



College Station, TX

Meeting Agenda City Council

1101 Texas Ave, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 223 427 023 174 | Passcode: MvPmTr

*Phone: 833-240-7855 | Phone Conference: 952 310 468#

March 23, 2023

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 Agenda.

Executive Session is closed to the public and will be held in the 1938 Executive Conference Room. The City Council may according to the Texas Open Meetings Act adjourn the Open Meeting during the Consent, Workshop or Regular Agendas and return into Executive Session to seek legal advice from the City Attorney regarding any item on the Workshop, Consent or Regular Agendas under Chapter 551, Texas Government Code.

2.1. 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:

- 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. City of College Station, et al., Cause No. 22-001122-CV-85, in the 85th District Court, Brazos County, Texas.
- d. Kristin Marriott v. City of College Station, Cause No. 22-002259-CV-272, in the 272nd District Court, Brazos County, Texas.
- e. SOAH Docket No. 473-22-2464 and PUC Docket No. 52728 – Application of the City of College Station to Change Rates for Wholesale Transmission Services.
- f. LaLa Vida, LLC v. City of College Station, Cause No. 23-000374-CV-272, in the 272nd District Court, Brazos County, Texas.

2.2. 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. Council Self-Evaluation

3. The Open Meeting will Reconvene No Earlier than 6:00 PM from Executive Session and City Council will take action, if any.

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

Speaker Protocol

An individual who desires to address the City Council regarding any agenda item other than those items posted for Executive Session must register with the City Secretary two (2) hours before 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 using a translator may speak for six (6) minutes. The speaker's microphone will mute when the allotted time expires and the speaker must leave the podium.

5. Presentation - Proclamations, Awards, and Recognitions.

5.1. Presentation proclaiming March 30, 2023, as the Global Meetings Industry Day.

Sponsors: Jeremiah Cook

Attachments: 1. 2023 Global Meetings Industry Day Proclamation

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 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.

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

- March 9, 2023 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM030923 DRAFT Minutes

7.2. Presentation, discussion, and possible action regarding a construction contract for a roof replacement at the College Station Utilities facility located on Graham Road with JACO Roofing for \$117,860.

Sponsors: Jennifer Cain

Attachments: 1. 23300398 -- Contract

- 7.3. Presentation, discussion, and possible action regarding a construction contract for repairs and upgrades at the Utility Customer Service facility on Krenek Tap Road with E Contractors for \$100,931.
Sponsors: Jennifer Cain
Attachments: 1. 23300399 -- Contract
- 7.4. Presentation, discussion, and possible action regarding approval of a real estate contract with Olive Margaret Arnold for the purchase of 2.0 acres of land at 1775 Arnold Road for \$293,600.
Sponsors: Jennifer Cain
Attachments: 1. Project Map - 2 Ac Arnold Rd Property - Feb 2023 - Final
 2. Seller signed Real Estate Contract
- 7.5. Presentation, discussion, and possible action regarding the second reading of a franchise agreement ordinance with Drop and Go Dumpsters for the collection of recyclables from commercial businesses and multi-family locations.
Sponsors: Emily Fisher
Attachments: 1. Drop and Go Dumpsters Franchise Agreement
- 7.6. Presentation, discussion, and possible action ratifying an emergency purchase of one 1000 kVA and one 1500 kVA transformer from KBS Electrical Distributors in the amount of \$135,000; and one 1000 kVA and one 1500 kVA transformer from Techline Inc. in the amount of \$109,500; for electric warehouse inventory for a total amount of \$244,500.
Sponsors: Timothy Crabb
Attachments: 1. 20230227-Transformer Order-Cost-And Delivery Time
- 7.7. Presentation, discussion, and possible action on a one-year contract renewal with Alexander's Contract Services, Inc. for water meter reading services not-to-exceed \$335,000.
Sponsors: Mary Ellen Leonard
Attachments: 1. 2100361R2 Alexander LTR 022423 CRC
- 7.8. Presentation, discussion, and possible action regarding annual clothing price agreements with C.C. Creations for \$126,000 and M&M Apparel for \$54,000; totaling an estimated annual not-to-exceed amount of \$180,000.
Sponsors: Mary Ellen Leonard
Attachments: 1. RFP#23-019 APA Shirts, TShirts Hats Misc Award
- 7.9. Presentation, discussion, and possible action regarding the 2023 global opioid settlement subdivision participation and release agreement forms with Allergan, CVS, Walgreens, and Walmart and authorizing the Mayor to execute the releases and any other associated documents on behalf of the City.
Sponsors: Adam Falco
Attachments: 1. Settlement_Participation_Form_Walgreens
 2. Settlement_Participation_Form_Walmart
 3. Settlement_Participation_Form_Allergan
 4. Settlement_Participation_Form_CVS
- 7.10. Presentation, discussion, and possible action on an amendment to the Technology Services Agreement with Paymentus Corporation for payment processing services to increase service fees and increase the annual estimated contract amount of \$1,500,000 to \$1,750,000.
Sponsors: Mary Ellen Leonard
Attachments: 1. 20300213 AMD3 -- Contract

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action on receiving the annual audit reports and Annual Comprehensive Financial Report (ACFR) for the fiscal year that ended September 30, 2022.

Sponsors: Michael DeHaven

Attachments: None

- 8.2. Presentation, discussion, and possible action on the Texas Avenue & University Drive Area Redevelopment Plan.

Sponsors: Matthew Ellis

Attachments: 1. Texas Avenue & University Drive Area Redevelopment Plan Boundary

- 8.3. Presentation, discussion, and possible action regarding updates to the City Council's Strategic Plan.

Sponsors: Bryan Woods

Attachments: 1. Council Strategic Plan 2023 Update

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A of the Code of Ordinances, "Unified Development Ordinance," Article 3, "Development Review Procedures, " Section 3.16, "Conditional Use Permits," regarding conditional use permits.

Sponsors: Molly Hitchcock

Attachments: 1. Ordinance
2. UDO 3.16. Conditional Use Permit Changes

- 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 boundaries from MF Multi-Family to MH Middle Housing for approximately 1.12 acres being Lots 13-16 of the Cooner Addition, generally located at 301, 303, 305, and 307 Cooner Street.

Sponsors: Robin Macias

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

- 9.3. Presentation, discussion, and possible action on a resolution approving and adopting the City's Public Private Partnership (P3) Program Guidelines.

Sponsors: Mary Ellen Leonard

Attachments: 1. Resolution Adopting P3 Program Guidelines - Rev. 3-14-2023
2. Ex. A - COCS P3 Program Guidelines - Rev. 3-16-2023

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 March 17, 2023 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.”