



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#

March 26, 2026

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, Regular, or Special 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 related to Texas Local Government Code Chapter 143 and 174.
- c. Legal advice related to a settlement agreement regarding opioids for the Remnant Defendants Settlement: Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics).
- d. Legal advice regarding the professional services contract for Southeast Park.

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.

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 Attorney
- b. City Manager
- c. 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. A development agreement regarding land generally located between Pebble Creek and Southern Pointe subdivisions.

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 March 28, 2026, as "Mayor's Monarch Pledge Day."**

Sponsors: Kelsey Heiden

Attachments: 1. 26 Mayor's Monarch Pledge Day

5.2. Presentation proclaiming the month of March 2026 as "American Red Cross Month."

Sponsors: Tanya Smith

Attachments: 1. 26 American Red Cross Month

5.3. Presentation proclaiming the month of March 2026 as "National Multiple Sclerosis Month."

Sponsors: Tanya Smith

Attachments: 1. 26 National Multiple Sclerosis Awareness Month

5.4. Presentation proclaiming April 6-10, 2026 as "National Community Development Week."

Sponsors: Anthony Armstrong

Attachments: 1. 26 National Community Development 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:

- February 16, 2026 Special (Retreat) Meeting
- February 26, 2026 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. RTM021626 DRAFT Minutes
2. CCM022626 DRAFT Minutes

7.2. Presentation, discussion, and possible action on a design contract with The Arkitex Studio, Inc. for the Veterans Park Wayfinding Signage Design, not to exceed \$146,200.

Sponsors: Jennifer Cain, Melissa Thomas

Attachments: 1. Veterans Park Wayfinding Signage Location Map
2. Veterans Park Wayfinding Signage Design Contract Vendor Signed

7.3. Presentation, discussion, and possible action on the Texas Emergency Management Assistance Teams (TEMAT) Memorandum of Understanding (MOU) with the Texas Division of Emergency Management.

Sponsors: Richard Mann

Attachments: 1. TEMAT MOU 26300263

7.4. Presentation, discussion, and possible action regarding a resolution adopting the Brazos County Hazard Mitigation Action Plan for 2024-2029.

Sponsors: Lauren McGrath

Attachments: 1. College Station Resolution for HMAP 2024-2029
2. Exhibit A Brazos County HMAP -2024-2029

7.5. Presentation, discussion, and possible action on an award to KBS Electric Distributors, Inc. for Single Phase and Three Phase Transformers, for Electric Warehouse Inventory, not to exceed \$1,043,514.

Sponsors: Glenn Gavit

Attachments: 1. 26-035 Award Bid Tabulation

7.6. Presentation, discussion, and possible action regarding a contract amendment to a contract with LifeScan Wellness Centers to increase the term of the agreement, and increase the contract amount by \$23,000 for a total contract amount of \$118,000.

