



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#

January 23, 2025

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. 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.
- c. Texas A&M University System v. BVGCD, et al, Cause No. 24-002626-CV-472, in the 472nd District Court, Brazos County.
- d. Legal advice related to utility services and abatement regarding multifamily properties generally located between Harvey Road and Dominik Drive and between Holleman Drive and Anderson Street.
- e. Legal advice regarding ordinance violations by allowing more than four unrelated individuals to reside in a single-family dwelling unit.

2.2. 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.

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 Secretary
- b. 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) 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. 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 February 2025 as Walk Across Texas Month.

Sponsors: Barbara Moore
Attachments: 1. 25 Walk Across Texas!

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:

- January 9, 2025 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM010925 DRAFT Minutes

7.2. Presentation, discussion, and possible action regarding the second and final renewal of the annual Price Agreement for electric fiberglass composite distribution poles with Techline, Inc. for \$1,648,379.71.

Sponsors: Timothy Crabb

Attachments: 1. 2330034R2 Techline Dist Poles Pricing
 2. 23300342_R2--LKP_(CC_1.23.25)

7.3. Presentation, discussion, and possible action on an aid-in-construction agreement with Bryan Texas Utilites (BTU), in the amount of \$165,508.30 for overhead power upgrades for the Water Wells 10,11,12 and Collection Line project.

Sponsors: Jennifer Cain

Attachments: 1. Well 10, 11, 12 BTU Construction Agreement - 2403-R-50924 5522
 Sims Lane CutOff
 2. Wells 10, 11, 12 BTU Cost Letter(Simms Lane)
 3. Well 10, 11, 12 Sims Lane CutOff -revised
 4. Well 10, 11, 12 ROW Easement(Simms Lane)
 5. Wells 10,11,12 and Collection Line

7.4. Presentation, discussion, and possible action on a Professional Services Contract with Freese and Nichols, Inc (FNI) for \$3,681,493 for the design and construction administration for the Carter Creek Wastewater Treatment Plant Improvements Project and a Resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Sponsors: Jennifer Cain

Attachments: 1. CCWWTP Improvements DRR 1-23-25
 2. CCWWTP Improvements Map
 3. CCWWTP Improvements Design Contract Vendor Signed

7.5. Presentation, discussion, and possible action regarding a resolution authorizing the submission of the Texas Parks and Wildlife Department Recreational Trails Grant application in the amount of \$300,000 for Texas Independence Park.

Sponsors: Kelsey Heiden

Attachments: 1. Grant Resolution_TPW

- 7.6. Presentation, discussion, and possible action regarding the City's Indefinite Delivery/ Indefinite Quantity (IDIQ) where identified firms will provide on-call, as needed, professional services to the City for Onsite Construction Representation.

Sponsors: Jennifer Cain

Attachments: None

- 7.7. Presentation, discussion, and possible action on the second and final renewal of an annual price agreement with BPI Materials, LLC not to exceed \$2,105,000 for the purchase of Type D Hot Mix Asphalt.

Sponsors: Emily Fisher

Attachments: 1. Original Bid Tabulation
2. Updated Unit Costs
3. 23300245R2--BW (CC 01.09.25)

- 7.8. Presentation, discussion, and possible action on a professional services contract with Freese and Nichols, Inc. in the amount of \$240,000 for a Regional Pumping and Regulatory Requirements Analysis to assess the effects of proposed regional groundwater pumping from the Simsboro aquifer on College Station's wells.

Sponsors: Gary Mechler

Attachments: 1. Contract #25300226

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action related to the Capital Improvement Projects (CIP) update.

Sponsors: Jennifer Cain

Attachments: None

- 8.2. Presentation, discussion, and possible action regarding the creation of a council subcommittee on legislative affairs.

Sponsors: Ross Brady

Attachments: None

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action on Budget Amendment Number 1 amending the budget for Fiscal Year 2024-2025 for \$14,718,759.

Sponsors: Mary Ellen Leonard

Attachments: 1. FY25 Budget Amendment #1 Ordinance
2. FY25 Encumbrance Roll Summary

- 9.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential to General Commercial for approximately 1.047 acres at 3423 Cain Road and 3197 Holleman Drive South.

Sponsors: Jeff Howell

Attachments: 1. Ordinance
2. Aerial and Small Area Map
3. Comprehensive Plan Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Comprehensive Plan Amendment Map

- 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 & T Townhouse to T Townhouse (2.253 acres) & GC General Commercial (1.047 acres) for approximately 3.30 acres at 3417 & 3423 Cain Road and 3197 Holleman Drive South, generally located east of the intersection of Holleman Drive South and Cain Road.

Sponsors: Jeff Howell

- Attachments:
1. Ordinance
 2. Aerial and Small Area Map
 3. Rezoning Exhibit
 4. Background Information
 5. Applicant's Supporting Information
 6. Rezoning Map
 7. Existing Future Land Use Map

- 9.4. Presentation, discussion, and possible action on Amendment No. 1 to the professional services contract with The Broussard Group, Inc. dba TBG Partners, not to exceed \$949,820 for the design and construction observation of Mabel Clare Thomas Park and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors: Jennifer Cain

- Attachments:
1. Mabel Clare Thomas Park Redevelopment DRR 1-23-25
 2. 23300656 Original Design Contract-Broussard Group-Thomas Park_Executed_8-22-2023
 3. Mabel Clare Thomas Park TBG Amendment 1 Vendor Signed

- 9.5. Presentation, discussion, and possible action on a deductive closeout change order with Vaughn Construction for \$10,960,655.48 for the cancelled construction contract on the Texas Independence Ballpark project.

Sponsors: Jennifer Cain

- Attachments:
1. TIBP Vaughn Closeout Change Order

- 9.6. Presentation, discussion, and possible action on the appointment of City Council members and Planning and Zoning Commissioners to the 2025 Comprehensive Plan Evaluation Committee.

Sponsors: Anthony Armstrong

Attachments: None

- 9.7. Presentation, discussion, and possible action regarding appointments to the following boards, committees and commissions.

- Architectural Advisory Committee
- Arts Council
- Audit Committee
- BCS Library Board
- CDBG Public Service Agency Funding Review Committee
- Historic Preservation Committee
- Parks and Recreation Board (Chair Only)
- Spring Creek Local Government Corporation

Sponsors: Tanya Smith

Attachments: None

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 January 17, 2025 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."