



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#

October 9, 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. 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 a sponsorship agreement with the College Station Parks Foundation.

2.2. 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. Internal Auditor
- b. City Attorney
- c. City Manager
- d. City Secretary
- e. City Judge
- f. 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 proclaiming October 9, 2025 as "Bonfire Day" to Aggie Bonfire Volunteers who turned tradition into a lifeline during the Kerrville Floods 2025.

Sponsors: Tanya Smith

Attachments: 1. 25 Bonfire Day (Kerrville Disaster)

5.2. Presentation of a proclamation recognizing and celebrating College Station Noon Lions Club's 75th Anniversary.

Sponsors: Tanya Smith

Attachments: 1. 25 College Station Noon Lions Club 75th Anniversary

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:

- September 25, 2025 Council Meeting
- September 29, 2025 Special Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM092525 DRAFT Minutes
2. SPM092925 DRAFT Minutes

7.2. Presentation, discussion, and possible action to approve an Interlocal Agreement (ILA) with the City of Bryan, operating through Bryan Texas Utilities (BTU), to share the costs for the City of College Station's portion of an electric transmission line reconductor from Greens Prairie

Substation to an endpoint within the College Station service area in the estimated amount of \$900,542.

Sponsors: Glenn Gavit

Attachments: 1. ILA-COCS-BTU_Reconductor Transmission Lines_9-9-2025
2. Cost Estimate - COCS-BTU Reconductor Transmission Lines

- 7.3. Presentation, discussion, and possible action on contract awards for Electric Underground Distribution Construction, not-to-exceed \$300,000 to Sterling Global Industries, LLC and not-to-exceed \$200,000 to H&B Construction, LTD, for a combined total not-to-exceed amount of \$500,000.

Sponsors: Glenn Gavit

Attachments: 1. 25-097 Bid Tab
2. 25300733-Sterling Global
3. 25300732-H&B Construction

- 7.4. Presentation, discussion, and possible action regarding an ordinance amending Section 2-95 of the Code of Ordinances regarding the Audit Committee.

Sponsors: Ty Elliott

Attachments: 1. Sec. 2-95 Audit Committee Ordinance Amendment
2. Redline 2-95 Audit Committee Ordinance
3. 2019-4083 - Ordinance - 3.28.19

- 7.5. Presentation, discussion, and possible action on a construction contract with Green Teams, Inc., in the amount of \$192,259.32 for tree planting and irrigation installation services, plus the City's contingency in the amount of \$19,225.93, for a total appropriation of \$211,515.25; and presentation, discussion, and possible action authorizing the purchase of 484 trees for \$101,320.00 from SiteOne Landscape Supply for the Cooling College Station Urban Heat Mitigation Initiative per Bid No. 25-082.

Sponsors: Kelsey Heiden

Attachments: 1. Bid Tabulation_Tree Planting and Irrigation_25-095
2. Bid Tabulation_Tree Purchase and Delivery_25-082
3. 25300742-Green Teams Inc Construction Agreement
4. Bid 25-082 SiteOne Tree Purchase and Delivery

- 7.6. Presentation, discussion, and possible action regarding adoption of a resolution granting consent to Rock Prairie Management District No. 2 for the sale and issuance of unlimited tax road bonds, series 2025, in an amount not to exceed \$2,750,000.

Sponsors: Mary Ellen Leonard

Attachments: 1. 2025 Road Bonds - City Consent Resolution
2. August 14, 2025 Agenda for RPMD2
3. Bond - 2025 Road - DRAFT Bond Order (RPMD2)
4. Rock Prairie_ 2025 Letter to City re Bond Requirements
5. Rock Prairie MD 2_ 2025 Road POS (revised City Draft)
6. Rock Prairie MD_ 2025 Road NOS (Revised City Draft)
7. Rock Prairie MD 2_ 2025 BI 6 (Revised No Growth Cash Flow)

8. Workshop Agenda.

- 8.1. Presentation and discussion of a proposal from Southern Roots regarding the potential development of a baseball complex on land within the Midtown Business Park.

Sponsors: Michael Ostrowski

Attachments: 1. Southern Roots Executive Summary

2. Midtown Business Park Map

- 8.2. Presentation, discussion, and possible action on a Midtown Small Area Plan.

Sponsors: Anthony Armstrong

Attachments: None

- 8.3. Presentation, discussion, and possible action regarding policies and procedures related to real estate transactions, economic development incentives, development agreements, and non-disclosure agreements.

Sponsors: Michael Ostrowski

Attachments: None

9. Regular Agenda.

- 9.1. Public Hearing, presentation, discussion, and possible action approving an ordinance vacating and abandoning a 0.031 acre portion of a generally 20-foot-wide Public Utility Easement, said easement lying over, across, and upon Lot 1, Block 1 of the Athletic Complex Subdivision, generally located at 1812 Welsh Ave, according to the plat recorded in Volume 1140, Page 497 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

Attachments:

1. Abandonment Application
2. Location Map
3. Vicinity Map
4. Ordinance

- 9.2. Public Hearing, presentation, discussion, and possible action on a resolution authorizing the change in use of certain parkland property for sanitary sewer lines within certain College Station parkland sections known as the Memorial Cemetery of College Station, generally located southwest of Harvey Mitchell Parkway and northwest of Raymond Stozzer Parkway to serve property located within the College Station city limits, but also within the Certificate of Convenience and Necessity service area for City of Bryan sanitary sewer system; plus the Council's determination that the use of parkland property is allowable and that no other feasible or prudent alternative exists for the sanitary sewer lines for the project, and that all reasonable planning measures have been taken to minimize the harm to such parkland.

Sponsors: Gillian Sitler

Attachments:

1. Project Map
2. Resolution - Change in Use of Parkland Property_v10-1-2025
3. 25300166 Utility & Sewer ILA 2024_COCS_COB

- 9.3. 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 boundary from R Rural to GS General Suburban, for approximately 237.65 acres, generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway.

Sponsors: Robin Macias

Attachments:

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

7. Rezoning Map

- 9.4. 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 Rural to E Estate on approximately 4 acres generally located at the corner of Yaupon Lane and Bradley Road.

Sponsors: Garrett Segraves

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

- 9.5. 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 to MF Multi-Family for approximately 4.71 acres generally located south of the intersection of University Drive East and East Crest Drive.

Sponsors: Jeff Howell

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

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 October 2, 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."