



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#

February 27, 2025

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 the Employee of the Year nominees and recognition of the Employee of The Year, the City Impact Award, and the City Leadership Award recipients.**
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. 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.

4.2. **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 8 acres of land located at 1508 Harvey Road.
- c. 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. Council Self Evaluation

4.4. Competitive Matters {Gov't Code Section 551.086};

Possible action. The City Council may deliberate, vote, or take final action on a competitive matter as that term is defined in Gov't Code Section 552.133 in closed session. The following is a general representation of the subject matter to be considered:

- a. Power Supply

4.5. 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.
- d. Economic development agreement for a development generally located at the intersection of Raymond Stotzer Parkway and State Highway 47.

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:

- February 13, 2025 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM021325 DRAFT Minutes

8.2. Presentation, discussion, and possible action on the second reading of an ordinance renewing a non-exclusive natural gas franchise to Atmos Energy Corporation Mid-Tex Division.

Sponsors: Ross Brady

Attachments: 1. College Station 2025 Atmos Energy Mid-Tex Franchise Ord Final v12-10-2024

8.3. Presentation, discussion, and possible action on approving annual purchases of auto parts, shop equipment and services from NAPA Auto Parts (College Station, TX) through the Purchasing Solutions Alliance in the annual not-to-exceed amount of \$180,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. NAPA Award

8.4. Presentation, discussion, and possible action on approving an annual blanket purchase order for repair parts and repair labor from Siddons-Martin Emergency Group through the BuyBoard in the annual not-to-exceed amount of \$250,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. Siddons Martin Emergency Group, LLC

8.5. Presentation, discussion, and possible action on approving annual tire purchases and retread services from Southern Tire Mart, LLC through the BuyBoard in the annual not-to-exceed amount of \$310,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. Southern Tire Mart LLC

8.6. Presentation, discussion, and possible action on annual price agreements for various Electric Warehouse inventory items with KBS Electrical (KBS) for \$508,287.00, and Techline, Inc (Techline) for \$1,383,562.50 for a total not-to-exceed amount of \$1,891,849.50.

Sponsors: Timothy Crabb

Attachments: 1. 25-034 AWARD BID TABULATION

8.7. Presentation, discussion, and possible action approving a purchase order for the acquisition of a data analytics consultant from ThirdLine Inc., LLC for a not-to-exceed contract in the amount of \$124,910.

Sponsors: Ty Elliott

Attachments: 1. ThirdLine_Data Analytics_25300285 ADc (CC 2.27.25)

- 8.8. Presentation, discussion, and possible action on an emergency construction contract with Larry Young Paving, Inc. in the amount of \$486,977.44 plus the City's contingency in the amount of \$48,697.74 for a total appropriation of \$535,675.18 for emergency repairs to culverts under Holleman Drive. Approval of this item grants authority for the City Manager to authorize expenditures up to the City's contingency amount.

Sponsors: Emily Fisher

Attachments: 1. Holleman Drive Culverts Vendor Signed Contract

- 8.9. Presentation, discussion, and possible action on a contract with Baktown, LLC dba Still Creek Mechanical in the amount of \$121,200 for the Fire Station 6 HVAC Replacement Project.

Sponsors: Jennifer Cain

Attachments: 1. Fire Station #6 HVAC Vendor Signed Contract

- 8.10. Presentation, discussion, and possible action on a Construction Manager at Risk (CMAR) Contract with Skanska USA Building, Inc., for the Texas Independence Park Development Project. The anticipated budget for this project is \$20,000,000.

Sponsors: Jennifer Cain

Attachments: 1. Texas Independence Park Bid Tab
2. Texas Independence Park Map
3. Texas Independence Park CMAR Vendor Signed Contract

- 8.11. Presentation, discussion, and possible action and discussion regarding an interlocal agreement with Texas A&M University to provide fire protection services from the College Station Fire Department to the Texas A&M campus.

Sponsors: Richard Mann

Attachments: 1. TAMU Fire ILA 2025

9. Workshop Agenda.

- 9.1. Presentation, discussion, and possible action regarding an update of the over occupancy enforcement.

Sponsors: Debbie Eller

Attachments: None

- 9.2. Presentation, discussion, and possible action regarding an update on the Recreation Center Feasibility Study.

Sponsors: Jennifer Prochazka

Attachments: None

- 9.3. Presentation, discussion, and possible action regarding the first phase of the Convention Center Feasibility Study.

Sponsors: Jeremiah Cook

Attachments: None

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 boundaries from GS General Suburban to GS General Suburban and ROO

Restricted Occupancy Overlay on approximately 11.52 acres being 33 lots within Glenhaven Estates Phase 2 Subdivision, excluding Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle, generally located between Brazoswood Drive and Summer Glen Drive.

Sponsors: Jeff Howell

Attachments:

1. Glenhaven ROO Ordinance
2. Aerial and Small Area Map
3. Background Information
4. Rezoning Map
5. Future Land Use Map
6. Original Subdivision Plat
7. Applicant's Supporting Information
8. Petition Committee Members
9. Neighborhood Meeting Materials
10. Petition Signatures

- 10.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate Residential to Neighborhood Commercial for approximately 3.60 acres at 3768 McCullough Road, generally located northeast of the intersection of Wellborn Road and McCullough Road.

Sponsors: Jeff Howell

Attachments:

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

- 10.3. 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 R-4 Multi-Family to GC General Commercial on approximately 2.3 acres generally located at 810 Southwest Parkway East.

Sponsors: Garrett Segraves

Attachments:

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

- 10.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.124 acre tract, being all of Gilbert Street (a variable width right-of-way formerly known as Otto Street) located in the Richard Carter League Survey, Abstract 8, College Station, Brazos County, Texas, and being the tract further described as a portion of Lots 11 & 12 of D. A. Smith's Subdivision shown on the plat filed in Volume 49, Page 105-106 of the Deed of Records of Brazos County, Texas, and conveyed to Joe Pasler in a Sheriff's Deed recorded in Volume 81, Page 587 of the Deed Records of Brazos County, Texas.

Sponsors: Gillian Sitler

Attachments:

1. Gilbert St. Ordinance

2. Vicinity Map
3. Location Map
4. Applications

10.5. Presentation, discussion, and possible action regarding a recommendation on Planning & Zoning Commission appointments to the BioCorridor Board.

Sponsors: Tanya Smith, Anthony Armstrong

Attachments: None

10.6. Presentation, discussion, and possible action regarding the appointment of members to the Housing Action Plan Committee.

Sponsors: Tanya Smith

Attachments: None

10.7. Presentation, discussion, and possible action regarding the appointment of members to the Tourism Committee.

Sponsors: Tanya Smith

Attachments: None

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 February 21, 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."