



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#

September 11, 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. Legal advice related to the Texas Open Meetings Act.

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. 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 Corinth Group, Inc.

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 September 17th through 23rd as Constitution Week.

Sponsors: Tanya Smith

Attachments: 1. 25 Constitution Week

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:

- August 28, 2025 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM082825 DRAFT Minutes

7.2. Presentation, discussion, and possible action on a resolution regarding the City's investment policy, reviewing and recording changes to the policy and strategy, and on a collateral policy, and designating investment officers for the fiscal year ending September 30, 2026, stating that the City Council has reviewed and approved the City's investment policy, broker-dealer list and investment strategy.

Sponsors: Michael DeHaven

Attachments: 1. Resolution adopting Investmt Policy Strategy FY 26 with exhibits

7.3. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38 "Traffic and Vehicles", Article VI "Traffic Schedules", Section 38-1008 "Traffic Schedule VIII, No Right Turn and No Left Turn", to add No Left Turn sign on Edelweiss Avenue.

Sponsors: Carl Ahrens

Attachments: 1. No Left Turn Sign on Edelweiss Avenue
2. Ordinance

7.4. Presentation, discussion, and possible action on approval of the Atmos Mid-Tex 2025 Rate Review Mechanism (RRM) Settlement and Rate Ordinance.

Sponsors: Ross Brady

Attachments: 1. College Station - Atmos Mid-Tex 2025 RRM Ordinance wAttachments

7.5. Presentation, discussion, and possible action regarding an Interlocal Agreement with the City of Bryan for the management of the Larry J. Ringer Library.

Sponsors: Ross Brady

Attachments: 1. ILA BCS Library System 2025

7.6. Presentation, discussion, and possible action on a contract with Milsoft Utility Solutions, Inc for Electric Line Design/Staking and a Work Order Software System to replace the existing software systems in the one-time amount of \$301,000 and an annual recurring cost of \$111,300.

Sponsors: Glenn Gavit

Attachments: 1. RFP 25-062 Evaluation & Bid Tab
2. 25300681--LKP (CC 9.11.25)

7.7. Presentation, discussion, and possible action on a three-year contract with AESI-US, Inc. not to exceed \$356,129 for North American Electric Reliability Corporation (NERC) compliance consulting.

Sponsors: Glenn Gavit

Attachments: 1. 25300633--LKPc_(CC_09.11.25)

7.8. Presentation, discussion, and possible action on approval of an agreement with Virginia Transformer Corporation for the purchase and installation of an electric substation power transformer at the Northwest Substation, not to exceed \$2,337,317.

Sponsors: Glenn Gavit

Attachments: 1. 25-063 Bid Tab
2. 25300694-Virginia Transformer_VendorSigned_CC_9.11.25

- 7.9. Presentation, discussion, and possible action on bid awards to KBS Electrical Distributors for \$1,342,774 and Intellogic Engineering, Inc. for \$16,200 for the purchase of Single Phase and Three Phase Electric Transformers for Electric Warehouse Inventory. Total awards not to exceed \$1,358,974.
Sponsors: Glenn Gavit
Attachments: 1. 25-083 Bid Award - Warehouse Transformers
- 7.10. Presentation, discussion, and possible action on a signal interconnect agreement with Union Pacific Railroad Company for the FM 2154 and John Kimbrough traffic signal.
Sponsors: Emily Fisher
Attachments: 1. 0781939 Signal Interconnect Agreement (John Kimbrough Blvd) DOT 743212F College Station TX
- 7.11. Presentation, discussion, and possible action on a signal interconnect agreement with Union Pacific Railroad Company for the FM 2154 and Old Main traffic signal.
Sponsors: Emily Fisher
Attachments: 1. 0215329 Signal Interconnect Agreement (Old Main Drive) DOT 743211Y College Station TX
- 7.12. Presentation, discussion, and possible action on Contract Amendment No. 1 with Corn's Collision Center, Inc., to authorize the expenditure of additional funds for hailstorm and weather-related damage repairs to City-owned vehicles, not-to-exceed \$395,000.
Sponsors: Emily Fisher
Attachments: 1. 22300630 R2 AMD1--AD_VendorSigned
- 7.13. Presentation, discussion, and possible action on a construction contract with Brazos Paving, Inc., in the amount of \$4,305,576.94 for the rehabilitation of William D. Fitch Parkway from Tonkaway Lake Drive to Rock Prairie Road, plus the City's contingency in the amount of \$430,557.69, for a total appropriation of \$4,736,134.63. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.
Sponsors: Jennifer Cain
Attachments: 1. WD Fitch Ph II Bid Tabulation 25-087
2. WD Fitch Ph II List of Respondents
3. WD Fitch Ph II Map
4. WD Fitch Ph II Vendor Signed contract
- 7.14. Presentation, discussion, and possible action on a construction contract with American Generator Services NA, LLC. in the amount of \$153,515.75 for the replacement of the generator at Fire Station 1 and the Utilities Customer Service building.
Sponsors: Brett Cast , Jennifer Cain
Attachments: 1. FS1 and UCS Generator Replacement Vendor Signed Contract
2. UCS Generator Location Map
3. FS1 Generator Location Map
- 7.15. Presentation, discussion, and possible action on the purchase of three 600-horsepower water well motors from Integrated Power Services, LLC for \$233,662.20.
Sponsors: Gary Mechler, Stephen Maldonado
Attachments: 1. Integrated Power Services, LLC - Quote
- 7.16. Presentation, discussion, and possible action on approving the annual purchase of chlorine gas and sodium hypochlorite from PVS DX, Inc. Based on current unit pricing, the estimated annual expenditure for both items is \$448,880.

