



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Regular

Monday, March 5, 2018

6:00 PM

City Hall Council Chambers

1. Pledge of Allegiance, Invocation, Consider absence request.

Hear Visitors: During this time a citizen may address the City Council on any item which does not appear on the posted Agenda. Registration forms are available in the lobby and at the desk of the City Secretary. This form should be completed and delivered to the City Secretary by 5:30 PM on the day of the Council meeting. Upon stepping to the podium the speaker must state their name and city of residence, including the state of residence if the city is located out of state. Each speaker's remarks are limited to three minutes. A series of timer lights will change from green to yellow and an alarm will sound after two and one-half minutes to signal thirty seconds remaining to conclude the remarks. At three minutes the timer light will change to red and the final alarm will sound. The speaker must then conclude the remarks. 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 concerns shall be directed to the City Manager. Comments should not personally attack other speakers, Council or staff.

Consent Agenda

At the discretion of the Mayor, individuals may be allowed to speak on a Consent Agenda Item. Individuals who wish to address the City Council on a consent agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

2. Presentation, possible action, and discussion of consent agenda items which consists of ministerial or "housekeeping" items required by law. Items may be removed from the consent agenda by majority vote of the Council.

- 2a. [18-0171](#) Presentation, possible action, and discussion of minutes for:
 - February 15, 2018 Council Retreat
 - February 22, 2018 Workshop
 - February 22, 2018 Regular

Sponsors:

Smith

Attachments:

[RTRT021518 Minutes](#)

[RM022218 DRAFT Minutes.docx](#)

[WKSHPO22218 DRAFT Minutes.docx](#)

- 2b. [18-0141](#) Presentation, possible action, and discussion on a purchase order

from Municipal Emergency Services for \$124,325.24 purchasing a Hurst eDraulic Cutter, Ram, Spreader and other related emergency services equipment through the HGAC Purchasing Cooperative (Contract EE08-17).

Sponsors:

McMahan

Attachments:[COLLEGE STATION HGAC 2-2-2018.xlsx](#)

- 2c. [18-0151](#) Presentation, possible action, and discussion regarding contract #18300287 with Weisinger Inc. for \$213,657 to replace the pump assembly and motor for Well 7.

Sponsors:

Coleman

Attachments:[18-049 Tab.pdf](#)

- 2d. [18-0155](#) Presentation, possible action, and discussion on an ordinance amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1013 "Traffic Schedule XIII, Temporary Speed Limits of the Code of Ordinances by temporarily changing the posted speed limit on FM 2818 (Harvey Mitchell Parkway) between Mile Post 10.242 to Mile Post 11.642 from 60 mph to 50 mph during the FM 60 (Raymond Stotzer Parkway) Overpass Improvement Project managed by the Texas Department of Transportation.

Sponsors:

Rother

Attachments:[FM 2818 Temporary Speed Limit Reduction Map](#)[FM 2818 Temp Speed Limit Ord](#)

- 2e. [18-0158](#) Presentation, possible action, and discussion concerning the passage and approval of an ordinance of the City of College Station, Texas, approving a new Rate Review Mechanism (RRM) tariff to govern future annual rate filings by Atmos Mid-Tex.

Sponsors:

Nettles

Attachments:[1-2018.02.13 ORDINANCE & EXHIBIT approving a tariff authorizing an annual](#)[2-2018.02.13 Staff Report for Ordinance-Atmos Mid-Tex.pdf](#)

Regular Agenda

Individuals who wish to address the City Council on an item posted as a public hearing shall register with the City Secretary prior to the Mayor's announcement to open the public hearing. A speaker who wishes to include computer-based information while addressing the Council must provide the electronic file to the City Secretary by noon of the Council meeting day when the presentation is planned. The Mayor will recognize individuals who wish to come forward to speak for or against the item. Upon stepping to the podium the speaker must state their name and city of residence, including the state of residence if the city is located out of state. On items related to land use and those that would directly impact

the speaker's residence or neighborhood, the speaker is encouraged to identify their College Station neighborhood. Each speaker's remarks are limited to three minutes. A series of timer lights will change from green to yellow and an alarm will sound after two and one-half minutes to signal thirty seconds remaining to conclude the remarks. At three minutes the timer light will change to red and the final alarm will sound. The speaker must then conclude the remarks. After a public hearing is closed, there shall be no additional public comments. If Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

1. [18-0157](#) Public Hearing, presentation, possible action, and discussion 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 GC General Commercial on approximately 4.5 acres of land located at 11990 Old Wellborn Road.

Sponsors:

Lazo

Attachments:

[Background Information](#)

[Vicinity Map, Aerial, and SAM](#)

[Rezoning Exhibit](#)

[Ordinance](#)

2. [18-0168](#) Presentation, possible action, and discussion regarding an appointment to the Design Review Board.

Sponsors:

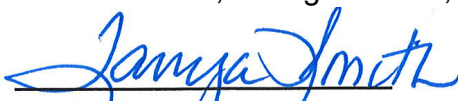
Smith

3. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

4. Adjourn.

The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on March 1, 2018 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."