Sponsors: Richard Mann

Attachments: 1. LifeScan Amendment_24300352_AMD1--KJ_(CC

- 7.7. Presentation, discussion, and possible action on the City's Indefinite Delivery/Indefinite Quantity (IDIQ) list, where identified firms are pre-qualified to provide on-call, as needed, professional services. A category for Construction Materials Testing is to be added to the list approved at the November 13, 2025 City Council meeting.
Sponsors: Jennifer Cain, Melissa Thomas
Attachments: 1. Pre-Qualified List 2025 IDIQ Memo
- 7.8. Presentation, discussion, and possible action on a change order with DCCM Infrastructure, Inc. for additional design services in the amount of \$73,286.31 as part of the James Parkway and Puryear Drive Rehab Projects.
Sponsors: Jennifer Cain, Rusty Warncke
Attachments: 1. James and Puryear Design Contract Amendment Vendor Signed
- 7.9. Presentation, discussion, and possible action on a change order with DCCM Infrastructure, Inc. in the amount of \$92,406 for additional engineering design and project management services for the Rock Prairie Road East Widening Project.
Sponsors: Jennifer Cain, Raquel Gonzales
Attachments: 1. Rock Prairie Road Widening Scope Amendment - Vendor Signed
 2. Rock Prairie Road Widening Project Map
- 7.10. Presentation, discussion, and possible action regarding a Professional Services Contract with Freese and Nichols, Inc. in the amount of \$300,000 for the 2026 Water and Wastewater Impact Fee Update Study.
Sponsors: Gary Mechler, Stephen Maldonado
Attachments: 1. Contract #26300314
- 7.11. Presentation, discussion, and possible action on a deductive change order with Weisinger, Inc., providing for a \$432,300 credit to the construction contract for the Water Well 3 Rehabilitation project.
Sponsors: Gary Mechler, Stephen Maldonado
Attachments: 1. Deductive Change Order - Vendor Signed
- 7.12. Presentation, discussion, and possible action on the purchase of two 2,000 KVA pad-mount transformers from Magnetron USA, LLC, for upcoming water well rehabilitation projects, not to exceed \$108,902.
Sponsors: Gary Mechler, Stephen Maldonado
Attachments: 1. Bid Tabulation 26-030
- 7.13. 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, to prohibit parking on Lenert Circle.
Sponsors: Emily Fisher
Attachments: 1. Parking Removal Ordinance - Lenert Cir
 2. Map- Parking Removal - Lenert Cir
- 7.14. Presentation, discussion, and possible action on a design change order for the Municipal Court Building Envelope Repair & Maintenance Project with Zero Six Consulting, LLC. for \$9,630 and a revised total contract amount of \$104,530.
Sponsors: Brett Cast , Jennifer Cain
Attachments: 1. Municipal Court Building Design Change Order Vendor Signed
 2. Municipal Court Building Location Map

7.15. Presentation, discussion, and possible action regarding a Professional Services Contract with Kimley-Horn and Associates, Inc. in the amount of \$120,000 for the 2026 Roadway Impact Fee 5-year Update Study.

Sponsors: Carol Cotter

Attachments: 1. Vendor Executed Contract 26300379

7.16. Presentation, discussion, and possible action regarding the adoption of program guidelines for an Acquisition, Rehabilitation, and Disposition for Homebuyers Program.

Sponsors: David Brower

Attachments: 1. Acquisition Rehabilitation Disposition Guidelines - Homebuyer - Regular DAP

7.17. Presentation, discussion, and possible action on a construction contract with Zone Industries for the replacement of two variable frequency drives for high-service pumps at the Dowling Road Pump Station, not to exceed \$176,400.

Sponsors: Gary Mechler, Stephen Maldonado

Attachments: 1. Contract #26300412-Vendor Signed

7.18. Presentation, discussion, and possible action on Change Order No. 1 for Electric and Water Meter Reading Services with Alexander's Contract Services, Inc., not to exceed \$391,000; which includes \$56,000 for two additional months.

Sponsors: Mary Ellen Leonard

Attachments: 1. 21300361 CO1--LKP (CC 3.26.26) vendor signed

7.19. Presentation, discussion, and possible action on appointing Tina Ann Duncan to an unexpired term on the Tourism Committee.

Sponsors: Ian Whittenton

Attachments: 1. Tourism Applicant List 032626 Mtg_Redacted

8. Workshop Agenda.

8.1. Presentation, discussion, and possible action, relating to receiving the annual audit reports and Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025.

