



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#

August 27, 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. 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 for a development on the 28 acres of land generally located at Midtown Drive and Corporate Parkway in the Midtown Business Park.

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. Funding agreement with Greater Brazos Partnership for services related to Plug and Play.

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 September 2026 as "Childhood Cancer Awareness."

Sponsors: Tanya Smith

Attachments: 1. 26 Childhood Cancer Awareness Month

5.2. Presentation proclaiming the week of August 31 through September 4, 2026, as "Texas Extension Education Association Week."

Sponsors: Jo Beth Wolfe

Attachments: 1. 26 Texas Extension Education Association 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:

- August 13, 2026 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM081326 DRAFT Minutes

7.2. Presentation, discussion, and possible action on a general services contract with Buyers Barricades Houston, LLC, not to exceed \$170,100 for the 2026 TAMU Football Post Game Day Traffic Control.

Sponsors: Emily Fisher

Attachments: 1. 26300743--KJ (CC 8.27.26)

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

Sponsors: Emily Fisher

Attachments: 1. 26300695--BMW (CC 08.13.26 & 08.27.26)

7.4. Presentation, discussion, and possible action regarding an amendment to the real estate contract with The Corinth Group, Inc.

Sponsors: Michael Ostrowski

Attachments: 1. Corinth - Contract Amendment

7.5. Presentation, discussion, and possible action on a contract with MTL Construction, LLC not to exceed \$399,579.78 for College Station Utilities Electric Yard improvements at the Utility Service Center on Graham Road.

Sponsors: Glenn Gavit

Attachments: 1. ITB No. 26-078 Intent to Award Bid Tabulation
2. 26300691--LKP (CC 08.27.26)-vendor signed

7.6. Presentation, discussion, and possible action regarding a design contract with Dudley Engineering for the design of the Adamson Lagoon Slide Improvements and Upgrade in the amount of \$153,708.

Sponsors: Jennifer Cain

Attachments: 1. Adamson Lagoon Slide - Location Map
2. Contract

7.7. Presentation, discussion, and possible action on an ordinance amendment to Chapter 40, "Utilities," relating to utility meters, Code of Ordinances, of the City of College Station, Texas,

Sponsors: Mary Ellen Leonard

Attachments: 1. CH 40-1_40-2_40-8 Water Meter Access Ord Amend

7.8. Presentation, discussion, and possible action regarding an amendment to the lease agreement for office space with St. Mary's Catholic Church to increase the term of the agreement and increase total cost to \$105,156.

Sponsors: Mike Pavelka

Attachments: 1. Third Amendment St Marys Lease Partially Executed

- 7.9. Presentation, discussion, and possible action to purchase two radio dispatch consoles from Motorola Solutions for an amount not to exceed \$213,693.17.

Sponsors: Sam Rivera

Attachments: 1. 26300532--AD (CC8.27.26)

- 7.10. Presentation, discussion, and possible action on the first reading of a franchise agreement ordinance with Texan Waste Services, Inc. for the collection of recyclables from commercial businesses and multi-family locations.

Sponsors: Emily Fisher

Attachments: 1. 26300751--BMW (CC 8.27.26 & 9.10.26)

- 7.11. Presentation, discussion, and possible action regarding a funding agreement between the City of College Station and the Brazos Transit District (BTD) in the amount of \$400,800 for the FY26 Fiscal Year.

Sponsors: Mary Ellen Leonard

Attachments: 1. Contract

- 7.12. Presentation, discussion, and possible action on a resolution waiving interest for early repayment of outstanding principal under the City's HUD-assisted HOME program contract with Santour Court, Ltd. and authorizing the city manager to execute documentation of release and satisfaction of the note and deed of trust.

Sponsors: Michael DeHaven

Attachments: 1. Resolution Waiving Interest for Santour Court, Ltd Early HOME Loan Payoff

8. Regular Agenda.

- 8.1. Public Hearing, presentation, discussion, and possible action on the City of College Station 2027 advertised ad valorem tax rate of \$0.530254 per \$100 valuation resulting in an increase in tax revenues.

Sponsors: Mary Ellen Leonard

Attachments: None

- 8.2. Presentation, discussion, and possible action on an ordinance adopting the City of College Station 2026-2027 Budget; and presentation, possible action and discussion ratifying the property tax revenue increase reflected in the budget.

