



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#

December 11, 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. **Presentation of Employee Service Awards.**
3. **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.

3.1. 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 professional services contract for southeast park.
- c. Legal advice regarding the definition of family in the UDO as related to SB 1567.

3.2. 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.

3.3. 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 Secretary
- b. Planning and Zoning Commission
- c. City Attorney
- d. City Manager
- e. Mayor Pro Tem
- f. Council Self -Evaluation

3.4. 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.

4. The Open Meeting will Reconvene No Earlier than 6:00 PM from Executive Session and City Council will take action, if any.**5. 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.

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:

- November 24, 2025 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM112425 DRAFT Minutes

7.2. Presentation, discussion, and possible action regarding adoption of the 2026 Annual Council Calendar.

Sponsors: Tanya Smith

Attachments: 1. 2026 Draft Council Meeting Calendar
2. 2026 Draft Council Meetings and Holidays-Year at a glance

7.3. Presentation, discussion, and possible action regarding a resolution casting a vote for a member of the Board of Directors for the Brazos Central Appraisal District Board of Directors.

Sponsors: Tanya Smith

Attachments: 1. Ballot Letter
2. CS Voting Resolution Brazos Appraisal District

7.4. Presentation, discussion, and possible action on a construction contract with Brazos Paving, Inc. in the amount of \$5,064,684.90 for construction services for the Marion Pugh Rehabilitation Project, plus the City's contingency in the amount of \$700,000 for a total appropriation of \$5,764,684.90. 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. Marion Pugh Construction Vendor Signed Contract
2. Marion Pugh Construction Project Location Map
3. Marion Pugh Construction Project Respondents & Summarized Bid Tabs

7.5. Presentation, discussion, and possible action on the second reading of a franchise agreement ordinance with Professional Trash Valet, LLC dba Brazos Valley Trash Valet & Recycling for the collection of recyclables from commercial businesses and multi-family locations.

Sponsors: Emily Fisher

Attachments: 1. 26300126--AD_Vendor Signed

7.6. Presentation, discussion, and possible action on a construction contract with Norman Construction Services, LLC for State Highway 6 Utility Relocation Bid Package 1 in the amount of \$4,021,344 plus the City's contingency in the amount of \$750,000 for a total appropriation of \$4,771,344. 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. SH6 Utilities Contract 26300186 - Vendor Signed
2. SH6 Utility Relocates Map University to Graham
3. SH6 Utilities Bid Tab Summary & List of Respondents

7.7. Presentation, discussion, and possible action on a professional services contract with Binkley & Barfield | DCCM the amount of \$975,907 for professional services for the Rock Prairie Rehabilitation Project.

Sponsors: Jennifer Cain

Attachments: 1. Rock Prairie Design Contract - Vendor Signed
2. Rock Prairie Design Contract RFQ 25-092 list of respondents
3. Rock Prairie Design ST2400 Location Map

- 7.8. Presentation, discussion, and possible action on the purchase of a commercial pre-manufactured restroom building from RFL/CorWorth for the Lincoln Center Area Improvements Project in the amount of \$304,934 plus the City's contingency in the amount of \$30,493.40 for a total appropriation of \$335,427.40. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.

Sponsors: Jennifer Cain, Brett Cast

Attachments: 1. Lincoln Center RR Location Map
2. Lincoln Center RR List of Responding firms
3. Purchase Order 26200XXX_example
4. Lincoln Center RR W202STDF Quote 091825

- 7.9. Presentation, discussion, and possible action on a construction contract with Larry Young Paving, Inc. for the installation of fiber optic cabling to six traffic signal locations in the amount of \$499,382.50, plus the City's contingency in the amount of \$49,938 for a total appropriation of \$549,320.50. 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. Traffic Signal Fiber Construction Bid Submittal
2. Traffic Signal Fiber Expansion map
3. Traffic Signal Fiber Construction List of responders
4. Traffic Signal Fiber Construction Summarized Bid Tab
5. Traffic Signal Fiber Contract - Vendor Signed

- 7.10. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Brazos Transit District in the amount of \$334,000.

Sponsors: Ross Brady

Attachments: 1. 25300514 - BT-D-CS Funding Agreement 24-25 AL

- 7.11. Presentation, discussion, and possible action on the sale of approximately 50,000 tons of surplus mixed aggregate millings from city property to Larry Young Paving, Inc., who submitted the highest unit purchase price of \$6.50 per ton, for a total selling price of \$325,000.

