



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#

November 13, 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. 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.
- b. Legal advice regarding the process to acquire land for the Greens Prairie Widening project and the Victoria Drive Roundabout project.

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 8 acres of land located at 1508 Harvey Road.
- b. Approximately 28 acres of land generally located at Midtown Drive and Corporate Parkway in the Midtown Business Park.
- c. Property located within the Midtown Business Park.
- d. Property generally located in the 3100 block of Harvey Road.

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. City Judge
- c. Internal Auditor
- d. City Attorney
- e. City Secretary
- f. 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. Economic development agreement with Corinth Group, Inc.
- b. Economic development agreement for a development within the Midtown Business Park relating to baseball fields.
- c. Economic development agreement with College Station Town Center, LP.
- d. Economic development agreement for a development generally located at the intersection of University Drive and College Avenue.
- e. Economic development agreement for a development generally located in 3100 block of Harvey Road.
- f. Economic development agreement between the City and CS Science Park, LLC as assigned to OGC College Station Park, 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:

- October 23, 2025 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM102325 DRAFT Minutes

6.2. Presentation, discussion, and possible action on the City's Indefinite Delivery/ Indefinite Quantity (IDIQ) list where identified firms will be pre-qualified to provide on-call, as needed, professional services for 22 different categories based on their qualifications.

Sponsors: Jennifer Cain

Attachments: 1. Pre-Qualified List 2025 IDIQ Memo

6.3. Presentation, discussion, and possible action on a design contract with Kimley-Horn and Associates for the design of the Carter's Grove Utility Rehabilitation Project in the amount of \$1,416,600 and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors: Jennifer Cain

Attachments:

1. Carters Grove W-WW Rehab Project Location Map
2. Carters Grove W-WW Rehab Response List
3. Carters Grove W-WW Rehab Design Contract Vendor Signed
4. Carters Grove W-WW Rehab DRR FINAL

6.4. Presentation, discussion, and possible action on a construction contract with Marek Brothers Construction, Inc. for the CSU Operations Expansion in the amount of \$2,653,150 plus the City's contingency in the amount of \$265,315 for a total appropriation of \$2,918,465. 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. CSU Operations Vendor Signed Contract
2. CSU Operations Final Tab Sheet

6.5. Presentation, discussion, and possible action on a construction contract with Concord Commercial Services for the Veterans Park entryway signage construction for both the Harvey Road and University Drive entrances in the amount of \$176,077.80 plus the City's contingency in the amount of \$17,607.78 for a total appropriation of \$193,685.58. 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. VPAC Entry Signage Vendor Signed Contract
2. VPAC Entry Signage Final Bid Tabulation
3. VPAC Entry Signage Location Map

6.6. Presentation, discussion, and possible action on a construction contract with Larry Young Paving, Inc. in the amount of \$7,723,287 for the Krenek Tap Road Project, plus the City's contingency in the amount of \$772,329 for a total appropriation of \$8,495,616. 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. Krenek Tap Rehab Project Location Map
2. Krenek Tap Rehab List of Responses
3. Krenek Tap Construction Vendor Signed Contract

- 6.7. Presentation, discussion, and possible action on a resolution authorizing the Chief of Police for the Office of the Governor - VOCA Grant (Victim Services) providing \$64,098 in funds for victim services.

Sponsors: Billy Couch

Attachments: 1. FY 26 VOCA Grant Resolution

- 6.8. Presentation, discussion, and possible action regarding a resolution authorizing the Chief of Police to execute the grant application and any documents necessary to receive grant funding from the Office of the Governor through the Texas State Crisis Intervention Program.

Sponsors: Billy Couch

Attachments: 1. FY 26 State Crisis Intervention Grant Resolution

- 6.9. Presentation, discussion, and possible action on a resolution authorizing the Chief of Police as the authorized official to execute documents necessary for the release of grant funds from the Homeland Security Division (SHSP - LETPA) for Hostage Negotiation Team Comtac VIII equipment.

Sponsors: Billy Couch

Attachments: 1. FY 26 SHSP-LETPA Grant Resolution

- 6.10. Presentation, discussion, possible action on the second amendment to the Axon Enterprise, Inc. ("AXON") ten-year master service agreement adding AI Assisted Report Writing for an increase of approximately \$944,580.

Sponsors: Mike Pavelka

Attachments: 1. Axon 23300001 AMD#2

- 6.11. Presentation, discussion, and possible action on a three-year renewal of a software subscription from Environmental Systems Research Institute, Inc. for the amount of \$270,900.

Sponsors: Sam Rivera

Attachments: 1. Contract 26300071

- 6.12. Presentation, discussion, and possible action on a resolution confirming compliance with Federal Rules and Regulations and designating officers required for compliance with the Community Development Block Grant Mitigation (CDBG-MIT) grant.

Sponsors: David Brower

Attachments: 1. GLO CDBG Resolution

- 6.13. 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 Ascend Lane, Bramber Drive, Brayden Drive, Brianna Loop, Foxglove Court, Houberry Loop, Maycomb Drive, Tradewind Drive, and four Public Alleys located in the Midtown Reserve Subdivision.

