



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#

May 15, 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. Legal advice related to an interlocal agreement with the City of Bryan regarding EMS and fire service.

2.2. 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. Approximately 4 acres of land generally located in the 15000 block of FM 2154 in College Station.
- b. Approximately 4 acres of land south of Greens Prairie Road generally located between Arrington Road and Woodlake Drive in College Station.

2.3. 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

2.4. 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. 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 May 2023 as Motorcycle Safety and Awareness Month.

Sponsors: Tanya Smith

Attachments: 1. 23 Motorcycle Safety and Awareness Month

5.2. Presentation of a check by the College Station Rotary Club to the City representing proceeds of a recent fundraiser in support of youth leadership and literacy.

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. 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:

- April 24, 2023 Special Meeting
- April 27, 2023 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. SPM042423 DRAFT Minutes
2. CCM042723 DRAFT Minutes

7.2. Presentation, discussion, and possible action regarding appointment of Hay Glover (Position No. 1), Uri Geva (Position No. 2), Mark Lindemulder (Position No. 3) to the board of directors for Rock Prairie Management District No. 2.

Sponsors: Tanya Smith

Attachments: 1. Rock Prairie MUD No. 2

7.3. Presentation, discussion, and possible action regarding final approval of the Event, Program, and Activity Sponsorship Policy.

Sponsors: Jeff Kersten

Attachments: 1. Event, Program, and Activity Sponsorship Policy

7.4. Presentation, discussion, and possible action regarding the award of bids to KBS Electrical Distributors not to exceed \$95,327.64 and Techline, Inc. not to exceed \$278,075.82 for underground distribution materials required for relocating electric facilities to accommodate the TxDOT State Highway 6 widening project.

Sponsors: Timothy Crabb

Attachments: 1. 23-051 Award

7.5. Presentation, discussion, and possible action regarding an amendment to the Milsoft Utility Solutions contract for the total amount of \$110,140, over a five-year term, to add additional electric utility functionality and customer text notifications.

Sponsors: Timothy Crabb

Attachments: 1. 130162 Milsoft Utility Ltr Amendment

7.6. 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 - 20230504
2. Future Land Use Map
3. Service Area Maps -Water, Wastewater and Roadway
4. Status of Impact Fee CIP - Water Wastewater Roadway - March 2023

7.7. Presentation, discussion, and possible action on the City Council's meeting procedures.

Sponsors: Adam Falco, Tanya Smith

Attachments: 1. Council Meeting Procedures 2023

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action regarding recent action by the Brazos Valley Groundwater Conservation District, and the City's water and wastewater system rehabilitation program.

Sponsors: Gary Mechler

Attachments: None

- 8.2. Presentation, discussion, and possible action regarding a Tourism program update.

Sponsors: Jeremiah Cook

Attachments: None

- 8.3. Presentation, discussion, and possible action on the Wellborn District Plan Update.

Sponsors: Naomi Sing

Attachments: 1. Proposed Wellborn District Plan Update Boundary

- 8.4. Presentation, discussion, and possible action on the collection rates for impact fees.

Sponsors: Carol Cotter

Attachments: 1. Impact Fee Collection Rate Supporting Information
2. Impact Fee Amounts for Sample Land Uses
3. Roadway Impact Fee Service Area Map
4. Generalized Map of Unplatted Property

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action regarding the approval of a resolution approving a funding application in the amount of \$500,000 in Community Development Block Grant Mitigation grant funds administered by the Texas General Land Office and allocated regionally through the Brazos Valley Council of Governments approved Method of Distribution.

Sponsors: Debbie Eller

Attachments: 1. Funding Application Approval Resolution

- 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 to SC Suburban Commercial for approximately 1.667 acres of land at 100 Graham Road, being Lot 4A-1, and 140 Graham Road being lot 4-B, Block 1 of the JHW Commercial Addition Phase 2, generally located at the corner of Wellborn Road and Graham Road.

Sponsors: Gabriel Schrum

Attachments: 1. Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Rezoning Exhibit
4. Applicants Supporting Information
5. Existing Future Land Use Map
6. Rezoning Map
7. Background 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 M-2 Heavy Industrial to SC Suburban Commercial for

approximately 0.472 acres of land at 170 Graham Road, being Lot 2, Block 1 of the JHW Commerical Addition, generally located at the corner of Wellborn Road and Graham Road.

Sponsors: Gabriel Schrum

Attachments:

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

- 9.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to Neighborhood Commercial for approximately 2.611 acres of land, generally located at 100-170 Graham Road.

Sponsors: Gabriel Schrum

Attachments:

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

- 9.5. Presentation, discussion, and possible action regarding a construction contract with Texas Materials Group, Inc. dba Gulf Coast a CRH Company in the amount of \$287,807 plus the City's contingency in the amount of \$30,000 for a total appropriation of \$317,807 for Egremont Court Drainage Improvements. Approval of this item grants authority for the City Manager to authorize expenditures up to the City's contingency amount.

Sponsors: Jennifer Cain

Attachments:

1. Egremont Court Project Map
2. Egremont Court Project Vendor Signed Contract

- 9.6. Presentation, discussion, and possible action regarding an interlocal agreement with the City of Bryan for fire and EMS automatic and mutual aid.

Sponsors: Richard Mann

Attachments: 1. College Station Bryan Fire EMS ILA 2023 FinalV2

- 9.7. Presentation, discussion, and possible action regarding a resolution supporting the submission of a grant application to the Texas Department of Transportation for the State Highway 6 Shared-Use Path Project.

Sponsors: Jason Schubert

Attachments:

1. Resolution
2. Project Location Map

- 9.8. Presentation, discussion, and possible action regarding a resolution supporting the submission of a grant application to the Texas Department of Transportation for the FM 2818 (Harvey Mitchell Parkway) Shared-Use Path Project.

Sponsors: Jason Schubert

Attachments:

1. Resolution
2. Project Location Map

- 9.9. Presentation, discussion, and possible action regarding a resolution supporting the submission of a grant application to the Texas Department of Transportation to develop a Complete Streets Plan for the Core of College Station.

Sponsors: Jason Schubert

Attachments: 1. Resolution
2. Plan Boundary Map

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 May 10, 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."