



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: 287 987 474 175 | Passcode: gZw5cS

Phone: 469-480-7460 | Phone Conference: 168 564 318#

October 7, 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. 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. The City of College Station v. The Public Utility Commission of Texas, Cause No. D-1-GN-24-005680 in the 200th District Court, Travis County, Texas.
- 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. Texas A&M University System v. BVGCD, et al, Cause No. 24-002626-CV-472, in the 472nd District Court, Brazos County.
- f. Legal advice related to College Station's water permits issued or pending from the Brazos Valley Groundwater Conservation District and any production or transport permits pending or issued from the Brazos Valley Groundwater Conservation District.

2.2. Real Estate {Gov't Code Section 551.072};

Possible action. The committee 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 28 acres of land generally located at Midtown Drive and Corporate Pkwy in the Midtown Business Park.
- b. Approximately 1.5 acres of land located 301 Patricia Street and review of the sealed bids submitted under bid number 24-073.
- c. Approximately 8 acres of land located at 1508 Harvey Road.

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 Auditor
- b. City Judge
- c. City Secretary
- d. City Manager
- e. City Attorney
- f. 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. Presentation proclaiming the week of October 7-13, 2024, as College Station Hope Week.

Sponsors: Tanya Smith

Attachments: 1. 24 College Station Hope Week

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:

- September 26, 2024 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM092624 DRAFT Minutes

7.2. Presentation, discussion, and possible action regarding a resolution authorizing expenditure to the Aggieland Humane Society, Inc. in the amount of \$303,600.

Sponsors: Mary Ellen Leonard

Attachments: 1. Animal Shelter Resolution

7.3. Presentation, discussion, and possible action regarding a funding agreement with the Amber Alert Network Brazos Valley for FY25 for \$5,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. 25300003 - Amber Alert

7.4. Presentation, discussion, and possible action regarding a funding agreement with the Arts Council of the Brazos Valley for FY25 for \$35,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. 25300004 - Arts Council General Fund

7.5. Presentation, discussion, and possible action on a funding agreement with the Arts Council of the Brazos Valley for FY25 for \$560,953.

Sponsors: Mary Ellen Leonard

Attachments: 1. 25300005 - Arts Council HOT Fund
2. 25300005 - Arts Council FY25 Approved Budget

7.6. Presentation, discussion, and possible action regarding a funding agreement with the Bryan/College Station Chamber of Commerce for FY25 for \$25,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. 25300002 - Chamber of Commerce

7.7. Presentation, discussion, and possible action regarding a funding agreement with Keep Brazos Beautiful for FY25 for \$48,230.

Sponsors: Mary Ellen Leonard

Attachments: 1. 25300007 - Keep Brazos Beautiful

7.8. Presentation, discussion, and possible action on a funding agreement with the Memorial for All Veterans of the Brazos Valley for FY25 for \$30,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. 25300006 - Veterans Memorial
2. BVVM 2025 Budget

7.9. Presentation, discussion, and possible action on a funding agreement with the Brazos Valley Economic Development Corporation for FY25 for \$350,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. 25300001 - Brazos Valley Economic Dev Corp

- 7.10. Presentation, discussion, and possible action regarding adoption of a resolution granting consent to Rock Prairie Management District No. 2 for the sale and issuance of unlimited tax road bonds, series 2024A, in an amount not to exceed \$2,555,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. Bond - 2024A Road - City Consent Resolution (RPMD2)
2. Rock Prairie MD 2_ 2024A Road POS Draft (City)
3. Rock Prairie MD 2_ 2025 BI 5 No Growth Cash Flow for City
4. Rock Prairie MD_ 2024A Road NOS Draft (City)
5. Rock Prairie_ 2024 Letter to City re Bond Requirements

- 7.11. Presentation, discussion, and possible action on a professional services contract with The Arkitex Studio, Inc., not to exceed \$1,800,250 for the design and construction administration of the Texas Independence Park Project.