Sponsors: Mary Ellen Leonard

Attachments: 1. Appendix A Budget Ordinance - FY27 Budget w- exhibits

- 8.3. Presentation, discussion, and possible action on approval of an ordinance adopting the City of College Station 2026-2027 ad valorem tax rate of \$0.530254 per \$100 assessed valuation, the debt service portion being \$0.202646 per \$100 assessed valuation and the operations and maintenance portion being \$0.327608 per \$100 assessed valuation.

Sponsors: Mary Ellen Leonard

Attachments: 1. Appendix A - Ad Valorem Ordinance - FY26-FY27 - FINAL

- 8.4. Presentation, discussion, and possible action on a resolution adopting fees, rates and charges as provided by Chapter 2 "Administration", Article V "Finance" Division 2 "Fees, Rates and Charges" of the Code of Ordinances, City of College Station, Texas.

Sponsors: Mary Ellen Leonard

Attachments: 1. Fee Resolution FY27 Final Clean 7-16-26

2. Fee Resolution Summary for Council FY27

- 8.5. 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 boundaries from PDD Planned Development District to T Townhouse on approximately 9.75 acres generally located west of the intersection of Harvey Road and Boonville Road.

Sponsors: Garrett Segraves

- Attachments:
1. Rezone Ordinance
 2. Aerial and Small Area Map
 3. Rezoning Exhibit
 4. Background Information
 5. Applicant's Supporting Information
 6. Existing Future Land Use
 7. Proposed Rezoning
 8. Summit Crossing Subdivision Master Development Plan

- 8.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to General Commercial for approximately 106 acres generally located east of the intersection of Midtown Drive and Corporate Parkway.

Sponsors: Jeff Howell

- Attachments:
1. Ordinance
 2. Aerial and Small Area Map
 3. Comprehensive Plan Exhibit
 4. Background Information
 5. Applicant's Supporting Information
 6. Comprehensive Plan Amendment Map

- 8.7. 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 M-1 Light Industrial to GC General Commercial for approximately 92.88 acres generally located east of the intersection of Midtown Drive and Corporate Parkway.

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

- 8.8. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Active Transportation Master Plan to remove the future extension of Corporate Parkway, a Major Collector, between Midtown Drive and William D. Fitch Parkway including associated future bike lanes and sidewalks along with the realignment of the future Spring Creek trail to the existing Lick Creek trail.

Sponsors: Jason Schubert

- Attachments:
1. Ordinance

2. Thoroughfare Plan Amendment Exhibit
3. Bicycle Plan Amendment Exhibit
4. Pedestrian Plan Amendment Exhibit

8.9. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 2 “Administration,” Article I “In General,” Section 2-3 “City Boards, Commissions, and Committees,” and Appendix A, Unified Development Ordinance, Article 2 “Development Review Bodies,” Sections 2.1.B.1 “Appointments” and 2.6 “Bicycle, Pedestrian, and Greenways Advisory Board,” Article 3 “Development Review Procedures,” Section 3.5.C “Concept Plan Approval Process,” Article 8 “Subdivision Design and Improvements,” Sections 8.3.K.2 “Required Sidewalks,” 8.3.K.3 “Sidewalk Exceptions,” 8.3.L.2 “Timing,” 8.3.V.1 “General Requirements,” and 8.4.T “Private Streets and Gating of Roadways,” and Article 11 “Definitions,” Section 11.2 “Defined Terms” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections related to the name, membership, and duties of the Bicycle, Pedestrian, and Greenways Advisory Board and references to the Bicycle, Pedestrian, and Greenways Master Plan.

Sponsors: Joe Allen

Attachments: 1. Ordinance Redlines
2. Ordinance

8.10. Public Hearing, presentation, discussion, and possible action on an ordinance vacating and abandoning the full 11759.1 Square Foot of the Variable Width Public Utility Easement, said Easement being over, across, and upon, the West Park Addition Block 2, Lots 2R, 3R, 4R, & 5R, according to the plat recorded in Volume 11331, Page 115, of the Official Records of Brazos County, Texas.

Sponsors: Gillian Sitler

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

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. 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 August 20, 2026 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.