



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 24, 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

2.4. Economic Incentive Negotiations {Gov't Code Section 551.087};

Possible action. The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. A development agreement for a possible development generally located at FM 2818 and Waxwing.

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 month of October 2024 as Community Planning Month.

Sponsors: Anthony Armstrong

Attachments: 1. 24 Community Planning Month

- 5.2. Presentation proclaiming the week of November 4-8, 2024 as Municipal Court Week.

Sponsors: Tanya Smith

Attachments: 1. 24 Muni Ct Week

- 5.3. Presentation proclaiming November 1, 2024, Texas Arbor Day.

Sponsors: Kelsey Heiden

Attachments: 1. 24 Texas Arbor 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:

- October 7, 2024 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM100724 DRAFT Minutes

- 7.2. Presentation, discussion, and possible action on a change order for the 2016 Design Contract with Halff Associates, Inc. for the Barron/Capstone Alignment Project for \$324,447.21.

Sponsors: Jennifer Cain

Attachments: 1. Barron Capstone Project Location Map
2. Barron-Capstone Proposal 2024-10-11
3. Barron Capstone Change Order 3

- 7.3. Presentation, discussion, and possible action regarding an extraterritorial jurisdiction (ETJ) release petition for approximately 97.89 acres of land generally located at 14933, 14727, and 14788 Redman Lane.

Sponsors: Anthony Armstrong

Attachments: 1. Redman ETJ Release Petition Resolution 10-24-24

- 7.4. Presentation, discussion, and possible action regarding an extraterritorial jurisdiction (ETJ) release petition for approximately 96.52 acres of land generally located at 5445 Stousland Road.

Sponsors: Anthony Armstrong

Attachments: 1. ETJ Petition Resolution Saddle Creek 10-24-24

- 7.5. Presentation, discussion, and possible action regarding an extraterritorial jurisdiction (ETJ) release petition for approximately 40.68 acres of land generally located at 14268 South Dowling Road.

Sponsors: Anthony Armstrong

Attachments: 1. ETJ Release Petition Resolution Eimman and Gibbens 10-24-24

- 7.6. Presentation, discussion, and possible action on the rejection of bids received and cancelation of Invitation to Bid (ITB) 24-085 for the construction and installation of the control house at the Northwest Electric Substation.
Sponsors: Timothy Crabb
Attachments: 1. 24-085 Bid Tabulation
- 7.7. Presentation, discussion, and possible action on approving a contract with D. Reynolds Company, LLC dba The Reynolds Company, for the annual purchase of Water SCADA infrastructure products and services for an amount not to exceed \$250,000.
Sponsors: Gary Mechler
Attachments: 1. Master Agreement #25300038
- 7.8. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1002 "Traffic Schedule II, Four-Way Stop Intersections" by removing the intersection of Deacon Drive W. and General Parkway and amending Chapter 38 "Traffic and Vehicles," Article VI, "Traffic Schedules," Section 38-1003, "Traffic Schedule III, Stop Signs," by adding the intersection of Deacon Drive and General Parkway, of the Code of Ordinances of the City of College Station, Texas.
Sponsors: Emily Fisher
Attachments: 1. Exhibit General Pkwy and Deacon Dr
2. Ordinance Deacon and General Four-way Removal and Stop Sign addition
- 7.9. Presentation, discussion, and possible action on purchasing network switches for the Traffic Signal Network from The Personal Computer Store Inc DBA Avinext in the amount of \$445,984.
Sponsors: Sam Rivera
Attachments: 1. Avinext Contract 25300067c AD
- 7.10. Presentation, discussion, and possible action on the purchase of new Panasonic Toughbook Rugged Mobile Data Terminals (MDTs), Cradlepoint Routers, and Airgain Antennas from Baycom Inc. for the Fire Department in the amount of \$177,664.
Sponsors: Sam Rivera
Attachments: 1. Fire MDT Upgrades Quote (1)
- 7.11. Presentation, discussion, and possible action to the BVWACS Annual Operating & Maintenance and Capital Budget.
Sponsors: Sam Rivera
Attachments: 1. BVWACS FY25
2. BVWACS FY2025 Budget 2
- 7.12. Presentation, discussion, and possible action on a contract with Hunden Strategic Partners Inc. for a Convention Center Feasibility Study in the amount of \$80,000.
Sponsors: Jeremiah Cook
Attachments: 1. Contract 24300054 - Hunden Partners
- 7.13. Presentation, discussion, and possible action on the rejection of the received proposals and cancelation of ITB 24-068 for construction of the Stonebridge Drive and Scarborough Drive roundabout.
Sponsors: Emily Fisher
Attachments: 1. Tabulation 24-068
2. Stonebridge Location Map

- 7.14. Presentation, discussion, and possible action on approval of the 2024 Property Tax Roll in the amount of \$74,435,521.40.