Sponsors: Michael DeHaven

Attachments: None

8.2. Presentation, discussion, and possible action on the 2026 update to the City Council Strategic Plan.

Sponsors: Ross Brady

Attachments: 1. City Council Strategic Plan 2026 Update - Redline
2. City Council Strategic Plan 2026 Update - New Format

9. Regular Agenda.

9.1. Presentation, discussion, and possible action on an amendment to a Construction Manager at Risk (CMAR) Contract with Garney Construction, Inc. accepting the Guaranteed Maximum Price (GMP) of \$27,886,767.07 for the drilling of 3 production wells, mechanical piping, and well collection lines as part of the Wells 10, 11 and 12 Project, plus the City's contingency in the amount of \$697,169.18 for a total appropriation of \$28,583,936.25 and approval of a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Sponsors: Jennifer Cain, Casey Rhodes

Attachments: 1. Wells 10,11,12 and Collection Line Location Map
2. 253000059 GMP4_Vendor Signed_CC 03262026

3. New Wells and Collection Line DRR

- 9.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Neighborhood Center to Urban Residential for approximately 6.995 acres generally located at 8650 Turkey Creek Road.

Sponsors: Gabriel Schrum

- Attachments:
1. Aerial and SAM
 2. Background Information
 3. Comprehensive Plan Exhibit
 4. Applicants Supporting Information
 5. Future Land Use Map
 6. Ordinance

- 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 boundaries from R Rural to MF Multi-Family for approximately 6.995 acres generally located at 8650 Turkey Creek Road.

Sponsors: Gabriel Schrum

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

- 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 boundary from CI Commercial Industrial to P-MUD Planned Mixed Use District for approximately 1.24 acres at 200 Texas Avenue, generally located northwest of the intersection of Texas Avenue and University Drive.

Sponsors: Gabriel Schrum

- Attachments:
1. Aerial and SAM
 2. Concept Plan
 3. Future Land Use Map
 4. Zoning Map
 5. Zoning Exhibit
 6. Applicant's Bulk Letter
 7. Background Information
 8. Applicant's Supporting Information
 9. Ordinance

- 9.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 3 "Development Review Procedures", Section 3.5 "Concept Plans (P-MUD and PDD Districts)" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to requirements, concept plans, and community benefits for PDD Planned Development Districts.

Sponsors: Jeff Howell

- Attachments:
1. Ordinance

2. Section 3.5 Concept Plans (P-MUD and PDD Districts) redlines

9.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.021 acre portion of a public utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 12294, Page 73 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

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

9.7. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.034 acre 10-foot-wide sanitary sewer easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 1389, Page 222 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

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

9.8. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.077 acre portion of a variable width Public Utility Easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 19593, Page 128 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

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

9.9. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.080 acre portion of a 20-foot-wide utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 291, Page 807 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

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

9.10. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.094 acre 20-foot-wide aerial utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 1396, Page 139 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

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

9.11. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.160 acre variable width water line easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 4090, Page 242 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

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

9.12. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 761 square foot 10-foot-width water line easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 4090, Page 242 of the Official Public Records of Brazos County, Texas.

Sponsors: Lindsey Pressler

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

9.13. Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 550 sq ft portion of a generally 20-foot-wide Public Utility Easement, said easement lying over, across, and upon Lot 1, Block 18 of the Mission Ranch Subdivision Phase 403, generally located at 3735 Hardin Hills Drive, according to the plat recorded in Volume 18227, Page 77 of the Official Public Records of Brazos County, Texas.

Sponsors: Cole Gabelman

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

9.14. Presentation, discussion, and possible action regarding the adoption of a resolution regarding a substantial amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to reprogram \$485,680 of CDBG funds to Rental Housing Rehabilitation for the acquisition of housing units to be used as affordable rental housing. Funds will be moved as follows: \$400,000 from Public Facilities to Rental Housing Rehabilitation; \$85,680 from Housing Services to Rental Housing Rehabilitation.

Sponsors: Raney Whitwell

- Attachments:
1. Resolution Substantial Amendment No. 1

9.15. Presentation, discussion, and possible action regarding the adoption of a resolution regarding a substantial amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. The amendment proposes adding a new project, Homebuyer – Acquisition Rehabilitation, and reallocating \$339,505.34 in CDBG funds from Rental Housing Rehabilitation to the new activity.

Sponsors: Raney Whitwell

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.