Sponsors: Jennifer Cain

Attachments: 1. TIP Design Contract Vendor-Signed

- 7.12. Presentation, discussion, and possible action on a third amendment to the lease of 3.1 acres including an approximately 28,949 square foot building at 2611 Texas Avenue South to International American Education Federation, Inc., d/b/a International Leadership of Texas, for an additional 1-year renewal for a total contract amount of approximately \$2,198,103.

Sponsors: Michael Ostrowski

Attachments: 1. ILT Lease Renewal - Contract 20300455 Amendment 3

- 7.13. Presentation, discussion, and possible action on Change Order No. 12 for the system and software contract with CentralSquare Technologies LLC for the Computer Aided Dispatch Server Upgrade in the amount of \$94,770.

Sponsors: Sam Rivera

Attachments: 1. 15300406CO12 AD

- 7.14. Presentation, discussion, and possible action regarding a payment in an amount not to exceed \$103,111 to the Texas Comptroller of Public Accounts for the local share of the Event Trust Fund for the execution of the 2024 USATF National Junior Olympics Track & Field Championships.

Sponsors: Jeremiah Cook

Attachments: 1. Event Trust Fund Application Approval Letter
2. Economic Impact Study- USATF Junior Olympic Track & Field National Championships

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action regarding an update on Code Enforcement activities and initiatives.

Sponsors: Tommy Shilling

Attachments: None

9. Regular Agenda.

- 9.1. Presentation, discussion, and possible action regarding an ordinance creating a voluntary rental inspection certification program.

Sponsors: Debbie Eller

Attachments: 1. Voluntary Rental Inspection Cert. Ordinance 10-7-24

- 9.2. Presentation, discussion, and possible action regarding the September 2024 Small Area Plan Audit.
Sponsors: Ashley Klein
Attachments: 1. September-2024-Small-Area-Plan-Audit
- 9.3. Presentation, discussion, and possible action on a construction contract with Aggieland Construction, Ltd., in the amount of \$3,673,500 for the construction of a new operations shop at Central Park, plus the City's contingency in the amount of \$360,000 for a total appropriation of \$4,033,500. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.
Sponsors: Jennifer Cain
Attachments: 1. Central Park Ops Shop Bid Tab
 2. Central Park Ops Shop Map
 3. Central Park Ops Shop Vendor-Signed Contract
- 9.4. Presentation, discussion, and possible action on a construction contract with JaCody Construction, LP, in the amount of \$1,041,469 for the construction renovations of tennis courts at Bee Creek Park, and Central Park plus the City's contingency in the amount of \$105,000, for a total appropriation of \$1,146,469. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.
Sponsors: Jennifer Cain
Attachments: 1. Bee Creek and Central Tennis Project Map
 2. Bee Creek and Central Tennis Project Bid Tab Sheet
 3. Bee Creek and Central Tennis Construction Contract Vendor Signed
- 9.5. Presentation, discussion, and possible action on a construction contract with Norman Construction Services, LLC., in the amount of \$3,237,031 for the construction of the new outfall improvements at the Carter Creek Wastewater Treatment Plant (CCWWTP), plus the City's contingency in the amount of \$323,703; for a total appropriation of \$3,560,734. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.
Sponsors: Jennifer Cain
Attachments: 1. CCWWTP Outfall Project Bid Tab
 2. CCWWTP Outfall Project Map
 3. CCWWTP Outfall Vendor-Signed Contract
- 9.6. Presentation, discussion, and possible action regarding a resolution nominating candidate(s) for the Brazos Central Appraisal District Board of Directors.
Sponsors: Tanya Smith
Attachments: 1. Appraisal District Nomination Letter
 2. Resolution Nominating BCAD Board of Directors

10. Items of Community Interest and Council Calendar.

Items of Community Interest and Council Calendar: The Council may discuss upcoming events and 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.

11. 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)

12. 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.

13. 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 October 3, 2024 at 12:00 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.”