Sponsors: Carl Ahrens

Attachments: 1. City Council Nov13 Parking Removal Exhibit
2. Parking Removal Ordinance

- 6.14. Presentation, discussion, and possible action on a construction contract with Paragon Sports Constructors, LLC for Little League and Senior League field redevelopment at Brian Bachmann Community Park in the amount of \$137,500 plus the City's contingency in the amount of \$13,750 for a total appropriation of \$151,250.

Sponsors: Gene Ballew

Attachments: 1. Construction Contract

- 6.15. Presentation, discussion, and possible action regarding approval of quotes for the purchase of Hazmat Equipment with FarrWest for an amount not to exceed \$128,382.

Sponsors: Richard Mann

Attachments: 1. FarrWest

- 6.16. Presentation, discussion, and possible action regarding the FY2025 Comprehensive Plan and Unified Development Ordinance (UDO) Annual Review.

Sponsors: Ashley Klein

Attachments: 1. FY25 Comprehensive Plan & UDO Annual Review

- 6.17. Presentation, discussion, and possible action on a repeal of Resolution No. 09-13-12-2g which established the Hotel Occupancy Tax Fund Event Grant Application Policy which was administered in coordination with the Bryan-College Station Convention & Visitor's Center Bureau.

Sponsors: Jeremiah Cook

Attachments: 1. Resolution 09-13-12-2g
2. Ordinance 2025-4569
3. Resolution Repealing Resolution 09-13-12-2g

7. Workshop Agenda.

- 7.1. Presentation, discussion, and possible action regarding the Tourism Strategic Plan.

Sponsors: Jeremiah Cook

Attachments: None

- 7.2. Presentation, discussion, and possible action on the Texas A&M Off Campus Student Services Presentation.

Sponsors: Barbara Moore

Attachments: None

8. Regular Agenda.

- 8.1. 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

- 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 boundaries from GS General Suburban to MH Middle Housing on approximately 0.5 acres generally located at 1612 Park Place A & B.

Sponsors: Garrett Segraves

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

- 8.3. 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 boundaries from R Rural to PDD Planned Development District for approximately 3.60 acres at 3768 McCullough Road, generally located northeast of the intersection of Wellborn Road and McCullough Road.

Sponsors: Jeff Howell

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

- 8.4. Public Hearing, presentation, discussion, and possible action approving an ordinance vacating and abandoning a 0.082-acre portion of a 30-foot-wide Landscape, Access, and Public Utility Easement located along Lot 2, Block 4 of The Business Center at College Station Subdivision, Phase Two, Brazos County, Texas according to the plat recorded in Volume 3490, Page 267 of the Official Public Records of Brazos County, Texas.

Sponsors: Lucas Harper

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

- 8.5. Public Hearing, presentation, discussion, and possible action approving an ordinance vacating and abandoning a 0.252-acre portion of a 30-foot-wide Landscape and Utility Easement located along Lot 1R, Block 4 of The Business Center at College Station Subdivision, Phase Three, Brazos County, Texas according to the plats recorded in Volume 3764, Page 130, and Volume 11640, Page 99 of the Official Public Records of Brazos County, Texas.

Sponsors: Lucas Harper

- Attachments:
1. Location Map
 2. Vicinity Map

3. Ordinance
4. Application

- 8.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 103, "Buildings and Building Regulations," Article III, "Technical Codes," Division 2, "Building Codes," and Division 3, "Electrical Code" adopting the 2024 International Codes, the 2023 National Electrical Code (NEC), and related amendments.

Sponsors: Brian Binford

Attachments: 1. Overview of Changes and Local Amendments
2. Ordinance

- 8.7. Presentation, discussion, and possible action regarding an ordinance amending Chapter 16, "Fire Prevention and Protection," Article III, "Fire Code," Sections 16-51 and 16-52 and Article IV, "Life Safety Code", Section 16-78.

Sponsors: Cameron Giordano

Attachments: 1. Fire Ordinance

- 8.8. Presentation, discussion, and possible action regarding the Veterans Park and Midtown area baseball field projects.

Sponsors: Michael Ostrowski

Attachments: None

- 8.9. Presentation, discussion, and possible action on two deductive change orders related to the Veterans Park Baseball Fields Project: a deduction of \$266,586.55 on the design contract with Pendulum Studio, LLC for design work and a deduction of \$5,000 on the Construction Manager at Risk contract with Crain Group, LLC for pre-construction services.

Sponsors: Jennifer Cain

Attachments: 1. VPAC Baseball Crain Group Closeout CO
2. VPAC Baseball Pendulum Closeout CO

- 8.10. Presentation, discussion, and possible action regarding a resolution nominating candidate(s) for the Brazos Central Appraisal District Board of Directors.

Sponsors: Tanya Smith

Attachments: 1. Nomination Letter
2. Resolution Nominating BCAD Board of Directors

- 8.11. Presentation, discussion, and possible action regarding the appointments of the Impact Fee Advisory Committee.

Sponsors: Tanya Smith

Attachments: None

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 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.

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 November 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."