



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

August 10, 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. City of College Station v. 47 Oaks, LLC, Cause No. 626-CC, in the County Court at Law No. 2 of 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 Local Government Code Chapter 145 Financial Statements.

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

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 Allison Dohrman Day.

Sponsors: Tanya Smith

Attachments: 1. 23 Allison Dohrman Day

5.2. Presentation proclaiming the period of Spring, March 1st through June 15th and Fall, August 1st through November 30th as Lights Out Nights.

Sponsors: Tanya Smith

Attachments: 1. 23 Lights Out Night

5.3. Presentation proclaiming the week of August 6th through 12th, 2023 as National Health Center Week.

Sponsors: Tanya Smith

Attachments: 1. 23 National Health Center Week

5.4. Presentation of a proclamation celebrating the 60th Anniversary of Twin City Mission.

Sponsors: Tanya Smith

Attachments: 1. 23 Twin City Mission 60th Anniversary 2nd version

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:

- July 17, 2023 Special Meeting
- July 18, 2023 Special Meeting
- July 27, 2023 Council Meeting

Sponsors: Tanya Smith

- Attachments:
1. SPM071723 DRAFT Minutes
 2. SPM071823 DRAFT Minutes
 3. CCM072723 DRAFT Minutes

7.2. 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. Blanket Price Agreement No. 23300658

7.3. Presentation, discussion, and possible action regarding a resolution adopting the Program Year (PY) 2023 Annual Action Plan and Fiscal Year (FY) 2024 Community Development budget.

Sponsors: Raney Whitwell

- Attachments:
1. Attachment 1 - Resolution
 2. Attachment 2- FY 2024 Proposed Community Development Budget Updated
 3. Attachment 3 - FY 2024 Income Limits
 4. Attachment 4- Community Development Project Descriptions

7.4. Presentation, discussion, and possible action on a Professional Services Contract with Freese and Nichols, Inc. in the amount of \$570,993 for the Carter Creek Wastewater Treatment Plant Effluent Filters Phase 1 Outfall improvements.

Sponsors: Jennifer Cain

- Attachments:
1. Carter Creek Outfall location map
 2. Carter Creek Outfall Design Vendor Signed Contract

7.5. Presentation, discussion, and possible action regarding a Real Estate Contract with Jerry P. Windham and Patricia Windham, for the purchase of 4.0 acres of land on Greens Prairie Road for the purchase price of \$784,080.00 for the development of Fire Station 7.

Sponsors: Jennifer Cain

- Attachments:
1. Current Fire Stations and NEW #7 Site - 07-10-2023
 2. Real Estate Contract Windham 07-27-2023-COCS-Final

7.6. Presentation, discussion, and possible action on an award to Techline Inc. for the purchase of Di-Electric Switchgears for Electric Inventory, not to exceed \$882,766.

Sponsors: Mary Ellen Leonard

Attachments: 1. 23-071 Purchase Of Switchgears Tabulation

- 7.7. Presentation, discussion, and possible action on the purchase of Single and Three Phase Transformers from KBS Electrical Distributors not to exceed \$805,810 and Techline Inc. not to exceed \$854,150 for a total expenditure of \$1,659,960.

Sponsors: Mary Ellen Leonard

Attachments: 1. 23-073 Bid Award Transformers 731

- 7.8. Presentation, discussion, and possible action regarding renewing an Interlocal Agreement with Texas Department of State Health Services (DSHS) for Vital Statistics and Data Use.

Sponsors: Ian Whittenton

Attachments: 1. 23300690 -- TX HHS -- Remote Access

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action on City-Initiated Rezoning to MH Middle Housing and potential modifications to the MH Middle Housing zoning district.

Sponsors: Michael Ostrowski

Attachments: 1. Area Maps
2. Findings
3. Public Input Summary

- 8.2. Presentation, discussion, and possible action related to interest in a potential future Recreation Center and Convention Center in College Station.

Sponsors: Bryan Woods

Attachments: None

9. Regular Agenda.

- 9.1. Presentation, discussion, and possible action on the 2023-2024 ad valorem tax rate; and calling a public hearing on a proposed ad valorem tax rate for FY 2023-2024.

Sponsors: Mary Ellen Leonard

Attachments: None

- 9.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A "Unified Development Ordinance," Article 1 "General Provisions," Article 2 "Development Review Bodies," Article 3 "Development Review Procedures," Article 4 "Zoning Districts," Article 5 "District Purpose Statements and Supplemental Standards," Article 6 "Use Regulations," Article 7 "General Development Standards," Article 8 "Subdivision Design and Improvements," Article 9 "Nonconformities," Article 10 "Enforcement," and Article 11 "Definitions," of the Code of Ordinances of the City of College Station, Texas, regarding formatting and content edits to the Unified Development Ordinance.

Sponsors: Matthew Ellis

Attachments: 1. Ordinance
2. UDO Clean-up Redlines

- 9.3. Public Hearing, presentation, discussion, and possible action regarding amendments to the Unified Development Ordinance Sections 5.8.B Northgate Districts, 7.2 General Provisions, and 7.3 Off-Street Parking Standards to modify off-street parking and bicycle parking requirements.

Sponsors: Jesse Dimeolo

Attachments: 1. Ordinance

2. Section 5.8. - Redlines
3. Section 7.2 - Redlines
4. Section 7.3 - Redlines

- 9.4. Presentation, discussion, and possible action regarding a Community Development Block Grant funding agreement with Elder Aid, Inc. in the amount of \$170,000 for the acquisition of 700 Pasler and presentation, discussion, and possible action regarding a HOME Investment Partnership Program funding agreement with Elder Aid, Inc. in the amount of \$189,650 for the construction of a single-family house on the lot at 700 Pasler.

Sponsors: Virgil Eric Barton

- Attachments:
1. 700 Pasler Funding Agreement - CDBG
 2. 700 Pasler Funding Agreement - HOME
 3. Location Map - 700 Pasler

- 9.5. Presentation, discussion, and possible action regarding the creation of a Housing Action Plan Steering Committee to advise and provide community input on the Housing Action Plan.

Sponsors: David Brower

- Attachments:
1. Housing Action Plan Resolution

- 9.6. Presentation, discussion, and possible action regarding an ordinance prohibiting commercial motor vehicle parking in certain areas by amending Chapter 38, "Traffic and Vehicles," Article II "Stopping, Standing, and Parking," Section 38-45 "Parking Regulations for Certain Described Areas," and Section 38-79 "Civil Fines, Costs and Fees," adding, in Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1016 "Traffic Schedule XVI, No Commercial Motor Vehicle or Trailer Parking," to the Code of Ordinances of the City of College Station, Texas, to prohibit commercial motor vehicles and trailers from parking along the south side of Ponderosa Drive, providing a severability clause; declaring a penalty; providing an effective date; and repealing Ordinance 2023-4449.

Sponsors: Emily Fisher

- Attachments:
1. Ordinance - No Commercial Motor Vehicle Parking
 2. Section 38-45 Revisions
 3. Ponderosa 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 August 4, 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."