Legislation Details (With Text)

File #:	18-0171	Version:	1	Name:	Minutes
Type:	Minutes	Status:		Status:	Consent Agenda
File created:	2/21/2018	In control:		In control:	City Council Regular
On agenda:	3/5/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion of minutes for: • February 15, 2018 Council Retreat • February 22, 2018 Workshop • February 22, 2018 Regular				
Sponsors:	Tanya Smith				
Indexes:					
Code sections:					
Attachments:	RTRT021518 Minutes RM022218 DRAFT Minutes.pdf WKSH022218 DRAFT Minutes.pdf				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion of minutes for:

- February 15, 2018 Council Retreat
- February 22, 2018 Workshop
- February 22, 2018 Regular

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: None

Budget & Financial Summary: None

Attachments:

- February 15, 2018 Council Retreat
- February 22, 2018 Workshop
- February 22, 2018 Regular

MINUTES OF THE CITY COUNCIL RETREAT
CITY OF COLLEGE STATION
FEBRUARY 15, 2018

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Barry Moore
John Nichols
James Benham

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Jeff Capps, Assistant City Manager
Jeff Kersten, Assistant City Manager
Aubrey Nettles, Special Projects Coordinator
Carla Robinson, City Attorney
Tanya Smith, City Secretary

1. Breakfast

2. Call to Order and Announce a Quorum is Present

With a quorum present, the Retreat of the College Station City Council was called to order by Mayor Karl Mooney at 8:40 a.m. on Thursday, February 15, 2018 in the CSU Meeting/Training Facility, 1603 Graham Road, College Station, Texas 77842.

3. Introduction and Retreat Process

Ron Cox, consultant, presented an overview of the Governance structure review and Roles of Government. Council discussed their views of Roles of Government.

Community Vision: College Station will be a vibrant, progressive, knowledge-based community that promotes the highest quality of life.

Community Vision:

- Neighborhood Integrity
 - ❖ Enduring particularly Southside & Eastside
 - ❖ Issues (Safety)
 - ❖ Changing Structures with higher occupancy vs. Long term residents (don't leave them behind)
- Historic Resources:
 - ❖ 75 years of history
 - ❖ Honoring Structures
- Review & Revise (Future Plan) Vision Elements

Mission:

- On behalf of the citizens of College Station, home of Texas A&M University, we will continue to promote and advance the community's quality of life.

Core Values:

- To act out our Mission: health, safety, and well-being, excellence in customer service, fiscal responsibility, citizen involvement, regionalism, plan and collaborate with TAMU, and participation.
- Review & Revise (Future Plan) Core Values for Council

Organization Values:

- Respect everyone, deliver excellent service, risk takers, creative, innovative, one city- one team, personal responsibility, and doing the right thing with integrity, honesty, and have fun.

Mission Elements:

- Good governance, financial sustainability, core services and infrastructure, neighborhood integrity, diverse growing economy, improving mobility, and sustainable city.

Strategic Plans on Roles of Government (Discussion Topics)

- Definition of Core Services (General Gov't): Police, Fire, Roads, Parks
- We choose to service (Enterprise): Water, Sewer, Electric, Solid waste
- Highest quality of life at least possible cost
- Need to look at what we chose periodically

4. Presentation, possible action and discussion regarding sanitation.

Chuck Gilman, Deputy City Manager presented an overview of residential services and comparisons. Mr. Gilman provided information on comparisons of services that the City or hauler provides and are funded within the base rates, at no additional cost to the customer. An indication of "Not provided with Base Rates" does not necessarily mean that a city is not funded within solid water base rates. The service may still be provided for an additional cost or through another city department. Some cities have various cart sizes and charge variable rates based on cart capacity. For these cities, we used the rate for carts most similar to College Station's cart capacity (64 gallons), which is a current rate of \$14.40, lower than 85% of benchmark cities.

Recommendations:

- Adopt fees under Scenario 1, as presented during the October 2017 Solid Waste Cost of Service City Council meeting
- City will collaborate with BVSWMMA to evaluate opportunities to lower the landfill disposal rate for City collection vehicles
- Increase the residential rates by \$1.60 per household per month

Scenario 1						
Single-Family Residential	\$14.40	\$16.00	\$16.00	\$17.00	\$17.00	\$17.00
Multi-Family Unit Fee	\$6.75	\$7.50	\$7.50	\$7.75	\$7.75	\$7.75
Commercial Dumpster (8CY, Twice per Week)	\$283.00	\$283.00	\$283.00	\$297.15	\$297.15	\$297.15
Roll-off Pull Fee	\$153.00	\$175.95	\$175.95	\$202.34	\$202.34	\$202.34

Council directed staff to develop a modified form of scenario 1 to index cost of services and minor increases over the years. Also, have a cost analysis study every 3 to 5 years and with the consensus of Council to stay with the public sector.

5. Presentation, possible action and discussion regarding City Hall.

Chuck Gilman, Deputy City Manager, presented Council a timeline of the planning effects and funding sources for the future City Hall.

Jeff Kersten, Assistant City Manager, provided Council funding sources and options to fund for a new City Hall, which were Tax Rate, Electric Utility – 1 time transfer, Electric Utility – increase annual transfer, Dissolve TIRZ #18, Utilize existing debt capacity, Proceeds from sale of city assets and other.

Option 1 – Tax Rate

- \$30,000,000 Certificates of Obligation
 - ❖ Annual cost \$2.4 million
 - ❖ 2.5 cent tax rate increase

Option 2 – Electric Funds and Tax Rate

- \$10,000,000 one-time transfer from Electric Utility
- \$20,000,000 CO issue
 - ❖ Annual cost \$1,600,000
 - ❖ 1.7 cent tax rate increase

Other Funding Sources

- Possible one time and equivalent ongoing revenue streams to consider
 - ❖ Dissolve TIRZ #18
 - ❖ Projects funded through other mechanisms
 - ❖ \$950,000 projected to be in Fund Balance (1 Time)
 - ❖ \$260,000 ongoing property tax
 - ❖ Utilize a portion of existing debt capacity

- Possible one time and equivalent ongoing revenue streams to consider
 - ❖ Increase ongoing Electric Utility transfer
 - ❖ Proceeds from sale of city assets

Project Financing/Delivery Mechanism

- Credit tenant lease
- Traditional financing

Staff recommended to move forward with Option 2, consider additional funding sources and bring back detailed funding plan. Also, to issue a RFP for Construction Manager (CMAR)

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to move forward regarding the need of a New City Hall. The motion carried unanimously.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to move forward with the design with City Hall in conformance with the new city architectural standards approved by the Architectural Advisory Committee and at the location Council previously took action to approve. The motion carried unanimously.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to move forward with the RFQ for a design consultant and RFP for a CMAR contract for a new city hall at the location previously determined. The motion carried unanimously.

