



## 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

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August 11, 2022

4:00 PM

City Hall Council Chambers

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**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 6:00 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. Shana Elliott and Lawrence Kalke v. The City of College Station, et al.
- d. Robert Danny Clack, II v. The City of College Station, et al.

#### Legal Advice

- a. Legal Advice regarding the City's application to change transmission cost of service (TCOS) and wholesale transmission rates before the Public Utility Commission of Texas.
- b. Legal Advice regarding the potential 2022 Bond Election.
- c. Legal Advice related to an infrastructure and economic development agreement between the City of College Station, College Station Town Center, LP, and Rock Prairie Management District No. 2.

#### 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.

- b. Real Estate negotiations for property generally located at the intersection of State Highway 6 and Venture Drive in the College Station Business Center.
- c. Real estate negotiations for property generally located at the intersection of State Highway 6 and Gateway Boulevard 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 Manager
- b. City Attorney
- c. City Council Self Evaluation

**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. Dine Around at Jones Crossing Event Recap and Check Presentation to Aggieland Humane Society.

Sponsors: Aubrey Nettles

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 regarding the Safe Streets and Roads for All Grant Program.

Sponsors: Jason Schubert

- Attachments: 1. SS4A Action Plan Info Sheet  
2. SS4A Action Plan Grant Application Template

7.2. Presentation, discussion, and possible action regarding a potential 2022 bond election.

Sponsors: Bryan Woods

Attachments: None

7.3. Presentation, discussion, and possible action on the City's financial position and available fund balances.

Sponsors: Jeff Kersten

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:

- July 28, 2022 Council Meeting
- August 3, 2022 Special Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM072822 DRAFT Minutes  
2. SPM080322 DRAFT Minutes

8.2. Presentation, discussion, and possible action regarding adoption of a Resolution approving the proposed Program Year 2022 Annual Action Plan, Fiscal Year 2023 Community Development Budget, and Substantial Amendment to the 2020-2024 Consolidated Plan.

Sponsors: Debbie Eller

Attachments: 1. Attachment 1 - Resolution  
2. Attachment 2 - FY 2023 Plan Development Process Summary  
3. Attachment 3 - FY 2023 Proposed Community Development Budget  
4. Attachment 4 - FY 2023 CDBG Public Service Funding  
5. Attachment 5 - FY 2023 Income Limits  
6. Attachment 6 - Map of LMI Income Areas 2019  
7. Attachment 7 - 2020-2024 Community Development Goals  
8. Attachment 8 - Community Development Project Descriptions

8.3. Presentation, discussion, and possible action regarding the second and final renewal of a contract for Overhead Electric Distribution Construction and Maintenance to Southern Electric Corporation of Mississippi for an amount not to exceed \$750,000.

Sponsors: Timothy Crabb

Attachments: 1. 20300550R2 SEC Letter Attachment

8.4. Presentation, discussion, and possible action regarding an annual blanket price agreement for emergency medical supplies with Bound Tree Medical, LLC for an estimated annual expenditure of \$250,000.

Sponsors: Richard Mann

Attachments: 1. Annual EMS Supplies Blanket Contract

- 8.5. Presentation, discussion, and possible action regarding Change Order No. 1 in the amount of \$82,944 to the Annual Refuse Container Lease Agreement with Texas Commercial Waste.

Sponsors: Emily Fisher

Attachments: 1. Change Order

- 8.6. Presentation, discussion, and possible action on an ordinance authorizing a General and Special Election to be held on November 8, 2022, for the purpose of electing a Mayor, City Councilmember Place 1, City Councilmember Place 2, and to fill a vacancy for the two-year remainder of the unexpired term of office of Councilmember, Place 5, by the qualified voters of the City of College Station, establishing early voting locations, polling places for this election and making provisions for conducting the election. (Presentación, discusión, y posible acción sobre una ordenanza que autoriza una Elección General y Especial para realizarse el 8 de noviembre de 2022, con el propósito de elegir a un Alcalde y a un Miembro del Consejo, Puesto número 1, Miembro del Consejo, Puesto número 2, y para llenar una vacante para los dos años resto del mandato no vencido del Miembro del Consejo, Puesto número 5, por medio de los votantes calificados de la Ciudad de College Station, estableciendo los puestos de votaciones tempranas, los centros de votaciones para estas elecciones y tomando medidas para llevar a cabo las elecciones.)

Sponsors: Tanya Smith

Attachments: 1. ORD Ordering General & Special Election 2022  
2. Spanish ORD Ordering General & Special Election 2022

- 8.7. Presentation, discussion, and possible action regarding the first renewal of a service contract with Rios Tree Services, Inc., for an annual amount not to exceed \$150,000 for tree trimming and removal services.

Sponsors: Emily Fisher

Attachments: 1. Rios Tree Services, Inc Renewal Letter

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

Sponsors: Bryan Woods

Attachments: 1. August 11 Disaster Declaration Ordinance Renewal

## 9. Regular Agenda.

- 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 PDD Planned Development District to PDD Planned Development District to amend the existing PDD Concept Plan on approximately 2 acres of land located at Harper's Crossing Block 1 Lot 2, more generally located northeast of the intersection of Barron Road and William D Fitch Parkway.

Sponsors: Robin Macias

Attachments: 1. Ordinance  
2. Vicinity, Aerial, and Site Area Map  
3. Background Information  
4. Applicant's Supporting Information  
5. Rezoning Map  
6. Future Land Use Map

7. Existing Concept Plan
8. Proposed Concept Plan

9.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Medical to Urban Residential for approximately 17 acres of land, located at 400 Double Mountain Road.

Sponsors: Jesse Dimeolo

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

9.3. Presentation, discussion, and possible action regarding the City's Indefinite Delivery/Indefinite Quantity (IDIQ) contracts wherein identified firms will provide on-call, as needed, professional and consulting services to the City.

Sponsors: Jennifer Cain

- Attachments:
1. Pre-qualified List 22-060 Memo

## **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 August 5, 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](mailto: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."