



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#

June 12, 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.

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 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 Manager
- b. Council Self-Evaluation

2.4. 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

2.5. 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 with Fujifilm Diosynth Biotechnologies Texas, LLC, f/k/a Kalon Biotherapeutics LLC.
- b. Economic development agreement with Corinth Group, Inc.
- c. Economic Development agreement for a development generally located in 3100 block of Harvey Road.
- d. Economic development agreement for a development generally located at the intersection of FM 2154 and High Prairie Road in the City's ETJ.
- e. Economic Development agreement with College Station Town Center, LP.

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. 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.

6. 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.

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

- May 22, 2025 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM052225 DRAFT Minutes

6.2. Presentation, discussion, and possible action on a polymer price agreement with SNF Water Science Polydyne, Inc. not to exceed \$315,000.

Sponsors: Gary Mechler

Attachments: 1. SNF Water Science Polydyne, Inc Quote

6.3. Presentation, discussion, and possible action regarding a resolution supporting the submission of a grant application to the Texas Department of Transportation to develop the Northgate Bicycle & Pedestrian Safety Study.

Sponsors: Emily Fisher

Attachments: 1. Grant Resolution_TA_Grant_Program_Northgate
2. Limits of Northgate Pedestrian Safety Study

6.4. Presentation, discussion, and possible action on a design contract with Walker Partners for the Southwood Valley Trunkline, Phase II project in the amount of \$410,100.

Sponsors: Jennifer Cain

Attachments: 1. Southwood Valley Trunkline Location Map
2. Southwood Valley Trunkline, Phase 2 Design List of Responding Firms
3. Southwood Valley Trunkline, Phase 2 Design Vendor Signed Contract

6.5. Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

Sponsors: Carol Cotter

Attachments: 1. Impact Fee Semi-Annual Report
2. Future Land Use Map
3. Service Area Maps -Water, Wastewater and Roadway
4. Status of Impact Fee CIP - Water Wastewater Roadway - March 2025

6.6. Presentation, discussion, and possible action on the first reading of a franchise agreement ordinance with Howdy Enterprises, LTD, for the collection of recyclables from commercial and multifamily locations.

Sponsors: Emily Fisher

Attachments: 1. Howdy Enterprises, LTD Franchise Agreement (Vendor Signed)

6.7. 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 removing on-street parking for sections of Archer Falls Court, Briscoe Manor Court, Colorado Canyon Court, Cottonwood Terrace Court, Feather Run, Frontera Ranch Boulevard, Hidalgo Pass Court, Lamar Hollow Court, Llano River Drive, Panola Park Drive, Parmer Creek Court, Register Drive, and Slocum Hill Drive.

Sponsors: Carl Ahrens

Attachments: 1. Parking Removal Exhibit

2. Ordinance

- 6.8. Presentation, discussion, and possible action regarding a resolution supporting the submission of a grant application to the Bryan/College Station Metropolitan Planning Organization for intersection improvements at George Bush Drive and Timber Street.

Sponsors: Anthony Armstrong

Attachments: 1. Resolution
2. Project Location Map

- 6.9. Presentation, discussion, and possible action regarding a resolution supporting the submission of a grant application to the Bryan/College Station Metropolitan Planning Organization for a sidewalk on University Oaks Boulevard between Stallings Drive and Munson Avenue.

Sponsors: Anthony Armstrong

Attachments: 1. Resolution
2. Project Location Map

- 6.10. Presentation, discussion, and possible action regarding an ordinance amending Chapter 40 "Utilities", Article IV "Solid Waste Collection and Disposal," Section 40-389 "Residential Collection Generally," of the Code of Ordinances by assessing a fee for failing to remove automated containers after the designated collection time.

Sponsors: Richard Mann

Attachments: 1. Ch 40-389 Res Collection Ord Amend

7. Workshop Agenda.

- 7.1. Presentation, discussion, and possible action regarding fee reductions or waivers for affordable housing.

Sponsors: Anthony Armstrong

Attachments: None

- 7.2. Presentation, discussion, and possible action regarding a drainage maintenance update.

Sponsors: Emily Fisher

Attachments: None

- 7.3. Presentation, discussion, and possible action regarding the Solid Waste Rate Study.

Sponsors: Emily Fisher

Attachments: 1. College Station Solid Waste Rate & Feasibility Study Draft 5.29.2025

8. Regular Agenda.

- 8.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from General Commercial to Urban Residential for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street.

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

- 8.2. 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 GC General Commercial & OV Corridor Overlay to PDD Planned Development District for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street.

Sponsors: Jeff Howell

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

- 8.3. Public Hearing, presentation, discussion, and possible action approving an ordinance vacating and abandoning a 2.277 acre portion of a generally 30-foot-wide Sanitary Sewer Easement, said easement lying over, across, and upon a called 374.89 acre tract of land located in the Sterrett D. Smith League Survey, as described by metes and bounds recorded in Volume 15028, Page 36 and assigned to the City of College Station in Volume 15313, Page 222 of the Official Public Records of Brazos County, Texas.

Sponsors: Lucas Harper

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

- 8.4. Presentation, discussion, and possible action on a resolution establishing a steering committee for the Economic Development Master Plan update.

Sponsors: Brian Piscacek

- Attachments:
1. Resolution

- 8.5. Presentation, discussion, and possible action regarding an amendment to an Economic Development Agreement with FUJIFILM Diosynth Biotechnologies, LLC.

Sponsors: Brian Piscacek

- Attachments:
1. First_Amendment_EDA_COCS_FujiFilm_(COCS_6-4-25)

- 8.6. Presentation, discussion, and possible action regarding an agreement with the Arts Council of the Brazos Valley doing business as the Arts Center of the Brazos Valley for the Levitt AMP grant application.

Sponsors: Jeremiah Cook

- Attachments:
1. Memorandum of Agreement

9. 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 salutory 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.

10. 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)

11. 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.

12. 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 June 6, 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.”