



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#

December 12, 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 Employee Service Awards.**
3. **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.

3.1. **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.
- g. Legal advice regarding an ILA with Texas A&M regarding fire service.

3.2. 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 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.

3.3. 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. Planning and Zoning Commission
- b. City Manager
- c. Mayor Pro Tem
- d. Council Self-Evaluation

3.4. 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) maybe discussed:

- a. Economic development agreement for a development generally located at the intersection of University Drive East and Tarrow Street.
- b. Economic development agreement for a development generally located at the intersection of University Drive and College Avenue.
- c. Economic development agreement with Fujifilm Diosynth Biotechnologies Texas, LLC, f/k/a Kalon Biotherapeutics LLC.

3.5. Deliberation Regarding Security Devices or Security Audits {Section 551.089};

The City Council may deliberate on security assessments or deployments relating to information resources technology, network security information as described by Section 2059.055(b), or the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices. The following is a general representation of the subject matter to be considered:

- a. Computer network vulnerability and security assessment.

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

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:

- November 22, 2024 Special (Orientation) Meeting
- November 25, 2024 Council Meeting
- November 25, 2024 Executive Session

Sponsors: Tanya Smith

- Attachments:
1. SPM112224 DRAFT Minutes (Orientation)
 2. CCM112524 DRAFT Minutes
 3. EXS112524 DRAFT Minutes

7.2. Presentation, discussion, and possible action regarding adoption of the 2025 Annual Council Calendar.

Sponsors: Tanya Smith

- Attachments:
1. 2025 Council Meeting Calendar Draft
 2. 2025 Council Meetings and Holidays

7.3. Presentation, discussion, and possible action on rejecting bids and canceling Invitation to Bid (ITB) 25-015 for underground electric cable installation projects.

Sponsors: Timothy Crabb

- Attachments:
1. 25-015 Bid Tabulation

7.4. Presentation, discussion, and possible action on approval of the purchase of Current Transformers (CTs) and Potential Transformers (PTs) for the proposed Northwest Substation, from Texas Electric Cooperative, totaling \$135,000.

Sponsors: Timothy Crabb

- Attachments:
1. 24-091 Award Tab 103124

- 7.5. Presentation, discussion, and possible action on a bid award and agreement for substation transformer refurbishment services to RESA Services, LLC for \$230,695.
Sponsors: Timothy Crabb
Attachments: 1. 24-090 Tabulation
2. 25300130 RESA Services - Vendor Signed
- 7.6. Presentation, discussion, and possible action on a contract award to Techline Inc. for \$232,894 for the City's purchase of concrete pull boxes for Electric Warehouse Inventory.
Sponsors: Timothy Crabb
Attachments: 1. 24-088 Bid Award
2. 24-088 B Bid Award
- 7.7. Presentation, discussion, and possible action on approval of a design contract with Iteris, Inc., in the amount of \$316,657.42 for the design work required to extend fiber optic cabling and controls to the final six traffic signal locations within the City.
Sponsors: Jennifer Cain
Attachments: 1. Traffic Signal Fiber Expansion map
2. Traffic Signal Fiber Expansion - Iteris contract - vendor signed
3. Traffic Signal Fiber Expansion Project List of Responding Firms
- 7.8. Presentation, discussion, and possible action on approval of a construction contract with Paragon Sports Constructors, LLC. in the amount of \$1,209,748 for synthetic turf removal and installation, plus the City's contingency in the amount of \$120,974.80 for a total appropriation of \$1,330,711.80. Approval of this item grants authority for the City Manager to authorize expenditures up to the City's contingency amount.
Sponsors: Kelsey Heiden
Attachments: 1. 25300190 Paragon Sports Construction, LLC. (1)
- 7.9. Presentation, discussion, and possible action on the approval of four Master Agreements for Real Estate Appraisal Services: Lowery Property Advisors, LLC; S.T. Lovett & Associates; Allen, Williford & Seale, Inc.; Integra Realty Resources – Fort Worth. Approval of these agreements will authorize the City Manager or his designee to approve Service Orders for each project within the terms of each Master Agreement.
Sponsors: Jennifer Cain
Attachments: 1. Signed - 25300182 - Lowery Property Advisors
2. Signed - 25300183 - S.T. Lovett & Associates
3. Signed - 25300184 - Allen Williford Seale Inc.
4. Signed - 25300185 - Integra Realty Resources
- 7.10. Presentation, discussion, and possible action on the purchase of three 2000 kVA Pad Mount Transformers for \$245,082 from KBS Electrical Distributors Inc. for the Water Wells 10,11,12 and Collection Project.
Sponsors: Jennifer Cain
Attachments: 1. Wells 10,11,12 and Collection Line Map
2. Wells 10,11,12 Transformers 25-009 AWARD
- 7.11. Presentation, discussion, and possible action on a construction contract with Larry Young Paving, Inc. in the amount of \$292,307.40 in Community Development Block Grant funds for construction services for the sidewalk improvement on Foster Avenue between Walton Drive and Francis Drive and between Gilchrist Avenue and George Bush Drive East. Approval of this item grants authority for the City Manager to authorize expenditures up to the City's contingency amount.
Sponsors: Debbie Eller