Council directed staff to dissolve TIRZ #18, further discussion on the 1 time transfer from electric, sale of assets, further discussion of the Debt Capacity, with the exception of all the annual transfer

6. Presentation, possible action and discussion regarding staffing considerations.

Jeff Capps, Assistant City Manager, presented an update on staffing considerations. Mr. Capps reviewed the issues of the Police Department with the loss of 141 employees but in the same period PD has hired 178 employees. Additionally, in FY17 out of 28 sworn that have left the department, 10 left for other agencies, 8 left for a different profession, 6 did not make it through training and 4 retired. Measures have been taken to cut down on turnover for the immediate, short term and long term.

Steps taken:

- Finalizing a proposed updated STEP plan.
 - Focused more on training and certifications as opposed to time in grade.
 - Will allow us to focus on more experienced certified officers.
- Looking at implementing an incentive for those employees who are actively recruiting new officers that are hired on after vetting.

Council requested a future executive session for a discussion regarding staffing considerations.

7. Presentation, possible action and discussion regarding Comprehensive Plan.

Lance Simms, Director of Planning and Development, presented an overview of 10 year Comprehensive Plan Update. Mr. Simms stated why an update because there is:

- Change
 - ❖ New issues emerge while others no longer remain relevant
- Action Items
 - ❖ Some will be found impractical or outdated while other plausible solutions arise
- Maintain Relevance
 - ❖ Ensure the Plan continues to reflect the overall goals of the community,
- Public Support
 - ❖ Periodic review and community feedback is an opportunity to affirm the public's ownership of the Plan remains strong

Staff will bring an update on demographic datasets for use in our travel demand model (Kimley-Horn), existing conditions report, conceptual framework and proposed timeframe, emerging themes, and will request feedback from City Council on February 22nd Council Workshop Meeting.

8. Presentation, possible action and discussion regarding the review of progress on the FY 17-19 Strategic Plan.

Ron Cox, consultant, presented an overview of the City's progress on the FY17-20 Strategic Plan:

Fiscal Year 17

- Good Governance
 - ❖ Complete design of new city website running in 2018.
 - ❖ Prepare a comprehensive staffing plan to meet growth. (Ongoing)
 - ❖ Keep focus on competitive wages throughout the organization. (Ongoing)
- Core Services and Infrastructure
 - ❖ Continue to investigate interest in the redevelopment of city hall site. (Victory)
 - ❖ Explore opportunities for a multi-generational center. (Victory)
 - ❖ Explore opportunities for public/private partnerships. (Victory)
 - ❖ Establish a plan to re-purpose Arts Council building. (Victory)
- Neighborhood Integrity
 - ❖ Pursue efforts to preserve the integrity of neighborhoods. (2018 & 2019)
 - ❖ Utilize TAMU to distribute code requirements for residential areas. (Victory)
- Diverse & Growing Economy
 - ❖ Facilitate development of Spring Creek Corporate Campus. (Victory)
 - ❖ Effectively communicate facility and infrastructure needs. (2019)
 - ❖ Expand of tourism opportunities/events. (Victory)
 - ❖ Finalize scope and funding of Phase One of Southeast Park. (Victory)

Fiscal Year 18

- Good Governance

- ❖ Implement and go live with new city website.
- ❖ Decide utility smart meter technology and equipment.
- Core Services & Infrastructure
 - ❖ Begin construction of police facility. (2019)
 - ❖ Begin construction of new city hall.
 - ❖ Evaluate impact of Birkdale extension.
 - ❖ Establish plan for Fire Station #7. (In progress)
 - ❖ Implement the plan to re-purpose the Arts Council building. (Victory)
 - ❖ Finalize City Hall funding and CMAR
- Neighborhood Integrity
 - ❖ Pursue efforts to preserve the integrity of neighborhoods. (2018 & 2019)
- Diverse & Growing Economy
 - ❖ Complete construction of two synthetic fields at Veterans Park and Athletic Complex (From 2017)
 - ❖ Begin design of final phase of Veterans Park and Athletic Complex synthetic fields. (Remain in 2019)
 - ❖ Design Phase One of Southeast Park.
 - ❖ Conduct one joint City of College and CSISD annually
- Sustainable City
 - ❖ Complete evaluation the comprehensive plan and identify items that need to be updated. (2019)
 - ❖ Implementing need phase of annexation

Fiscal Year 19

- Core Services & Infrastructure
 - ❖ Review & Revise Vision Elements/Core Values for Council
 - ❖ Complete Arts Council building improvements
- Diverse & Growing Economy
 - ❖ Begin construction of Phase One of Southeast Park.
 - ❖ Begin design of Final Phase of Veterans Park. (2020)
 - ❖ Effectively communicate facility and infrastructure needs.
 - ❖ Continue City TAMU meetings on quarterly basis.
 - ❖ Continue development of Spring Creek Campus
 - ❖ Amend UDO with an eye toward reducing regulative
 - ❖ Review & Update E.D. Plan
 - ❖ Role of Publicly around property in E.D.
 - ❖ Property with annexation plans
- Neighborhood Integrity
 - ❖ Pursue efforts to preserve the integrity of neighborhoods. (2018 & 2019)

Fiscal Year 20

- Core Services & Infrastructure
 - ❖ Finish construction of police facility. (2020)
 - ❖ Begin constructions of new city hall. (2020)
- Diverse & Growing Economy
 - ❖ Complete construction of Phase One of Southeast Park.

