



College Station, TX

Meeting Agenda City Council - Amended

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: 469-480-7460 | Phone Conference: 952 310 468#

June 12, 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 a 2016 Economic Development Agreement with Viasat, Inc.
- g. Legal advice related to a 2014 Economic Development Agreement with Fujifilm Diosynth Biotechnologies Texas, LLC, f/k/a Kalon Biotherapeutics LLC.
- h. Legal advice related to the rezoning of property.

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 Secretary
- b. City Manager
- c. 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 to recognize Andrew Vorse Lede from College Station, who received a College Station Arts Scholarship.

Sponsors: Tanya Smith

Attachments: 1. 23 College Station Arts Scholarship Day

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:

- May 25, 2023 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM052523 DRAFT Minutes

- 7.2. Presentation, discussion, and possible action regarding amending the City's contract with St. Joseph Health Medical Group for Employee Health Clinic operations and management services for an amount not to exceed \$697,239.36 and rejection of all responses received for RFP 21-041 and RFP 23-048.

Sponsors: Alison Pond

Attachments: 1. Contract 16300427R1_AMD4_June 2023

- 7.3. Presentation, discussion, and possible action regarding the first renewal of the annual price agreement with Green Teams, Inc. for City Wide Landscape Maintenance and Mowing in an amount not to exceed \$1,150,844.

Sponsors: Emily Fisher

Attachments: 1. Annual Agreement Landscape Maintenance and Mowing First Renewal

- 7.4. Presentation, discussion, and possible action regarding a construction contract with Greenscapes Six, LLC, not to exceed \$339,213, plus the City's contingency amount of \$50,000, for a total appropriation of \$389,213 for the Lick Creek Hike and Bike Trail Improvements Project. 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. Lick Creek Hike and Bike Trail Improvements Project Vendor Signed Contract

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action related to the Capital Improvement Projects (CIP) update.

Sponsors: Jennifer Cain

Attachments: None

- 8.2. Presentation, discussion, and possible action regarding a City Hall room use policy.

Sponsors: Bryan Woods

Attachments: None

- 8.3. Presentation, discussion, and possible action regarding updates from the Bryan/College Station Metropolitan Planning Organization for the Safe Streets and Roads for All grant and transition to a Transportation Management Area.

Sponsors: Jason Schubert

Attachments: 1. How the BCS MPO Will Transition to a TMA

- 8.4. Presentation and discussion regarding an update related to the Northeast Trunkline Phase Four capital project.

Sponsors: Jennifer Cain

Attachments: None

9. Regular Agenda.

- 9.1. Presentation, discussion, and possible action on an ordinance authorizing the issuance of general obligation bonds; delegating the authority to certain city officials to execute certain documents relating to the sale of the bonds; approving and authorizing an official statement and instruments and procedures relating to said bonds; and enacting other provisions relating to the subject.

Sponsors: Michael DeHaven

- Attachments:
1. Ordinance (GO Imp Series 2023) (ver 1)
 2. Series 2023 Debt Issue GOB and CO

- 9.2. Presentation, discussion, and possible actions on an ordinance authorizing the issuance of certificates of obligation; delegating the authority to certain city officials to execute certain documents relating to the sale of the certificates; approving and authorizing an official statement and instruments and procedures relating to said certificates; and enacting other provisions relating to the subject.

Sponsors: Michael DeHaven

- Attachments:
1. Ordinance (CO Series 2023 (ver 1)
 2. Series 2023 Debt Issue GOB and CO

- 9.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance adopting the standards of care for the City's Parks and Recreation Department's elementary age (5-13) Youth Recreational Program in compliance with the exemptions for childcare licensing according to Texas Human Resources Code Section 42.041(b)(14).

Sponsors: Steve Wright

- Attachments:
1. 2023 - ORDINANCE - 05-8-23

- 9.4. 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 GS General Suburban to MH Middle Housing for approximately 0.4 acres of land at 1100 Dexter Drive South, generally located south of the intersection of Holleman Drive and Dexter Drive South.

Sponsors: Jeff Howell

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

- 9.5. Public Hearing, presentation, discussion, and possible action approving an ordinance vacating and abandoning a 0.2938 acre portion of a 20-foot Utility Easement, said portion lying within Lots 1 & 2, Block 1 of the Scott & White Healthcare Subdivision according to the plat recorded in Volume 10179, Page 50 of the Official Public Records of Brazos County, Texas.

Sponsors: Parker Mathews

- Attachments:
1. Ordinance
 2. Ordinance Exhibit A
 3. Vicinity Map
 4. Location Map
 5. Application

- 9.6. Public Hearing, presentation, discussion, and possible action on approving an ordinance vacating and abandoning a 0.087-acre portion of undeveloped right-of-way, Patricia Street, generally located between 1st Street and University Drive (feeder to Wellborn) and depicted on the W.C. Boyett Estates, Partition Map, recorded in Volume 100, Page 440, of the Deed Records of Brazos County, Texas.

Sponsors: Parker Mathews

- Attachments:
1. Ordinance
 2. Ordinance Exhibit A
 3. Ordinance Exhibit B
 4. Vicinity Map
 5. Location Map
 6. Application

9.7. Public Hearing, presentation, discussion, and possible action on approving an ordinance vacating and abandoning a generally 60-foot wide Public Utility Easement, said easement crossing Lots 1 and 2, Block 2 and Oak Way Drive Right-of-Way, in the Post Oak Mall subdivision, as described by metes and bounds recorded in Volume 390, Page 733, of the Deed Records of Brazos County, Texas.

Sponsors: Lucas Harper

- Attachments:
1. Ordinance
 2. Ordinance Exhibit A
 3. Vicinity Map
 4. Location Map

9.8. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 7, "General Development Standards," Section 7.14, "Drainage and Stormwater Management" and adding Section 7.15, "Lot Grading and Drainage for Individual Lots" of the Code of Ordinances of the City of College Station, Texas, regarding lot grading for residential property.

Sponsors: Anthony Armstrong

- Attachments:
1. Ordinance

9.9. Presentation, discussion, and possible action regarding a professional services contract with Mitchell & Morgan, LLP, not to exceed \$200,004.50 for design services for the Bee Creek and Central Park Tennis Courts, and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors: Jennifer Cain

- Attachments:
1. 2022 Bond: Tennis Courts: Design Contract - PK2306
 2. 2022 Bond: Tennis Courts: Revised PK2306 DRR 6.12.23
 3. 2022 Bond: Tennis Courts: Bee Creek Location
 4. 2022 Bond: Tennis Courts: Central Park Location

9.10. Presentation, discussion, and possible action regarding a professional services contract with Burditt Land|Place, not to exceed \$674,415 for design services for Bachmann Little League and Senior League Buildings and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors: Jennifer Cain

- Attachments:
1. Bachmann PK2304 DRR 6.12.23
 2. Bachmann Design Contract with Burditt

9.11. Presentation, discussion, and possible action regarding a professional services contract with The Arkitex Studio, Inc., not to exceed \$477,000 for design services for the Operations Shop at Central Park and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors: Jennifer Cain

- Attachments:
1. Central Park Operations Shop Design Contract
 2. Center Park Ops Shop PK2309 DRR 6.12.23

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 June 7, 2023 at 11:00 a.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."