Sponsors: Stephen Maldonado

Attachments: 1. Bid Tabulation 25-080

- 7.17. Presentation, discussion, and possible action on an Oversized Participation Agreement with Boardwalk Estates, LLC and Site Utilities and Construction, LLC for an amount not to exceed \$165,991 for the construction of a water line along portions of Richards Street, Sterling Street, and Crest Street.

Sponsors: Lucas Harper

Attachments: 1. Oversized Participation Agreement - Boardwalk Estates
LLC_DevSigned

- 7.18. Presentation, discussion, and possible action regarding an amendment to the real estate contract with The Corinth Group, Inc.

Sponsors: Michael Ostrowski

Attachments: 1. Cornith 4th Extension Amendment
2. Real Estate Contract - Corinth
3. Draft Concept Plan

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action related to a Water Services Department annual update.

Sponsors: Gary Mechler, Stephen Maldonado

Attachments: None

- 8.2. Presentation, discussion, and possible action related to an Electric Department annual update.

Sponsors: Glenn Gavit

Attachments: None

- 8.3. Presentation, discussion, and possible action regarding the City's new external website (cstx.gov), which was scheduled to launch on Tuesday, Sept. 9.

Sponsors: Colin Killian

Attachments: None

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action on Budget Amendment 3 amending Ordinance No. 2024-4539 which will amend the budget for the 2024-2025 Fiscal Year in the amount of \$774,978.

Sponsors: Michael DeHaven

Attachments: 1. FY25 Budget Amendment #3 Ordinance
2. FY25 BA #3

- 9.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 11 "Definitions", Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections regarding the definition of family.

Sponsors: Heather Wade

Attachments: 1. Ordinance_Family
2. Family Defintion Red Lines

- 9.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 1 "General Provisions", Section 1.10 "Transitional Provisions," Article 3 "Development Review Procedures", Section 3.4 "Official

Zoning Map Amendments (Rezoning),” Article 4 “Zoning Districts”, Section 4.1 “Establishment of Districts,” Article 5 “District Purpose Statements and Supplemental Standards”, Section 5.10 “Overlay Districts” and Section 5.11 “Single-Family Overlay Districts,” and Article 6 “Use Regulations”, Section 6.3 “Types of Use” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections regarding the ROO Restricted Occupancy Overlay zoning district and HOO High Occupancy Overlay zoning district.

Sponsors: Heather Wade

Attachments:

1. Ordinance_ROO_HOO
2. Draft Ordinance
3. Sec.1.10 Transitional Provisions Red Lines
4. Sec. 3.4 Official Zoning Map Amendments Rezoning Red Lines
5. Sec.4.1 Establishment of Districts Red Lines
6. Sec. 5.10 Overlay Districts Red Lines
7. Sec. 5.11 Single Family Overlay Districts Red Lines
8. Sec. 6.3 Types of Use Red Lines

- 9.4. Presentation, discussion, and possible action on a third amendment to the Construction Manager at Risk (CMAR) Contract with Garney Construction, Inc. accepting the Guaranteed Maximum Price No. 3 (GMP No. 3) of \$9,466,684.15 for the materials procurement packages for the Wells 10, 11 and 12 project, plus the City’s contingency in the amount of \$946,668.42 for a total appropriation of \$10,413,352.57.

Sponsors: Stephen Maldonado, Jennifer Cain

Attachments:

1. Wells 10, 11, 12 CMAR Amendment No. 3
2. Wells 10,11,12 and Collection Line Map

- 9.5. Presentation, discussion, and possible action regarding a real estate contract with Priority Power Management, LLC for the sale of approximately 200 acres of land in the Midtown Business Park at the intersection of Midtown Drive and Corporate Parkway in the amount of \$150,000 per acre. The final square footage of the property and the City’s remaining property, if any, will be identified on the approved replat.

Sponsors: Michael Ostrowski

Attachments:

1. PPM Real Estate Contract-City of College Station 09-05-2025
2. Midtown Business Park Subject Property Map
3. Conceptual Site Plan

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 September 5, 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."