



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#

February 22, 2024

3:00 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. **Presentation of the Employee of the Year nominees and recognition of the Employee of The Year, the City Impact Award, and the City Leadership Award recipients.**
3. **Reception.**
4. **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.

4.1. 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. Cynthia Hopkins & Geoffry Hopkins v. City of College Station, Cause No. 23-002880-CV-85 in the 85th District Court, Brazos County Texas.
- g. CBL & Associates Management, Inc. v. City of College Station, Cause No. 23-003159-CV-85 In The 85th District Court, Brazos County Texas.
- h. City of College Station v. POM-College Station, LLC and Wells Fargo Bank, National Association, Cause No. 628-CC, in the County Court at Law No. 1 of Brazos County, Texas.
- i. City of College Station v. Clarke and Wyndham, Inc., Real Alchemy, L.P., Real Alchemy 1, L.P., JPJ Investments, a Texas General Partnership, Cause No. 629-CC, in the County Court at Law No. 1 of Brazos County, Texas.
- j. Legal advice related to Local Government Code Chapter 145 Financial Statements.
- k. Legal advice related to ETJ release petitions under Local Government Code Chapter 42 and an ETJ release petition regarding approximately 99.9 acres of land, generally located along Royder Road.
- l. Legal advice regarding memorandum of understanding with the City of Bryan regarding Brazos Transit District Board Appointments.

4.2. 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 23.5 acres of land in the College Station Business Center at the intersection of Gateway Boulevard and State Highway 6.
- b. Approximately 4 acres of land generally located in the 15000 block of FM 2154 in College Station.

4.3. 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

4.4. Security {Gov't Code Section 551.076 };

Possible action. The City Council may deliberate the deployment, or specific occasions for implementation, of security personnel or devices or a security audit. After executive session discussion, any final action or vote taken will be in public. The following subject may be discussed:

- a. Security related to City Hall and Council Chambers.

4.5. 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

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

6. 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. Comments should not personally attack other speakers, Council or staff. 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.

7. Presentation - Proclamations, Awards, and Recognitions.

- 7.1. Presentation of a proclamation celebrating the 25th Anniversary of the College Station ISD Education Foundation.

Sponsors: Michael Ostrowski

Attachments: 1. Education Foundation Proclamation

8. 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.

9. 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.

- 9.1. Presentation, discussion, and possible action of minutes for:

- February 8, 2024 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM020824 DRAFT Minutes

- 9.2. Presentation, discussion, and possible action on the second reading of a franchise agreement ordinance with Container Source Storage & Roll-Off for the collection of recyclables from commercial businesses and multi-family locations.

Sponsors: Emily Fisher

Attachments: 1. Franchise Agreement _ Vendor Signed

- 9.3. Presentation, discussion, and possible action regarding the City Council's Proclamation and Certificate of Recognition Policy Guidelines and adding the same policy to the City Council Relations Policy and Code of Ethics.

Sponsors: Tanya Smith

Attachments: 1. Council Relations Policy and Code of Ethics 2-22-24

2. City Council Proclamation Policy 2-22-24

- 9.4. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1015 "Traffic Schedules XV, two-

hour Parking 8:00 a.m. - 5:00 p.m. Monday - Friday," of the Code of Ordinances of the City of College Station, Texas, by amending the section catchline to reflect the schedule and amending the schedule to indicate if the location is limited to two-hour parking 24/7 or two-hour parking 8:00 a.m. - 5:00 p.m. Monday - Friday.

Sponsors: Debbie Eller

Attachments: 1. Sec. 38-1015 Ordinance Amendment

- 9.5. Presentation, discussion, and possible action on Change Order #2 with KBS Electrical Distributors, Inc. for an increase of \$40,452.12 for three-phase padmount transformers, for a new total not to exceed amount of \$535,737.17.

Sponsors: Mary Ellen Leonard

Attachments: 1. 22201993 CO2--RF

- 9.6. Presentation, discussion, and possible action on a contract with Schneider Engineering, LLC, dba SEnergy not to exceed \$200,000 for power generation resource development consulting services.

Sponsors: Timothy Crabb

Attachments: 1. Contract is available for review in the City Secretary's Office

- 9.7. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1012 "Traffic Schedule XII, Speed Limits," of the Code of Ordinances of the City of College Station, Texas establishing a speed limit of 40 mph on Greens Prairie Road between Arrington Drive and Dalton Drive.

Sponsors: Emily Fisher

Attachments: 1. Ordinance - Greens Prairie Speed Limit
2. Greens Prairie Exhibit

- 9.8. Presentation, discussion, and possible action regarding annual price agreements for copy, print and signage services with TOPS Printing Inc, dba AlphagraphicsBCS and Copy Stop Print Signs and Graphics not to exceed a combined \$175,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. RFP 24-023 Copy Print and Signage Services Price Sheet

- 9.9. Presentation, discussion, and possible action on a professional services contract with Burns & McDonnell for a comprehensive solid waste rate and feasibility study, not to exceed \$124,200.

Sponsors: Emily Fisher

Attachments: 1. Burns & McDonnell Scope and Fee
2. Contract No. 24300334 SW Rate Study

10. Workshop Agenda.

- 10.1. Presentation, discussion, and possible action regarding an update on Amazon's Prime Air drone delivery service in College Station.

Sponsors: Michael Ostrowski

Attachments: None

11. Regular Agenda.

- 11.1. 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 boundaries from WC Wellborn Commercial to PDD Planned Development District

on approximately 2 acres of land being Wellborn Settlement Phase Two, Block 2, Lot 72, generally located along FM 2154.

Sponsors: Robin Macias

Attachments:

1. Wellborn Grocery Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Existing Future Land Use
4. Rezoning Map
5. Rezoning Exhibit
6. Proposed Concept Plan
7. Variances Letter
8. Elevations

11.2. Presentation, discussion, and possible action regarding a Real Estate Contract with HFLPI-College Station, LLC for the sale of approximately 11.899 acres in the College Station Business Center generally located near the intersection of Gateway Boulevard and Lakeway Drive for the price of \$3,369,000.

Sponsors: Michael Ostrowski

Attachments:

1. College Station Business Center
2. Real Estate Contract (Hunton Family Limited Partnership I-City of College Station) 2-12-24

11.3. Presentation, discussion, and possible action on memorandum of understanding with the City of Bryan regarding Brazos Transit District Board Appointments.

Sponsors: Jason Schubert

Attachments: 1. BTM MOU Bryan and College Station Final 2-14-24

12. Council Calendar - Council May Discuss Upcoming Events.

13. 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.

14. 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)

15. 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.

16. 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 April 16, 2024 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."