



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 24, 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 a development agreement regarding 1,667 acres southwest of I&GN Road in the City's Extraterritorial Jurisdiction.

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. 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. Funding Agreement with Greater Brazos Partnership for services related to Plug and Play.

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 2025 as "Smart Irrigation Month."**

Sponsors: Jennifer Nation

Attachments: 1. 25 Smart Irrigation Month

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:

- July 7, 2025 Special Meeting
- July 10, 2025 Council Meeting

Sponsors: Tanya Smith

- Attachments:
1. SPM070725 DRAFT Minutes
 2. CCM071025 DRAFT Minutes

7.2. Presentation, discussion, and possible action on a construction contract with Terra Bella Construction for \$259,398.52 plus the City's contingency amount of \$25,939.85 for a total appropriation of \$285,338.37 for Drainage Repairs to Frost Drive, Driftwood Drive, Huntington Drive, and Southwood Forest.

Sponsors: Pete Caler

- Attachments:
1. 25-067 Tabulation
 2. Drainage Repairs Contract

7.3. Presentation, discussion, and possible action on a Design Contract with Colliers Engineering & Design for the Citywide Sidewalks and Shared-use Paths Project design for \$849,049.39.

Sponsors: Jennifer Cain

- Attachments:
1. Citywide Sidewalks Design
 2. Citywide Sidewalks Map

7.4. Presentation, discussion, and possible action regarding a resolution adopting the 2025-2029 Consolidated Plan.

Sponsors: Raney Whitwell

- Attachments:
1. Attachment 1- FY 2025 Plan Development Process Summary
 2. Attachment 2 - 2025-2029 Community Development Goals
 3. Attachment 3 - Resolution Approving 2025 - 2029 Consolidated Plan

7.5. Presentation, discussion, and possible action regarding a resolution adopting the FY 2026 Annual Action Plan and FY 2026 Community Development Budget.

Sponsors: Raney Whitwell

- Attachments:
1. Attachment 1 -FY 2025 Community Development Budget
 2. Attachment 2 - Resolution Approving FY 2026 Annual Action Plan and Budget

7.6. Presentation, discussion, and possible action regarding a resolution amending the Community Development Program Guidelines.

Sponsors: David Brower

- Attachments:
1. Guideline Update Summary
 2. Down Payment Assistance Program Gap Analysis
 3. Attachment 1 - Updated Guidelines
 4. Resolution Approving Amendments to Housing Program Guidelines

7.7. Presentation, discussion, and possible action on a construction contract with Elliott Construction, LLC for the 18-Inch wastewater line repair at Harvey Road and Carters Creek project for \$118,012.50 plus the City's contingency amount of \$20,000 for a total appropriation of \$138,012.50. Approval of this item grants authority for the City Manager to authorize project expenditures, including the City's contingency amount.

Sponsors: Gary Mechler

Attachments: 1. Project Location Map
2. Routing Sheet and Construction Contract

- 7.8. Presentation, discussion, and possible action on delegating authority to the City Manager to execute a Facility Use Agreement and other related contracts with Texas A&M University for the 2025 TAAF Summer Games of Texas for an amount not to exceed \$250,000.

Sponsors: Gene Ballew

Attachments: None

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action regarding the Fiscal Year 2026 BVSWMMA, Inc. budget.

Sponsors: Pete Caler

Attachments: 1. FYE2026 BVSWMMA Budget

- 8.2. Presentation, discussion, and possible action on the second phase of the Convention Center Feasibility Study

Sponsors: Jeremiah Cook

Attachments: 1. Convention Center Feasibility Phase 1 Summary

- 8.3. Presentation, discussion, and possible action regarding a presentation of the Veterans Park and Athletic Complex (VPAC) Master Plan.

Sponsors: Kelsey Heiden

Attachments: None

- 8.4. Presentation, discussion, and possible action regarding a presentation on the conceptual plan for the Veterans Park and Athletic Complex (VPAC) Baseball Fields Project.

Sponsors: Kelsey Heiden

Attachments: None

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action on the City of College Station FY2025- 2026 Proposed Budget.

Sponsors: Mary Ellen Leonard

Attachments: None

- 9.2. Presentation, discussion, and possible action on an ordinance authorizing the issuance of general obligation bonds; delegating the authority to certain city officials to execute certain documents relating to the sale of the bonds; approving and authorizing an official statement and instruments and procedures relating to said bonds; and enacting other provisions relating to the subject.

Sponsors: Michael DeHaven

Attachments: 1. Ordinance (GO Bonds Series 2025) (ver 1)
2. POS-College Station GO-CO Series 2025
3. 2025 Debt Issue - Final

- 9.3. Presentation, discussion, and possible action on an ordinance authorizing the issuance of certificates of obligation; delegating the authority to certain city officials to execute certain documents relating to the sale of the certificates; approving and authorizing an official statement

and instruments and procedures relating to said certificates; and enacting other provisions relating to the subject.

Sponsors: Michael DeHaven

Attachments: 1. Ordinance (CO Series 2025) (ver 1)

9.4. Presentation, discussion, and possible action regarding a Letter of Intent (LOI) with the Brazos Valley Bombers.

Sponsors: Bryan Woods

Attachments: 1. LOI - Bombers

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 18, 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."