



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#

April 23, 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. Hopkins v. City of College Station, et al., Civil Action No. 4:25-CV-00473, in the U.S. District Court for the Southern District of Texas, Houston Division.

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.

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.

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.

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 the month of April 2026 as "Fair Housing Month."

Sponsors: Tanya Smith

Attachments: 1. 26 Fair Housing Month

5.2. Presentation proclaiming the month of May 2026 as "National Bike Month."

Sponsors: Carl Ahrens

Attachments: 1. 26 National Bike Month Proclamation

5.3. Presentation proclaiming May 3–9, 2026 as "Drinking Water Week."

Sponsors: Jennifer Nations

Attachments: 1. 26 Drinking Water Week

5.4. Presentation proclaiming May 3-9, 2026 as "Visit College Station Travel and Tourism Week."

Sponsors: Jeremiah Cook

Attachments: 1. 26 Visit College Station Travel and Tourism 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:

- April 9, 2026 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM040926 DRAFT Minutes

7.2. Presentation, discussion, and possible action on a janitorial services contract with AD Commercial Cleaning Services, LLC. for \$422,341.90 for city facilities and the Northgate District.

Sponsors: Brett Cast

Attachments: 1. AD Commerical Svc. LLC Contract
2. Janitorial Services - 26-017 Bid Summary

7.3. Presentation, discussion, and possible action on the second reading of a franchise agreement ordinance with M27 Services LLC for the collection of recyclables from commercial businesses and multi-family locations.

Sponsors: Emily Fisher

Attachments: 1. M27 Franchise Agreement Ordinance

7.4. Presentation, discussion, and possible action granting the authority to apply for the Motor Vehicle Crime Prevention Authority SB 224 Catalytic Converter Grant.

Sponsors: Billy Couch

Attachments: 1. MVCPA Resolution

7.5. 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 Envelope Specialist Services is to be added to the list approved at the November 13, 2025 City Council meeting.

Sponsors: Brett Cast

Attachments: 1. Pre-Qualified List 2025 IDIQ Memo

7.6. Presentation, discussion, and possible action on a design contract with Mitchell and Morgan, LLP for Corporate Parkway for road and utility design, in the amount of \$894,158.99 plus the City's contingency in the amount of \$90,000 for a total appropriation of \$984,158.99. 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. Corporate Pkwy Roadway and Utilities Design Proposal
 2. Corporate Pkwy Project Location Map
 3. Corporate Pkwy Design RFQ 26-024 Response List
 4. Contract_26300507_VendorSigned

7.7. Presentation, discussion, and possible action on a Professional Services Contract with DCCM, LLC for the design of sidewalk and drainage improvements at the Holleman and Anderson intersection, not-to-exceed \$149,681.

Sponsors: Emily Fisher

- Attachments:
1. HSIP Holleman and Anderson Project Exhibit
 2. HSIP Holleman and Anderson Design Contract_26300466--BW_VendorSigned

7.8. Presentation, discussion, and possible action on the award of an annual price agreement to Techline, Inc. (Techline) for Distribution Poles, not-to-exceed \$2,637,750.

Sponsors: Glenn Gavit

- Attachments:
1. 26-053 APA for Distribution Poles CC 04.23.26

7.9. Presentation, discussion, and possible action on awarding an annual price agreement to KBS Electrical Distribution, Inc. (KBS) for Distribution Conductor, not-to-exceed \$2,008,250.

Sponsors: Glenn Gavit

- Attachments:
1. 26-056 APA for Distribution Conductor CC 04.23.26

7.10. Presentation, discussion, and possible action on a resolution on an interlocal agreement with the City of Bryan and Brazos County for expenditures related to the FY 25 Justice Assistance Grant Program.

Sponsors: Billy Couch

- Attachments:
1. 2025 JAG MOU

7.11. Presentation, discussion, and possible action on a contract award to USIC Locating Services, LLC for underground locating services for College Station Utilities (CSU), not-to-exceed \$600,000.

Sponsors: Glenn Gavit

- Attachments:
1. 26-052 RFP Tabulation
 2. USIC 26300467--LKP_VendorSigned

7.12. Presentation, discussion, and possible action regarding a resolution supporting the inclusion of a proposed Future Interstate Highway Formula Program in the next Federal Surface Transportation Authorization Bill.

Sponsors: Jason Schubert

- Attachments:
1. Resolution

7.13. Presentation, discussion, and possible action on a contract with Weisinger Incorporated to address operational issues at Water Well 6 through replacement of pumping equipment in the amount of \$293,970 along with a contingency amount of \$29,397 resulting in a total appropriation of \$323,367. Approval of this item will authorize the City Manager to approve expenditures up to the contingency amount.

Sponsors: Gary Mechler, Stephen Maldonado

- Attachments:
1. Contract #26300494

8. Workshop Agenda.

8.1. Presentation, discussion, and possible action regarding an update on the street maintenance program.

Sponsors: Emily Fisher

Attachments: None

8.2. Presentation, discussion, and possible action on a State of the City Event.

Sponsors: Bryan Woods

Attachments: None

9. Regular Agenda.

9.1. 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 R Rural to RS Restricted Suburban, for approximately 222 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. Windham Tract Rezoning Ordinance
 2. Aerial and Small Area Map
 3. Rezoning Map
 4. Existing Future Land Use
 5. Rezoning Exhibit
 6. Background Information
 7. Applicant's Supporting Information

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" and Article 6 "Use Regulations" Section 6.3.C "Use Table" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections related to shared housing.

Sponsors: Robin Macias

- Attachments:
1. Shared Housing Ordinance
 2. UDO Section 11.2 Defined Terms redlines
 3. UDO Section 6.3 Types of Use redlines

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. Executive Session is closed to the public. The City Council may according to the Texas Open Meetings Act adjourn the Open Meeting during the Consent, Workshop or 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 or Special Agendas under Chapter 551, Texas Government Code

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 April 16, 2026 at 5:00 p.m.



Janya Smith
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.