- ❖ Begin Construction of Phase Two of Southeast Park.
- Diverse & Growing Economy
 - ❖ Comp Plan Completed

Fiscal Year 21

- Core Services & Infrastructure
 - ❖ Complete City Hall Construction (2021)
 - ❖ Complete annexation

9. Presentation, possible action and discussion regarding Revise Strategic Plan.

Ron Cox, consultant, discussed the City's Revised Strategic Plan, and identified issues and challenges.

Council discussed which issues and challenges to incorporate into a Revised Strategic Plan. Mr. Cox will incorporate the revisions and bring back to staff for Council's approval at future date.

10. Presentation, possible action and discussion regarding Council education, training and travel.

Mayor Mooney presented Council the need for an increase to the Council travel and training budget, as well as memberships and sponsorships. Mayor Mooney also requested Council to consider increasing the budget in FY19 for travel and training, sponsorships and memberships.

Council directed staff to bring budget concerns to the Budget and Finance Committee to revisit and make recommendations. Also, Council requested staff to keep a log of all the sponsorships we receive throughout the year.

11. Presentation, possible action and discussion regarding support of and participating in local organizations' events.

Presented along with item #9.

12. Adjourn.

MOTION: There being no further business, Mayor Mooney adjourned the Retreat of the College Station City Council at 4:34 p.m. on Thursday, February 15, 2018.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
FEBRUARY 22, 2018

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Barry Moore
John Nichols
James Benham

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

Student Liaison

Tory Oxendahl, Municipal Affairs

Call to Order and Announce a Quorum is Present

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Mooney at 6:57 p.m. on Thursday, February 22, 2018 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

1. Pledge of Allegiance, Invocation, consider absence request.

Hear Visitors Comments

James Benham, College Station, came before Council to honor the service and sacrifice of Army 1st Lt. Benjamin T. Britt.

Jerome Rektorik, College Station, recognizing the College Station Police Department for their work on terroristic threats regarding the schools.

Robert Rose, College Station, came before Council to show general support of bicycle usages in College Station.

Richard Woodward, College Station, came to Council to state his concerns about neighborhood integrity and neighborhoods property rights.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- **February 8, 2018 Workshop Meeting**
- **February 8, 2018 Regular Meeting**

2b. Presentation, possible action, and discussion concerning award of contract 18300322 with Ramtech Building Systems, Inc. in the amount of \$83,070 to purchase and deliver a 24'x56' modular office building to the Utility Service Center.

2c. Presentation, possible action, and discussion on a construction contract with CRT Construction, LLC, in the amount of \$467,979.94 for the development of Reatta Meadows Park, as well as further development of Crescent Pointe Park.

2d. Presentation, possible action, and discussion regarding the reissue of contract 16300197 between the City of College Station and H&B Construction, LTD. with a not to exceed amount of \$1,500,000 for Annual Electric System Construction & Maintenance Labor.

2e. Presentation, possible action, and discussion regarding the ratification of a contract for Burleson Water Resources LLC to purchase pond water from the City's water wellfield property called Hanson South.

2f. Presentation, possible action, and discussion regarding approval of the City's participation in interlocal cooperative purchasing programs with Choice Partners National Purchasing Cooperative and GoodBuy Purchasing Cooperative and authorization for the City Manager to execute Interlocal Agreements with each cooperative's lead agency.

2g. Presentation, possible action, and discussion regarding amendment #2 to the Building Use Agreement between the City of College Station and the Arts Council of Brazos to move to a month to month term for the building located at 2275 Dartmouth Drive.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Benham, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda. The motion carried unanimously.

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2018-3987 amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 1.9 acres generally located northeast of the intersection at Raintree Drive and Earl Rudder Freeway South.

Item was pulled.

2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2018-3988 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 GS General Suburban to GC General Commercial on approximately 1.9 acres of land located at 2201 Raintree Drive.

Rachel Lazo, Planning and Development, stated that the applicant has requested a rezoning from GS General Suburban to GC General Commercial on approximately 1.9 acres. This request is in conjunction with a request to amend the Comprehensive Plan from Suburban Commercial to General Commercial as a future land use, which applicant withdrew their request. The applicant withdrew their request for GS General Suburban to GC General Commercial and requested GS General Suburban to SC Suburban Commercial. The proposed zoning change would be incompatible with the adjacent residential properties. Due to its location along Earl Rudder Freeway South and configuration of the tract, it is less suitable for a single-family development and more suitable for a light commercial or office development. Staff recommended denial of the rezoning request.

The Planning & Zoning Commission heard this item at their February 1, 2018 meeting and voted 6-0 to recommend approval with the conditions that the building height be limited to one-story and that the landscape buffer be increased to 20-feet with a masonry wall.

At approximately 7:17 p.m., Mayor Mooney opened the Public Hearing.

Betty Vermeire, Raintree, stated her concerns with the rezoning request and asked Council to deny this request.

Mark Buxkempy, College Station, stated that not all property along raintree needs to be rezoned but due to the request change by applicant, he can support the request.

Suzanne Drolesky, College Station, stated her concerns about the issues of rezoning not only in Raintree but other areas that backup to neighborhoods.

Laurie Sorell, College Station, stated her concerns of the rezoning and TxDOT easement.

Charles Hamilton, College Station, asked Council if approved to consider a tree barrier or something nice to shield the neighborhood from the businesses.

There being no further comments, the Public Hearing was closed at 7:29 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Rektorik, the City Council voted six (6) for and one (1) opposed, to adopt Ordinance 2018-3988 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 GS General Suburban to SC Suburban Commercial on approximately 1.9 acres of land located at 2201 Raintree Drive, which was revised from GS General Suburban to GC General Commercial. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2018-3989 amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to General Commercial for approximately 29 acres generally located at the intersection of Rock Prairie Road and William D. Fitch Parkway.

