



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#

November 14, 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. Canvassing of Election.

- 2.1. Presentation, discussion, and possible action of an ordinance of the City Council of the City of College Station, Texas, canvassing returns and declaring results of the general election, held on November 5, 2024 for the purpose of electing a City Council Member, Place 3, a City Council Member, Place 4, a City Council Member, Place 5, and a City Council Member, Place 6. (*Presentación, discusión, y posible acción acerca de una ordenanza del consejo de la ciudad de College Station, Texas, para escrutinar los resultados de los votos y declarando los resultados de las elecciones especiales, celebrada el 5 de noviembre de 2024 con el propósito de elegir un Miembro del Concejo Municipal, Lugar 3, un Miembro del Concejo Municipal, Lugar 4, un Miembro del Concejo Municipal, Lugar 5, y un Miembro del Concejo Municipal, Lugar 6.*)

Sponsors: Tanya Smith

Attachments: 1. Canvassing Ordinance English 2024
2. Canvassing Ordinance Spanish 2024

- 2.2. Issuance of Certificates of Election to elected City Council Member Places 3, 4, 5 and 6; and administer Oaths of Office. (*Emisión de Certificados de Elección a Concejales electos Lugares 3, 4, 5 y 6; y administrar juramentos de cargo.*)

Sponsors: Tanya Smith

Attachments: None

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. 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 & Geoffry 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.

4.2. 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.
- d. Approximately 300 acres generally located at Corporate Parkway and Midtown Drive in the Midtown Business Park.

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

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. 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.

8. 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.

8.1. Presentation, discussion, and possible action of minutes for:

- October 24, 2024 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM102424 DRAFT Minutes

8.2. Presentation, discussion, and possible action on approval of a construction contract with Sadie Burche, LLC. in the amount of \$271,463 for the remodel of a portion of the Carter Creek Wastewater Treatment Plant Office, plus the City's contingency in the amount of \$27,146 for a total appropriation of \$298,609. Approval of this item grants authority for the City Manager to authorize expenditures up to the City's contingency amount.

Sponsors: Jennifer Cain

Attachments: 1. CCWWTP Office Remodel Vendor Signed Contract
2. CCWWTP Office Remodel Map
3. CCWWTP Office Remodel 25-004 ITB bid tab

8.3. Presentation, discussion, and possible action on a construction contract with G.A.M. Construction, Inc. in the amount of \$113,900 for the VPAC Cabinets & Counters Project.

Sponsors: Jennifer Cain

Attachments: 1. VPAC Concessions Improvements Vendor Signed Contract

8.4. Presentation, discussion, and possible action on a construction contract with Musco Sports Lighting, LLC for the Pickleball and Futsal Courts at Anderson Park in the amount of \$313,068 and for Bee Creek and Central Park Tennis Courts Rehabilitation project in the amount of \$334,506 for a total combined amount of \$647,574.

Sponsors: Jennifer Cain

Attachments: 1. Pickleball Futsal Map
2. Bee Creek and Central Map
3. Bee Creek and Central Lighting Contract Vendor Signed
4. Musco Sports Lighting Contract for Anderson Park Project Vendor Signed

- 8.5. Presentation, discussion, and possible action on the Office of the Governor's Victim Services Grant Resolution.

Sponsors: Billy Couch

Attachments: 1. FY 25 VOCA Grant Resolution 11-14-24

- 8.6. Presentation, discussion, and possible action on a resolution and letter agreement that concurs with the Texas Department of Transportation's (TxDOT) de minimis impact determination for the Smith Tract Park property regarding the State Highway 6 Central BCS lane expansion project and future Highway 30 roundabout.

Sponsors: Kelsey Heiden

Attachments: 1. Resolution City Concurrence Sec 4f TxDOT_Smith Tract Park_11-7-2024

2. SH6 BCS Central_4(f) De Minimis Letter 09262024

- 8.7. Presentation, discussion, and possible action on a construction contract with Becker Arena Systems for the dasher board systems and goals for the Futsal (Multi-use) Courts at Anderson Park for \$229,440.

Sponsors: Jennifer Cain

Attachments: 1. Pickleball Futsal at Anderson Park Location Map

2. Pickleball Futsal Becker Systems Contract Vendor Signed

9. Workshop Agenda.

- 9.1. Presentation, discussion, and possible action regarding a presentation and update on the Mabel Clare Thomas Park Redevelopment Project.

Sponsors: Kelsey Heiden

Attachments: None

- 9.2. Presentation, discussion, and possible action regarding the economic impact of large summer events and the upcoming 2024 Christmas in College Station campaign.

Sponsors: Jeremiah Cook

Attachments: 1. June 2024 Economic Impact Study

2. Economic Impact Analysis - USATF

- 9.3. Presentation, discussion, and possible action regarding the FY2024 Comprehensive Plan and Unified Development Ordinance (UDO) Annual Review.

Sponsors: Christine Leal

Attachments: 1. FY2024 Comprehensive Plan & Unified Development Ordinance Annual Review

10. Regular Agenda.

- 10.1. 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 SC Suburban Commercial to O Office for approximately 2.08 acres at 4205-4211 Rock Prairie Road, being Lots 1-4, Block 1 of the Waterford Heights Phase 1 Subdivision, generally located east of the intersection of Rock Prairie Road and Bird Pond Road.

Sponsors: Jeff Howell

Attachments: 1. Rezoning Ordinance

2. Aerial and Small Area Maps

3. Rezoning Exhibit

4. Background Information
5. Applicant's Supporting Information
6. Existing Future Land Use Map
7. Rezoning Map

10.2. Public Hearing, presentation, discussion, and possible action on an ordinance vacating and abandoning a 0.139 acre portion of a 10-foot-wide utility easement located along Lots 1-7, Block 1 of the Needham Estates Subdivision, College Station, Brazos County, Texas, according to the final plat recorded in Volume 276, Page 301 of the Deed Records of Brazos County, Texas.

Sponsors: Lucas Harper

- Attachments:
1. Needham Abandonment Ordinance
 2. Vicinity Map
 3. Location Map
 4. Easement Abandonment Application

10.3. Public Hearing, presentation, discussion, and possible action regarding a resolution authorizing a grant application to the Texas Water Development Board for the installation of a phase of the Flood Early Warning System.

Sponsors: Carol Cotter

- Attachments:
1. Grant Resolution TWDB

10.4. Presentation, discussion, and possible action on an interlocal agreement with the City of Bryan for approval and access to City of Bryan properties and right-of-way for the Northeast Trunkline Phase 4 Sewer Project.

Sponsors: Bryan Woods

- Attachments:
1. College Station Bryan Sewer ILA - COB Council version 10-17-24

10.5. Presentation, discussion, and possible action on Change Order No. 2 for the Northeast Sewer Trunk Line Ph IV Project design contract with Kimley-Horn and Associates, Inc., not to exceed \$1,030,400.

Sponsors: Jennifer Cain

- Attachments:
1. NETL Ph 4 Design Change Order
#2_DocuSign_22300588_CO2_VendorSigned

11. 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.

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 November 8, 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."