Humane Society.
- Sponsors: Chris Perkins
- Attachments: 1. CS Animal Shelter Agreement FY 2023-2027
2. FYE 2023 College Station Package

- 8.13. Presentation, discussion, and possible action regarding approval of Change Order 1 for the City's annual price agreement with Techline Inc., for electric materials in inventory for the amount of \$280,934.00 for an increase not to exceed total amount of \$1,584,623.25. The original annual price agreement was for a not-to-exceed total amount of \$1,303,689.25.

Sponsors: Mary Ellen Leonard

Attachments: 1. 22300068Chg Ord 1 Techline Inc AA

- 8.14. Presentation, discussion, and possible action regarding a design contract with Binkley and Barfield, Inc in the amount of \$641,661 for design and construction phase service for the rehabilitation of Krenek Tap Road and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors: Emily Fisher

Attachments: 1. Krenek Tap Location Map
2. ST2101 WW2203 DRR
3. Krenek Tap Scope and Fee 4.13.22

- 8.15. Presentation, discussion, and possible action regarding Change Order 1 to a construction services contract with Weisinger, INC. in the amount of \$190,000.

Sponsors: Gary Mechler

Attachments: 1. Rehabilitation of Waterwells 1 & 2 Change Order No. 1

- 8.16. Presentation, discussion, and possible action for the purchase of two well motors for the rehabilitation of Waterwells 1 & 2 project through the Aggiebuy cooperative with Evans Enterprises, Inc. in the amount of \$141,213.30.

Sponsors: Gary Mechler

Attachments: 1. Well Motors Quote (Final)

- 8.17. Presentation, discussion, and possible action on rejecting all bid responses and canceling the bid to purchase fiber optic cable.

Sponsors: Sam Rivera

Attachments: None

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action regarding a substantial amendment to the 2021 Annual Action Plan to include the City of College Station HOME Investment Partnerships Program - American Rescue Plan Allocation Plan funds in the amount of \$1,740,263 to provide homelessness assistance and supportive services.

Sponsors: Debbie Eller

Attachments: None

- 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 PDD Planned Development District to PDD Planned Development District with a base zoning of MF Multi-Family for approximately 8.91 acres located at 1898 Arnold Road.

Sponsors: Robin Macias

Attachments: 1. Ordinance
2. Vicinity, Aerial, and Small Area Map

3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Existing Future Land Use Map
7. Original Zoning Ordinance
8. Proposed Concept Plan
9. Proposed Exhibit B

- 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 with a base zoning of MF Multi-Family for approximately 5 acres located at 404 Harvey Mitchell Parkway South.

Sponsors: Jesse Dimeolo

- Attachments:
1. Ordinance
 2. Vicinity, Aerial, and Small Area Map
 3. Background Information
 4. Applicants Supporting Information
 5. Rezoning Exhibit
 6. Rezoning Map
 7. Existing Future Land Use Exhibit
 8. Original PDD Ordinance
 9. Concept Plan - Proposed

- 9.4. Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

Sponsors: Carol Cotter

- Attachments:
1. Impact Fee Semi-Annual Report
 2. Future Land Use Map
 3. Service Area Maps - Water, Wastewater, and Roadway
 4. Status of Impact Fee Capital Improvements Plans - Water, Wastewater, and Roadway

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.

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)

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 May 20, 2022 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."