Lauren Hovde, Planning and Development, stated that the applicant has requested an amendment to the Comprehensive Plan's Future Land Use and Character Map from Restricted Suburban to

General Commercial. The site is currently partially developed as an active oil well. As this Comprehensive Plan Amendment could have significant impact on the future development of the surrounding area, which is largely rural in character, the upcoming 10-year update of the Comprehensive Plan would be the more appropriate time to further and comprehensively explore a change in the future land use designation. The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. As this amendment could become a precedent that affects land use, traffic patterns, and service demands within the surrounding area, Staff believes the upcoming 10-year update of the Comprehensive Plan would be the appropriate time to further explore the possibility of updating the recommendations for this area. Staff recommends denial of the Comprehensive Plan amendment.

The Planning & Zoning Commission heard this item on February 1, 2018 and voted 6-0 to recommend approval.

At approximately 7:49 p.m., Mayor Mooney opened the Public Hearing.

James Bruggeman, College Station, requested Council to deny the rezoning request because the subject property needs to remain rural. He stated the residents enjoy the rural nature of our community and the rural nature of the areas surrounding it.

There being no further comments, the Public Hearing was closed at 7:52 p.m.

MOTION: Upon a motion made by Councilmember Moore and a second by Councilmember Rektorik, the City Council voted four (4) for and three (3) opposed with Mayor Mooney and Councilmember's Brick and Harvell voting against, to adopt Ordinance 2018-3989 amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to General Commercial for approximately 29 acres generally located at the intersection of Rock Prairie Road and William D. Fitch Parkway. The motion carried unanimously.

4. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2018-3990 amending Appendix A, "Unified Development Ordinance", Section 7.2.J "Bicycle Facilities" and Section 7.3.J "Alternative Parking Plans" of the Code of Ordinances of the City of College Station related to bicycle parking requirements.

Alaina Helton, Planning and Development, stated that this item originated with the 2017 Planning & Zoning (P&Z) Commission Plan-of-Work and includes updates to the City's bicycle parking standards.

Summary of Changes

- Eliminate required bicycle parking for Self-Storage uses, Industrial and Manufacturing land uses, as well as property located in the Rural Zoning District.
- Reduce the minimum bicycle parking requirements from four (4) to two (2) spaces and change the calculation for the required number of bicycle parking spaces to be based upon the number of automobile parking spaces.
- Modify the location and design standards for bicycle parking to allow flexibility in placement. (Bicycle corral)
- Provide for reductions in automobile parking requirements for developments that provide bicycle parking above the minimum requirements. (5%)

The Bicycle, Pedestrian, and Greenways Advisory Board heard this item at their February 5th meeting and voted 6-0 to recommend approval. The Planning & Zoning Commission heard this item at their February 15th meeting and voted 6-0 to recommend denial. Staff recommended approval.

At approximately 8:39 p.m., Mayor Mooney opened the Public Hearing.

Richard Woodward, College Station, stated the importance of Bike Racks. He understands relooking at the cost but bike racks are needed.

Veronica Morgan, Mitchell and Morgan, stated her perspective as a business owner that most bike racks are not used.

Robert Rose, College Station, stated his support for bike racks and urged Council to approve these changes.

There being no further comments, the Public Hearing was closed at 8:45 p.m.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to adopted Ordinance 2018-3990 amending Appendix A, “Unified Development Ordinance”, Section 7.2.J “Bicycle Facilities” and Section 7.3.J “Alternative Parking Plans” of the Code of Ordinances of the City of College Station related to bicycle parking requirements. The motion carried unanimously.

MOTION: Upon a motion made by Councilmember Moore and a second by Councilmember Rektorik, the City Council voted two (2) for and five (5) opposed with Mayor Mooney and Councilmember’s Brick, Harvell, Nichols, and Benham, to adopted Ordinance 2018-3990 amending Appendix A, “Unified Development Ordinance”, Section 7.2.J “Bicycle Facilities” and Section 7.3.J “Alternative Parking Plans” of the Code of Ordinances of the City of College Station related to bicycle parking requirements, with amendments to Section 2 Subsection D to strike “primary” from the existing ordinance. The motion failed.

5. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2018-3991 amending Appendix A, “Unified Development Ordinance,” Section 2.2 “Planning and Zoning Commission”, Section 2.8 “Administrator”, Section 5.8 “Design Districts”, Section 5.10 “Overlay Districts”, and Section 7.10 “Non-Residential Architectural Standards” as it relates to screening, architectural features, and the color palette.

Lauren Hovde, Planning and Development, stated that this item originated with the 2017 Planning & Zoning (P&Z) Commission Plan-of-Work and is intended to help streamline the development review process and ease non-residential architectural requirements.

Summary of the proposed changes is provided below:

- Amendments to Section 2.2 “Planning and Zoning Commission” and Section 2.8 “Administrator” include the removal of authority in reference to the color palette
- Amendments to Section 5.8 “Design Districts” and Section 5.10 “Overlay Districts” include the removal of references to the color palette
- Amendments to Section 7.10 “Non-Residential Architectural Standards” include:

- ❖ Removal of references to the color palette,
- ❖ Removal of mechanical screening requirement for all zoning districts other than Suburban Commercial and Wellborn Commercial; and,
- ❖ Add architectural relief options.

The Planning & Zoning Commission considered this item at their February 1, 2018 meeting and voted unanimously to recommend approval. Staff recommended approval.

At approximately 9:15 p.m., Mayor Mooney opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 9:15 p.m.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Moore, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2018-3991 amending Appendix A, “Unified Development Ordinance,” Section 2.2 “Planning and Zoning Commission”, Section 2.8 “Administrator”, Section 5.8 “Design Districts”, Section 5.10 “Overlay Districts”, and Section 7.10 “Non-Residential Architectural Standards” as it relates to screening, architectural features, and the color palette. The motion carried unanimously.

6. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No future agenda items needed.

7. Adjournment.

There being no further business, Mayor Mooney adjourned the Regular Meeting of the City Council at 9:16 p.m. on Thursday, February 22, 2018.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
FEBRUARY 22, 2018

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektarik
Linda Harvell
Barry Moore
John Nichols
James Benham

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

1. Call to Order and Announce a Quorum is Present

With a quorum present, the Workshop of the College Station City Council was called to order by Mayor Mooney at 3:30 p.m. on Thursday, February 22, 2018 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

2. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.074-Personnel, and §551.076-Security the College Station City Council convened into Executive Session at 3:30 p.m. on Thursday, February 22, 2018 in order to continue discussing matters pertaining to:

- A. Consultation with Attorney to seek advice regarding pending or contemplated litigation; to wit:
- Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas; and
 - McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas

- City of College Station v. Gerry Saum, Individually, and as Independent Executrix of the Estate of Susan M. Wood, Deceased; Cause No. 17-002742-CV-361; In the 361st District Court, Brazos County, Texas
- B. Consultation with attorney to receive legal advice; to wit:
- Legal advice concerning the use of non-profit corporations to accomplish municipal purposes.
- C. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:
- Council Self-evaluation
- D. Deliberation on the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.
- Cyber Security

The Executive Session recessed at 5:23 p.m.

3. Take action, if any, on Executive Session.

No action was taken.

4. Presentation, possible action and discussion on items listed on the consent agenda.

Item 2e was pulled from Consent for clarification.

2(e): Allen Gibbs, Assistant Director of Water Services, explained that the purchase of pond water from the City's water well field property does not have a negative impact to the water fund. Also, Mr. Gibbs clarified that surface water cannot be replaced in the ground at this time because we do not have the equipment to do so.

5. Presentation, possible action, and discussion regarding basic public purchasing policies, procedures, and statutes.

Mary Ellen Leonard, Finance Director, provided an overview on the City's statutory requirements and policies and procedures for the expenditure of public funds. Purchasing have criteria's which includes: Innovation, Professionalism, Productivity, E-Procurement, Leadership attributes. She explained each process. Mrs. Leonard explained each of the processes purchasing is required to perform to keep purchasing running smoothly, these are: RFP/RFQ process, competitive bid process, change order process, renewal process.

❖ Goals and Objectives

- Obtain the best possible price
- Encourage Interlocal cooperation
- Guard against any misappropriation
- Responsible bidders are given a fair opportunity to compete

- Follow state statutes and local policy

Mrs. Leonard recognized the department for their 18 Years - Achievement of Excellence in Procurement Award.

6. Presentation, possible action, and discussion regarding the ten-year update of the City's Comprehensive Plan.

Justin Golbabai, Planning and Development, provided an update on Staff's current efforts and future plans regarding the ten-year update of the Comprehensive Plan.

Current Efforts:

- ❖ Development of the Existing Conditions Report – Provides a snapshot in time of the existing conditions of today for which decisions, scenarios, and policy decisions for the future will be based.
- ❖ Update the Traffic Demand Model with Current Demographics – Staff provided Kimley-Horn with 2017 demographic and current land use data to forecast traffic demand through 2045 (Build Out).

10-Year Update:

- ❖ Presentation & adoption of Existing Conditions Report expected in September 2018
- ❖ Anticipated 18-24 month public participation process beginning in FY 2019
- ❖ Anticipated adoption around summer 2020
- ❖ Comprehensive Plan Amendments & Other Related Plans

Staff is seeking City Council feedback on this general direction for the 10 Year Comprehensive Plan Update. Staff is also seeking feedback on the desire for joint City Council/P&Z Comprehensive Plan 10-Year Update Taskforce

Council directed staff to create a joint committee.

7. Presentation, possible action, and discussion on current exclusion of Lick Creek Park and Veterans Park from Community Park acreage and the relationship to the Parks and Recreation Master Plan and Parkland Dedication Fees.

David Schmitz, Director of Parks and Recreation, presented an overview on the topic of why Lick Creek Park and Veterans Park have not been included in Community Park acreage. He discussed the effects to the Parks and Recreation Master Plan and the Parkland Dedication Fees. College Station and the ETJ are divided into Park Zones. Parkland Dedication Funds can only be spent within the Park Zone in which they are collected. Parkland Dedication land & funds are collected for both Neighborhood Parks and Community Parks, in four categories;

- Neighborhood Park Zones (currently 16 zones)
 - ✓ Land or fee in lieu of land
 - ✓ Park development or re-development fee
- Community Park Zones (currently 2 zones)
 - ✓ Land or fee in lieu of land

- ✓ Park development or re-development fee
- NOTE: Historically, Parkland Dedication funds have not been used within Regional Parks.

The Parks and Recreation Advisory Board and Parks and Recreation staff recommended that we leave the Parkland Dedication Fees at their current levels until the update of the Parks and Recreation Master Plan is complete. Also, if Council decided to include Regional Parks in the Parkland Dedication Fee calculations, adjust the fees to meet the new metrics and data that are determined as part of the Master Plan update.

Council directed staff to do bring back for a Workshop item for further discussion

11. Council Calendar

Council reviewed the calendar.

12. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Experience Bryan-College Station, Design Review Board, Economic Development Committee, FBT/Texas Aggies Go to War, Gulf Coast Strategic Highway Coalition, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Transportation and Mobility Committee, TAMU Economic Development, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Walk with the Mayor, YMCA, Youth Advisory Council, Zoning Board of Adjustments.

Councilmember Rektorik reported on the CVB and RVP.

Councilmember Benham reported on the BVWAC.

Councilmember Brick reported on the Arts Council.

