



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#

May 13, 2024

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. 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.
- b. City of College Station v. 47 Oaks, LLC, Cause No. 626-CC, in the County Court at Law No. 2 of Brazos County, Texas.
- c. 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.
- d. Cynthia Hopkins & Geoffrey Hopkins v. City of College Station, Cause No. 23-002880-CV-85 in the 85th District Court, Brazos County Texas.
- e. CBL & Associates Management, Inc. v. City of College Station, Cause No. 23-003159-CV-85 In The 85th District Court, Brazos County Texas.
- f. 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.

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. 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.

5. Presentation - Proclamations, Awards, and Recognitions.

- 5.1. Proclamation proclaiming May 21, 2024 as Dedication Day for Tomb of the Unknown Soldier Never Forget Garden Veterans Memorial.

Sponsors: Tanya Smith

Attachments: 1. 24 Unknown Soldier Never Forget Garden Veterans Memorials

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 25, 2024 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM042524 DRAFT Minutes

- 7.2. Presentation, discussion, and possible action on a contract amendment with McCord Engineering, Inc. related to the TxDOT Hwy 6 widening project. This amendment will increase

the contract by \$150,000 for a new not-to-exceed amount of \$700,000 and extend the contract completion date from April 1, 2024 to April 1, 2026.

Sponsors: Timothy Crabb

Attachments: 1. 22300604_McCord Engineering Amd 1 AF COUNCIL

- 7.3. Presentation, discussion, and possible action on a change order increasing the annual contract amount for transformer repair and rebuild services with Greenville Transformer Company, Inc. by \$27,127 for a new total of \$104,633.

Sponsors: Timothy Crabb

Attachments: 1. 23300779 CO1 Greenville Transformers 040224

- 7.4. Presentation, discussion, and possible action on a resolution to (1) recognize the second Saturday in May as World Migratory Bird Day, (2) support the City's application for Texas Parks and Wildlife's "Bird City Texas" certification, and (3) authorize the City Manager, or his designee, to execute and submit the application and any documents necessary to obtain Bird City Texas certification.

Sponsors: Kelsey Heiden

Attachments: 1. Bird City Texas Resolution

- 7.5. Presentation, discussion, and possible action on the sale and removal of approximately 90,000 tons of asphalt millings from city property by Texas Materials Group, Inc. for \$271,800.

Sponsors: Emily Fisher

Attachments: 1. Bid Tabulation 24-037
2. 24300445 Texas Materials Group Inc

- 7.6. Presentation, discussion, and possible action on a professional services contract with Studio 16:19, LLC, in the amount of \$192,024 for the design and construction of pedestrian improvements, new restroom building, shade structure, splash pad improvements and expansion at the Lincoln Center and a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Sponsors: Jennifer Cain

Attachments: 1. Lincoln Center Area Improvements DRR
2. Lincoln Center Area Improvements Location Map
3. Lincoln Center Restroom and Splash Pad Design Contract

- 7.7. Presentation, discussion, and possible action on an annual renewal and Amendment #1 to the annual service agreement for locate services for underground utility facilities with USIC Locating Services, LLC, adding locate services for the City's IT fiber and Water SCADA fiber, for a new annual amount not-to-exceed \$500,000.

Sponsors: Timothy Crabb

Attachments: 1. DRAFT 23300467R1 Amd 1 USIC wExhibits redline 040924

- 7.8. Presentation, discussion, and possible action on a general services contract for the purchase of a driver safety training simulator from Virage Simulation, Inc. for \$166,320.

Sponsors: Emily Fisher

Attachments: 1. Contract 24300449 (Vendor signed)

- 7.9. Presentation, discussion, and possible action regarding a contract for document scanning services with MCCi, LLC in the amount not to exceed \$106,152.22.

Sponsors: Anthony Armstrong

Attachments: 1. 24300465--General Service Contract

- 7.10. Presentation, discussion, and possible action regarding a contract with Oldham Goodwin Group, LLC for commercial real estate brokerage services for City-owned property in the Midtown Business Park.

Sponsors: Michael Ostrowski

Attachments: 1. Contract for Real Estate Services

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action regarding an update on future ballfields and Texas Independence Park.

Sponsors: Jennifer Cain

Attachments: None

- 8.2. Presentation, discussion, and possible action on an Update to the Parks and Recreation Cost Recovery Policy.

Sponsors: Kelsey Heiden

Attachments: 1. CS Parks Cost Recovery Continuum
2. CS Cost Recovery Service Categories_Draft

9. Regular Agenda.

- 9.1. 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 boundary from R Rural to PDD Planned to Development District for approximately 19 acres located southeast of the intersection of Rock Prairie Road and Calaveras Court.

Sponsors: Jesse Dimeolo

Attachments: 1. Ordinance
2. Vicinity, Aerial, and Small Area Maps
3. Proposed Concept Plan
4. Background Information
5. Applicants Supporting Information Pt. 1
6. Applicants Supporting Information Pt. 2

- 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 GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 21.15 acres being 49 lots and a common area within Cat Hollow Phase 1 Subdivision and Glenhaven Estates Phase 8 Subdivision, generally located between Brazoswood Drive and Dominik Drive.

Sponsors: Jeff Howell

Attachments: 1. Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Background Information
4. Rezoning Map
5. Future Land Use Map
6. Original Subdivision Plats
7. Applicant's Supporting Information
8. Petition Committee Members
9. Neighborhood Meeting Materials

10. Petition Signatures

- 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 R Rural to T Townhouse for approximately 16 acres generally located at 3700 Rock Prairie Road West.

Sponsors: Gabriel Schrum

Attachments:

1. Ordinance
2. Vicinity, Aerial, and Small Area Map
3. Rezoning Exhibit
4. Background Information
5. Applicants Supporting Information
6. Future Land Use Map
7. Rezoning Map

- 9.4. Presentation, discussion, and possible action regarding an Oversized Participation Agreement between the City of College Station and Aspire A&M II, LLC and Richmond Builders, Inc. for an amount not to exceed \$348,147 for the construction of a sewer line down First Street between Maple Avenue and Patricia Street.

Sponsors: Anthony Armstrong

Attachments: 1. Oversized Participation Agreement Aspire COCS

- 9.5. Presentation, discussion, and possible action regarding an ordinance amending Chapter 26, "Miscellaneous Provision and Offenses," of the Code of Ordinances by adding Sec. 26-14 Restricted Occupancy Overlay - Civil Unrelated Overoccupancy, related to overoccupancy.

Sponsors: Debbie Eller

Attachments: 1. Ord 26-14 ROO-Civil Unrelated Overoccupancy

- 9.6. Presentation, discussion, and possible action on a resolution regarding a substantial amendment to the Program Year 2023 Annual Action Plan to reprogram \$664,727 of Community Development Block Grant funds to Rental Housing Rehabilitation for the acquisition of housing units to be used as affordable rental housing.

Sponsors: Raney Whitwell

Attachments: 1. Resolution- 2023 Action Plan Substantial Amendment

- 9.7. Presentation, discussion, and possible action regarding the adoption of program guidelines for an Acquisition, Rehabilitation, and Disposition program to create income-restricted rental units.

Sponsors: Debbie Eller

Attachments: 1. Acquisition Rehabilitation Disposition Guidelines

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 May 8, 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."