



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#

July 10, 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

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 of a proclamation recognizing July 10, 2025 as "Texas Crime Prevention Association Day."

Sponsors: Jeremiah Cook

Attachments: 1. 25 Texas Crime Prevention Association Day

- 5.2. Presentation proclaiming the week of July 13-19, 2025 as "Aggie Real Estate Network Week."

Sponsors: Jeremiah Cook

Attachments: 1. 25 Aggie Real Estate Network Week

- 5.3. Presentation of a proclamation recognizing July as Parks and Recreation month.

Sponsors: Kelsey Heiden

Attachments: 1. 25 Park and Recreation Month

- 5.4. Presentation of a proclamation celebrating the 25th Anniversary of the Brazos Valley Veterans Memorial.

Sponsors: Tanya Smith

Attachments: 1. BVVM 25th Anniversary BVVM Day Proclamation

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:

- June 26, 2025 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM062625 DRAFT Minutes

7.2. Presentation, discussion, and possible action on a professional services contract amendment with The Arkitex Studio, Inc., not-to-exceed \$150,060 for additional design services for the Texas Independence Park at Midtown Project.

Sponsors: Jennifer Cain

Attachments: 1. TIP Design Amendment 1

7.3. Presentation, discussion, and possible action on a contract for crossing guard services with All City Management Services, Inc, not to exceed \$141,147.90.

Sponsors: Rodney Sigler

Attachments: 1. Crossing Guard Contract

7.4. Presentation, discussion, and possible action on approval of a real estate contract for the purchase of a public utility, public access, and landscape easement for \$106,455 from CS MF24 I, LLC for the Marion Pugh Rehab Project.

Sponsors: Brett Cast

Attachments: 1. Marion Pugh Rehab Project Limits
2. Marion Pugh CS MF24 I, LLC Contract
3. Marion Pugh Appraisal_CS MF24 I LLC Tract

7.5. Presentation, discussion, and possible action on approval of a real estate contract for the purchase of a public utility, public access, and landscape easement for \$104,606 from College Station Treehouse, Ltd. for the Marion Pugh Rehab Project.

Sponsors: Brett Cast

Attachments: 1. Marion Pugh Rehab Project Limits
2. Marion Pugh - College Station Treehouse, Ltd Contract
3. Marion Pugh - Appraisal_College Station Treehouse, Ltd_02.05.2025

7.6. Presentation, discussion, and possible action regarding the City's Indefinite Delivery/Indefinite Quantity (IDIQ) for real estate services.

Sponsors: Brett Cast

Attachments: None

7.7. Presentation, discussion, and possible action regarding a resolution consenting to the issuance of bonds by the Brazos County Municipal Utility District No. 1 in an amount not exceed \$14,500,000 for road improvements.

Sponsors: Jeff Kersten

Attachments: 1. 2025 Bonds - City Resolution Approving Bonds 1
2. Exhibit A - 2025 Bonds - Bond Resolution 1
3. BCMUD 1 - Series 2025 - No Growth Cash Flow (06.11.25)
4. Brazos County MUD 1 POS - (6.10.25)
5. Brazos County MUD 1 - Preliminary Timetable (06.11.25)
6. BCMUD 1 - Bond Application No. 3 - Projected Debt Service Schedule (06.11.25)

- 7.8. Presentation, discussion, and possible action regarding approval of a resolution accepting \$500,000 in Community Development Block Grant Mitigation funding from the Texas General Land Office and distributed through the Brazos Valley Council of Governments and committing General Funds in the amount of \$8,175 and Community Development Block Grant Entitlement in the amount of \$69,063.22 funds.

Sponsors: Anthony Armstrong

Attachments: 1. CDBG-MIT Resolution 7.10.25

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action on the FY 2025-2026 Proposed Budget Outside Agency requests.

Sponsors: Mary Ellen Leonard

Attachments: None

- 8.2. Presentation, discussion, and possible action regarding a neighborhood parking update.

Sponsors: Jennifer Prochazka

Attachments: None

- 8.3. Presentation, discussion, and possible action regarding the Greater Northgate Small Area Plan Engagement Report.

Sponsors: Anthony Armstrong

Attachments: 1. Greater Northgate Small Area Plan Engagement Report

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action regarding a Development Agreement with Brazos Valley TDC, LLC for 49.5 acres located on the east side of Arrington Road in the City's extraterritorial jurisdiction.

Sponsors: Jennifer Prochazka

Attachments: 1. Aerial Photo
2. BV TDC Dev Agreement - signed

- 9.2. Public Hearing, presentation, discussion, and possible action regarding the 2025-2029 Consolidated Plan, FY 2026 Annual Action Plan and FY 2026 Community Development Budget.

Sponsors: David Brower

Attachments: 1. FY 2025 Proposed Community Development Budget
2. FY 2025 Plan Development Process Summary
3. FY 2025 CDBG Public Service Funding
4. 2025-2029 Community Development Goals
5. 2025 Income Limits
6. Map of LMI Areas 2025
7. Community Development Project Descriptions

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)

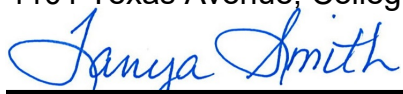
12. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items.

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 July 3, 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 Sección 30.07 del código penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capítulo H, Capítulo 411, Código de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre.”