- Attachments:
1. Foster Avenue Location Map
 2. Bid Tabulation 25-006
 3. 25300173 Larry Young Pacing, Inc. (1)

- 7.12. Presentation, discussion, and possible action on approval of Change Order No. 3 for the Electric Directional Bore Projects contract with Sterling Global Industries, LLC for an increase of \$62,860.50 for a revised contract total of \$683,958.94.

Sponsors: Timothy Crabb

- Attachments:
1. CO #3 24300644 Bore Projects - Sterling Global

- 7.13. Presentation, discussion, and possible action regarding a resolution authorizing a grant application in an amount not to exceed \$17,000 with the Brazos Valley Council of Governments for the Regional Solid Waste grant program.

Sponsors: Debbie Eller

- Attachments:
1. BVCOG Resolution

- 7.14. Presentation, discussion, and possible action regarding a resolution authorizing the chief of police to execute the grant application and any documents necessary to receive grant funding from the Office of the Governor through the Texas State Crisis Intervention Program.

Sponsors: Billy Couch

- Attachments:
1. FY 25 State Crisis Intervention Grant Resolution

- 7.15. Presentation, discussion, and possible action on approval of an annual contract between the City of College Station and R.R. Cassidy, Inc. for annual Electric Substation Testing and Maintenance, not to exceed \$133,000.

Sponsors: Timothy Crabb

- Attachments:
1. Contract 25300091 RR Cassidy

- 7.16. Presentation, discussion, and possible action on a resolution on the interlocal agreement between Bryan, Brazos County, and College Station for expenditures related to the FY 24 JAG Grant.

Sponsors: Billy Couch

- Attachments:
1. 6F 2024 JAG MOU_10-18-2024 final ACF

- 7.17. Presentation, discussion, and possible action regarding a resolution denying an extraterritorial jurisdiction (ETJ) release petition for approximately 8.38 acres of land generally located at 10010 & 10022 State Highway 30.

Sponsors: Anthony Armstrong

- Attachments:
1. ETJ Petition Denial Resolution SH 30 Lovett 12-12-24

- 7.18. Presentation, discussion, and possible action on the Texas Settlement Subdivision Participation and Release Form for the Kroger opioid settlement agreement.

Sponsors: Adam Falco

- Attachments:
1. Kroger-Subdivision-Participation-Form

- 7.19. Presentation, discussion, and possible action on a condemnation settlement agreement with 47 Oaks, LLC for \$140,000.

Sponsors: Adam Falco

- Attachments:
1. 47 Oaks Settlement Agreement and Release - Seller Signed
 2. 47 Oaks Easement Survey

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action on the election of Mayor Pro Tempore.

Sponsors: Tanya Smith

Attachments: None

- 8.2. Presentation, discussion, and possible action regarding the development and sale of City-owned Northgate property and planning efforts for the redevelopment of the Northgate District.

Sponsors: Bryan Woods

Attachments: None

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential and Natural & Open Areas to Urban Residential for approximately 11 acres at 3182 Holleman Drive South.

Sponsors: Gabriel Schrum

Attachments:

1. Aerial and Small Area Map
2. Background Information
3. Comprehensive Plan Exhibit
4. Applicant's Supporting Information
5. Future Land Use Map
6. Ordinance

- 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 PDD to PDD for approximately 11 acres at 3182 Holleman Drive South, generally located northwest of the intersection of Holleman Drive South and Deacon Drive West.

Sponsors: Gabriel Schrum

Attachments:

1. Aerial and Small Area Map
2. Applicant's Supporting Information
3. Background Information
4. Rezoning Exhibit
5. Bulk Variances Letter
6. Proposed Concept Plan
7. Architectural Standards Exhibit
8. Existing Future Land Use Map
9. Rezoning Map
10. Ordinance

- 9.3. Presentation, discussion, and possible action on a Design Contract with Pendulum Studio, for \$1,611,916 for design services for the Veterans Park Baseball Fields Project.

Sponsors: Jennifer Cain

Attachments:

1. VPAC Ballfields Project List of Responding Firms
2. Pendulum Studio Contract_25300187

- 9.4. Presentation, discussion, and possible action regarding the appointment of Councilmembers to boards and commissions.

Sponsors: Tanya Smith

Attachments:

1. 2025-2026 Council Appointed Reps

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 December 6, 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."