13. Adjournment

There being no further business, Mayor Mooney adjourned the workshop of the College Station City Council at 6:49 p.m. on Thursday, February 22, 2018.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

Legislation Details (With Text)

File #:	18-0141	Version:	2	Name:	Municipal Emergency Services PO
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	2/8/2018	In control:		In control:	City Council Regular
On agenda:	3/5/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion on a purchase order from Municipal Emergency Services for \$124,325.24 purchasing a Hurst eDraulic Cutter, Ram, Spreader and other related emergency services equipment through the HGAC Purchasing Cooperative (Contract EE08-17).				
Sponsors:	Jonathan McMahan				
Indexes:					
Code sections:					
Attachments:	COLLEGE STATION HGAC 2-2-2018.pdf				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on a purchase order from Municipal Emergency Services for \$124,325.24 purchasing a Hurst eDraulic Cutter, Ram, Spreader and other related emergency services equipment through the HGAC Purchasing Cooperative (Contract EE08-17).

Relationship to Strategic Goals: Spending taxpayer money efficiently. Core Services and Infrastructure , Diverse Growing Economy, Sustainable City.

Recommendation: Staff recommends approval of the purchase of four sets of rescue tools for \$124,325.24

Summary: This request is to replace our current Holmatro rescue tools that have exceeded their service life. Our service contractor will no longer provide preventive maintenance on these tools due to their age. Our current tools are not able to efficiently and effectively operate on emergency sceenes, due th the new high strength materials in vehicles manufactured today.

Municipal Emergency Services is a HGAC contractor for the sale of public safety equipment. HGAC is a purchasing cooperative for public agencies. All products and services available for purchase through HGAC contracts have been competitively bid and awarded and satisfy any State law requirements relating to competitive bids or proposals.

Budget & Financial Summary: Funds are available in Fire Department budget through an approved FY 2018 SLA.

Attachments: HGAC Quote



CONTRACT PRICING WORKSHEET
For Catalog & Price Sheet Type Purchases

Contract
No.:

EE08-17

Date
Prepared:

2/2/2018

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of College Station	Contractor:	Municipal Emergency Services
Contact Person:	Jonathan McMahan	Prepared By:	Colby Hughes
Phone:	979-820-0757	Phone:	1-800-784-0404
Fax:		Fax:	281-442-9199
Email:	jmcman@cxstx.gov	Email:	chughes@mesfire.com

Catalog / Price Sheet Name:	SCOTT
General Description of Product/ Product Code	SCOTT

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

Quan	Description	Unit Pr	Total
4	272085000-1 Hurst S700E 2.0 (Tool Only)	6175	24700
4	274085000-1 Hurst R421E2 Ram (Tool Only)	8408	33632
4	271333000-1 SP 333E2 Spreader - Tool only	11580	46320
6	CTC-1000 TeleCrib® Jr. All-in-One Strut	1285	7710
28	272085410 Hurst EXL eDRAULIC Battery	594	16632
6	272080411 Hurst 110v Battery Charger	504	3024
6	272085412 Hurst 110v E2 Pwr Supply w/Plg	661	3966
2	272080910 Hurst eDRAULIC Bank Charger DC	1663	3326
4	81-67-20 Chain Set (KSV 11)	855	3420
			0
Total From Other Sheets, If Any:			
Subtotal A:			142730

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary

(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
2	273023000-1 SC 358E2 Combi only	8237.88	16475.76
			0
			0
			0
Total From Other Sheets, If Any:			
Subtotal B:			16475.76

Check: Total cost of Unpublished Options (B) cannot exceed 25% of the total of the Base Unit Price plus Published Options.

For this transaction the percentage is:

12%

C. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

DISCOUNT FROM HURST	-34880.52
Subtotal C:	-34880.52

Delivery Date: Input a Date

D. Total Purchase Price (A+B+C):

124325.24



Legislation Details (With Text)

File #:	18-0151	Version:	1	Name:	Well 7 pump and motor
Type:	Contract	Status:		Status:	Consent Agenda
File created:	2/16/2018	In control:		In control:	City Council Regular
On agenda:	3/5/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding contract #18300287 with Weisinger Inc. for \$213,657 to replace the pump assembly and motor for Well 7.				
Sponsors:	David Coleman				
Indexes:					
Code sections:					
Attachments:	18-049 Tab.pdf				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding contract #18300287 with Weisinger Inc. for \$213,657 to replace the pump assembly and motor for Well 7.

Relationship to Strategic Goals: Core services and infrastructure

Recommendation: Staff recommends approval.

Summary: Existing Well #7 pump and motor are at the end of their service life and normal maintenance cycle and need to be replaced with new units. The old pump and motor will be refurbished under separate contracts and kept as emergency spares for use at any of the City's water Wells. While the pump is out of the Well, the Contractor will perform a video inspection of the Well bore and provide a condition assessment report to the City. This contract also performs some Well maintenance, if that is determined necessary. Well 7 has experienced subsidence issues which created problems with the Well block and discharge piping, and this contract provides remedies for those problems too.

The work to be performed for each well pump under this Contract includes:

1. Removal of existing pump and motor.
2. Conduct video inspection of well and provide City with a video copy of the inspection and written report, including any maintenance recommendations.
3. Complete construction work as specified on the well surface-casing to correct problems and prevent further subsidence of the well block.
4. Provide and install new 3,000 gallons per minute Well pump which will reach 60 feet lower into the Well.
5. Provide and install new custom-built 500 HP Vertical Turbine Well motor.
6. Conduct Well disinfection process in accordance with TCEQ Regulations and put Well into service.

7. Conduct pump performance tests and provide written test results.

Work is specified to be complete in Well 7 by June 15th to have the well back in service for the high demand season.

Budget & Financial Summary: Funds have been budgeted in the Water Capital Improvement Project Fund as part of project #WA1877982.