Sponsors: Emily Fisher

Attachments: 1. 26-011 Tabulation Final
2. Bid & Specifications

- 7.12. Presentation, discussion, and possible action on a sponsorship agreement with the Houston Livestock Show and Rodeo in the amount of \$180,000.

Sponsors: Jeremiah Cook

Attachments: 1. Sponsorship Agreement
2. Houston Livestock Show and Rodeo Partnership Overview
3. Houston Livestock Show and Rodeo Pitch Deck

- 7.13. Presentation, discussion and possible action to purchase two-way mobile and portable radio replacements from Motorola Solutions in the amount not to exceed \$4,119,687.86.

Sponsors: Sam Rivera

Attachments: 1. MSI Quote-3155997-1 - Fire Department Replacement Radios
2. MSI Quote-3152868-1 Police Department Replacement Radios

3. MSI Quote-3151858-1 - Public Works Replacement Radios
4. City of College Station 1 Year APX NEXT SmartLocate and SmartMapping Add On Quote 3356356 2025-2026 (1)

7.14. Presentation, discussion, and possible action on a Design Contract with Pendulum Studio, in the amount of \$116,950 for survey and geotechnical work related to the Baseball Field at Midtown Project.

Sponsors: Jennifer Cain

- Attachments:
1. Baseball at Midtown Park Predevelopment Study - Survey and Geotech Proposal
 2. Baseball at Midtown Design Contract - 26300199 - Vendor Signed

7.15. Presentation, discussion, and possible action on bid awards for underground electric distribution materials to KBS Electrical Distributors, Inc. in the amount of \$103,386.69 and Techline, Inc. in the amount of \$186,046 for a total amount of \$288,643.69 required for the Northwest Substation feeders and for relocating electric facilities to accommodate the TxDOT SH 6 widening project.

Sponsors: Glenn Gavit

- Attachments:
1. 26-019 Bid Tab ELE URD Materials

7.16. Presentation, discussion, and possible action on approval of Change Order No. 1 with KBS Electrical Distributors, Inc., for transmission poles in the amount of \$76,114 for a new total purchase order amount of \$894,199.60.

Sponsors: Glenn Gavit

- Attachments:
1. 24200600CO1 KBS Steel Trans Poles

7.17. Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

Sponsors: Carol Cotter

- Attachments:
1. Impact Fee Semi-Annual Report
 2. Future Land Use Map (from FNI Report)
 3. Service Area Maps -Water, Wastewater and Roadway
 4. Status of Impact Fee CIP - Water, Wastewater and Roadway

7.18. Presentation, discussion, and possible action amending the terms of the Council Legislative Engagement Committee from one-year terms to two-year terms and repealing Resolution No. 02-13-25-7.5, which established one-year terms.

Sponsors: Ross Brady

- Attachments:
1. Council Legislative Engagement Committee Resolution - 2 Year Terms

7.19. Presentation, discussion, and possible action regarding adoption of a resolution consenting to the issuance of bonds by the Brazos County Municipal Utility District No. 1, Series 2026 in an amount not to exceed \$7,375,000 for water improvements (the "Bonds"). The amount is the third installment of the \$104,060,000 bonds voted at an election held in the District on November 5, 2019.

Sponsors: Mary Ellen Leonard

- Attachments:
1. 2026 Road - City Resolution Approving Bonds 1 (002)
 2. 2026 Road - Bond Resolution 1
 3. Brazos County MUD 1 POS - V2
 4. 251104 Rd BI3 BCMUD1
 5. BCMUD 1 - Roads Series 2026 - Preliminary Debt Service Schedule (11.11.25)
 6. BCMUD 1 - Roads Series 2026 - No Growth Cash Flow (10.01.25)

7. BCMUD 1 Timetable (11.18.25)

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 boundaries from PDD Planned Development District to PDD Planned Development District to amend the concept plan on approximately 2.6 acres generally located at the terminus of Castle Rock Parkway.

Sponsors: Garrett Segraves

Attachments:

1. Aerial and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Existing Concept Plan
5. Proposed Concept Plan
6. Meritorious Modifications and Community Benefit
7. Ordinance

- 8.2. Presentation, discussion, and possible action on the election of Mayor Pro Tempore.

Sponsors: Tanya Smith

Attachments: None

- 8.3. Presentation, discussion, and possible action regarding the appointment of Councilmembers to boards and commissions.

Sponsors: Tanya Smith

Attachments: 1. 2026-2027 Council Appointed Reps

- 8.4. Presentation, discussion, and possible action regarding the Midtown area baseball complex project.

Sponsors: Michael Ostrowski

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 December 4, 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."