Sponsors: Mary Ellen Leonard

Attachments: 1. City Of College Station Signed Levy Notification
2. City of College Station Levy Totals

- 7.15. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1014 "Traffic Schedule XIV, No Parking Here to Corner and No Parking Any Time," of the Code of Ordinances of the City of College Station, Texas, by amending parking on Milliff Road, Rosemary Lane, Redmond Drive, and Armistead Street.

Sponsors: Emily Fisher

Attachments: 1. Parking Ordinance - Redmond Drive Area
2. Exhibit - Existing No Parking Signage
3. Exhibit - Redmond Dr Area Existing No Parking
4. Exhibit - Redmond Dr Area Parking Removal Proposed

- 7.16. Presentation, discussion, and possible action on a construction contract with Larry Young Paving, Inc., in the amount of \$5,140,781 for the rehabilitation of William D. Fitch Parkway from SH30 to Tonkaway Lake Drive, plus the City's contingency in the amount of \$514,078; for a total appropriation of \$5,654,859. 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. WD Fitch Phase 1 Bid Tabulation
2. WD Fitch Phase 1 Project Map
3. WD Fitch Phase 1 Vendor Signed Contract

- 7.17. Presentation, discussion, and possible action on a design contract with Marmon Mok Architecture, in the amount of \$372,319 for the pre-design work required for space programming, needs assessment, and site feasibility studies for the Public Works Facility Project.

Sponsors: Jennifer Cain

Attachments: 1. MarmonMok Cost Proposal
2. PW Facility CMAR Prof Serv Contract MarmonMok Vendor Signed

- 7.18. Presentation, discussion, and possible action on a construction contract with Jon Tucker Construction, Ltd., dba Tucker Construction, for the Pickleball and Futsal Courts at Anderson Park in the amount of \$1,075,911.41, plus the City's contingency in the amount of \$108,000 for a total appropriation of \$1,183,911.41. 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. Pickleball Futsal at Anderson Project Location Map
2. Pickleball Futsal at Anderson Vendor Signed Contract

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action on an update from the Texas A&M Off-Campus Student Services Office.

Sponsors: Barbara Moore

Attachments: None

9. Regular Agenda.

- 9.1. Presentation, discussion, and possible action regarding an ordinance creating a voluntary rental inspection and certification program.
Sponsors: Debbie Eller
Attachments: 1. Voluntary Rental Inspection Cert. Ordinance 10-24-24
 2. Voluntary Rental Inspection Checklist 10-24-24
- 9.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 3.6 "Conditional Use Permits," Section 6.3.C "Use Table," and Section 9.2.C "Abandonment" of the Code of Ordinances of the City of College Station, Texas, regarding conditional use permits, the abandonment of nonconforming uses, and requiring conditional use permits for new and expanding bars, nightclubs, and taverns in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts.
Sponsors: Molly Hitchcock
Attachments: 1. Ordinance
 2. Section 3.6 Conditional Use Permits redlines
 3. Section 6.3 Use Table redlines
 4. Section 9.2 Nonconforming Uses redlines
 5. Northgate Zoning Boundaries
- 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 boundaries from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately 45 acres generally located at 600 Scott & White Drive.
Sponsors: Gabriel Schrum
Attachments: 1. Vicinity Map, Aerial, and Small Area Map
 2. Background Information
 3. Applicant's Supporting Information
 4. Ordinance No. 2010-3300
 5. Exhibit G - Campus Wayfinding Master Plan
 6. Rezoning Exhibit
 7. Adopted Concept Plan
 8. Proposed Concept Plan
 9. PDD Concept Plan Ordinance
- 9.4. Presentation, discussion, and possible action regarding the Tourism Advisory Committee.
Sponsors: Bryan Woods
Attachments: None
- 9.5. Presentation, discussion, and possible action regarding on-street parking removal policy and guidelines.
Sponsors: Emily Fisher
Attachments: 1. Parking Policy 10.15.24
- 9.6. Presentation, discussion, and possible action on a Construction Manager at Risk (CMAR) Contract with Garney Companies, Inc. for the Water Wells 10,11,12 and Collection Line project. The budget for this project is \$51,500,000.
Sponsors: Jennifer Cain
Attachments: 1. Wells 10,11,12 and Collection Location Map
 2. Wells CMAR Contract Vendor Signed

- 9.7. Presentation, discussion, and possible action on a Construction Manager at Risk (CMAR) Contract with Crain Group, LLC., for the Veterans Park Baseball Fields Project. The budget for this Project is \$20,000,000.

Sponsors: Jennifer Cain

Attachments: 1. VPAC BB Fields Crain Group Vendor Signed

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 18, 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."