



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#

September 10, 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.
- d. Property located near the intersection of William D Fitch Parkway and Tonkaway Lake 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 Municipal Court Judge
- b. City Internal Auditor
- c. City Attorney
- d. City Secretary
- e. City Manager
- f. 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 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 regarding land generally located between Pebble Creek and Southern Pointe subdivisions.
- d. Economic development agreement for a development located in the BioCorridor.

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 of a proclamation recognizing September 9, 2026 as "Cheyenne Thomas Miss Ultimate USA Day."

Sponsors: Tanya Smith

Attachments: 1. Proclamation - Cheyenne Thomas Miss Ultimate USA Day

- 5.2. Presentation proclaiming September 17th through 23rd as Constitution Week.

Sponsors: Tanya Smith

Attachments: 1. 26 Constitution 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 27, 2026 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM082726 DRAFT Minutes

- 7.2. Presentation, discussion, and possible action regarding an interlocal agreement (ILA) between the City of College Station, City of Bryan, Brazos County, and Brazos County Emergency Communications District (BC 911) for a backup dispatch facility.

Sponsors: Jeff Capps

Attachments: 1. Backup Dispatch ILA

- 7.3. Presentation, discussion, and possible action on the approval of the Atmos Mid-Tex 2026 Rate Review Mechanism (RRM) Settlement and Rate Ordinance.

Sponsors: Ross Brady

Attachments: 1. Atmos Mid-Tex 2026 RRM Ordinance - College Station

- 7.4. Presentation, discussion, and possible action on the award of a construction contract to Brazos Paving, Inc. in the amount of \$172,040 for McCulloch Neighborhood Traffic Calming Improvements.

Sponsors: Emily Fisher

Attachments: 1. 26300782-- BPI_VendorSigned
2. McCullough Traffic Calming Plan

- 7.5. Presentation, discussion, and possible action on the second 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)

- 7.6. Presentation, discussion, and possible action regarding an ILA with Brazos County for EMS service provided by College Station Fire Department.

Sponsors: Richard Mann

Attachments: 1. FY 2027-2029 Brazos County - CoCS EMS 8-3-26

- 7.7. Presentation, discussion, and possible action on a deductive change order with Weisinger Incorporated, providing a \$109,507 credit to the construction contract for the Well 6 Pumping Equipment Repairs Project.

Sponsors: Stephen Maldonado, Gary Mechler

Attachments: 1. Deductive Change Order #1

- 7.8. Presentation, discussion, and possible action to authorize expenditure of funds for Fiscal Year 2027 for items exempt from competitive bidding as described more fully in Texas Local Government Code, Chapter 252.022 and other expenditures for interlocal contracts or fees mandated by state law that are greater than \$100,000; and to authorize the City Manager to approve contracts and expenditures that are on the exemption list.

Sponsors: Mary Ellen Leonard

Attachments: 1. 2027 Exemptions List Over \$100K

- 7.9. Presentation, discussion, and possible action on a contract amendment with Freese and Nichols, Inc (FNI) in the amount of \$1,459,269 for the addition of a specialized construction inspector to provide technical oversight, and additional soil sampling required by TCEQ.

Sponsors: Jennifer Cain

Attachments: 1. CCWWTP Enhanced Filtration Improvements Map
2. CCWWTP Enhanced Filtration Design CO1-Resident Rep

- 7.10. Presentation, discussion, and possible action on a Professional Services Contract with Torres Associates, LLC in the amount of \$185,600 for a Citywide Flood Hazard Assessment.

Sponsors: Carol Cotter

Attachments: 1. Contract

- 7.11. Presentation, discussion, and possible action on a Professional Services Contract Amendment with Arkitek Studio adding to the contract grant funding requirements for two Texas Parks and Wildlife Department grants awarded to the City for the Texas Independence Park Project.

Sponsors: Jennifer Cain

Attachments: 1. TX Independence Park Location Map
2. Amendment No. 3 to The Arkitek Studio, Inc Design Contract

- 7.12. Presentation, discussion, and possible action on giving the City Manager authority to terminate for convenience the funding agreement with the Greater Brazos Partnership for services related to Plug and Play.

Sponsors: Michael Ostrowski

Attachments: None

8. Workshop Agenda.

- 8.1. Presentation, discussion, and possible action regarding the College Station Utilities Electric Department annual update.

Sponsors: Glenn Gavit

Attachments: None

- 8.2. Presentation, discussion, and potential action regarding the anticipated impacts of the Terafab project and College Station's readiness to address the associated opportunities and challenges.

Sponsors: Michael Ostrowski

Attachments: None

- 8.3. Presentation and discussion regarding the proposed real estate agreements and economic development agreements for Bass Pro Outdoor World, LLC and The Corinth Group, Inc., for developments in the Midtown Business Park.

Sponsors: Michael Ostrowski

Attachments: None

- 8.4. Presentation, discussion, and possible action on the State of the City.

Sponsors: Bryan Woods

Attachments: None

9. Regular Agenda.

- 9.1. Presentation, discussion, and possible action on a contract with CSA Construction, Inc. in the amount of \$23,090,000 for the Carter Creek WWTP Enhanced Filtration Project, plus the City's contingency amount of \$2,309,000 for a total appropriation of \$25,399,000 and a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt. 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. CCWWTP Enhanced Filtration Improvements Map
2. CCWWTP Enhanced Filtration Resolution
3. CCWWTP Construction Contract with CSA

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 September 3, 2026 at 5:00 p.m.



Deputy 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.