Attachments:

Contract available in City Secretary's office



City of College Station - Purchasing Division
 Bid Tabulation for #18-049
 "Replacement of Water Well# 7 Pump Assembly and Motor Project"
 Open Date: Thursday, January 25, 2018 @ 2:00 p.m.

				Weisinger Incorporated (Conroe, TX)		Advanced Water Well Technologies, LLC (Converse, TX)		Brien Water Wells (Hearne, TX)		Jurgensen Pump (Valley Mills, TX)		Smith Pump Company, Inc. (Waco, TX)		C&C Water Services LLC (Cypress, TX)	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
CATEGORY															
1	1	LS	Move in and set up necessary equipment to construct Water Well No. 7 Rework	\$3,600.00	\$3,600.00	\$2,450.00	\$2,450.00	\$4,500.00	\$4,500.00	\$850.00	\$850.00	\$1,704.00	\$1,704.00	\$6,000.00	\$6,000.00
2	1	LS	Provide performance and payment bonds for Water well No. 7 Rework	\$4,800.00	\$4,800.00	\$4,900.00	\$4,900.00	\$5,625.00	\$5,625.00	\$5,200.00	\$5,200.00	\$2,035.00	\$2,035.00	\$9,750.00	\$9,750.00
3	1	LS	Remove motor, column assembly, pump and accessories, complete. Column assemblies and pump to be stored at Owners specified location	\$8,000.00	\$8,000.00	\$7,200.00	\$7,200.00	\$10,200.00	\$10,200.00	\$6,000.00	\$6,000.00	\$7,562.00	\$7,562.00	\$13,400.00	\$13,400.00
4	1	LS	Bail oil from the Well and dispose of it offsite	\$400.00	\$400.00	\$975.00	\$975.00	\$1,500.00	\$1,500.00	\$2,700.00	\$2,700.00	\$1,415.00	\$1,415.00	\$600.00	\$600.00
5	1	EA	Conduct video inspection of entire Well to include side view inspection of the casing.	\$1,200.00	\$1,200.00	\$2,775.00	\$2,775.00	\$3,000.00	\$3,000.00	\$1,800.00	\$1,800.00	\$1,412.00	\$1,412.00	\$1,800.00	\$1,800.00
6	1	LS	Replace existing pump with new pump having, been made of the same construction materials which has the ability to work within existing system parameters which are designed to produce 3,000 gpm @ 418 ft TDH with a 450 hp motor(new pump depth 530ft)	\$19,400.00	\$19,400.00	\$22,400.00	\$22,400.00	\$21,678.00	\$21,678.00	\$13,750.00	\$13,750.00	\$20,492.00	\$20,492.00	\$27,349.00	\$27,349.00
7	26	EA	Provide and install up to (26) new 12" by 20' sections of column pipe, as needed, and complete as specified.	\$850.00	\$22,100.00	\$860.00	\$22,360.00	\$858.00	\$22,308.00	\$948.00	\$24,648.00	\$1,100.00	\$28,600.00	\$1,200.00	\$31,200.00
8	26	EA	Provide and install up to (26) new 2.44" by 20' sections of line shaft, as needed, and complete as specified.	\$500.00	\$13,000.00	\$465.00	\$12,090.00	\$510.00	\$13,260.00	\$629.00	\$16,354.00	\$685.00	\$17,810.00	\$600.00	\$15,600.00
9	26	EA	Provide and install up to (26) new 12" by 3 1/2" rubber tube centralizers, as needed, and complete as specified.	\$26.00	\$676.00	\$18.00	\$468.00	\$27.00	\$702.00	\$34.00	\$884.00	\$37.00	\$962.00	\$30.00	\$780.00
10	106	EA	Provide and install up to (106) new 3 1/2" by 5' oil tubes, as needed, and complete as specified	\$72.00	\$7,632.00	\$85.00	\$9,010.00	\$88.00	\$9,328.00	\$99.00	\$10,494.00	\$112.00	\$11,872.00	\$128.00	\$13,568.00
11	106	EA	Provide and install up to (106) new 3 1/2" by 2.44" bronze line shaft bearings, as needed, and complete as specified	\$78.00	\$8,268.00	\$117.00	\$12,402.00	\$132.00	\$13,992.00	\$150.00	\$15,900.00	\$171.00	\$18,126.00	\$173.00	\$18,338.00
12	26	EA	Provide and install up to (26) new 2.44" line shaft couplings, as needed, and complete as specified	\$26.00	\$676.00	\$100.00	\$2,600.00	\$29.00	\$754.00	\$46.00	\$1,196.00	\$34.00	\$884.00	\$140.00	\$3,640.00
13	1	LS	Provide and install new 3 1/2" by 2.44" tension bearing with stuffing box, complete as specified.	\$1,400.00	\$1,400.00	\$1,800.00	\$1,800.00	\$1,500.00	\$1,500.00	\$4,600.00	\$4,600.00	\$1,923.00	\$1,923.00	\$1,800.00	\$1,800.00
14	1	EA	Provide and install new 12" by 10' column pipe	\$450.00	\$450.00	\$520.00	\$520.00	\$473.00	\$473.00	\$700.00	\$700.00	\$606.00	\$606.00	\$760.00	\$760.00
15	1	EA	Provide and install new 12" top special column pipe	\$500.00	\$500.00	\$655.00	\$655.00	\$522.00	\$522.00	\$1,200.00	\$1,200.00	\$2,096.00	\$2,096.00	\$890.00	\$890.00
16	1	EA	Provide and install 2.44" by 10' line shaft	\$250.00	\$250.00	\$233.00	\$233.00	\$281.00	\$281.00	\$500.00	\$500.00	\$377.00	\$377.00	\$370.00	\$370.00
17	1	EA	Provide and install 2.44" top special line shaft	\$350.00	\$350.00	\$495.00	\$495.00	\$354.00	\$354.00	\$1,500.00	\$1,500.00	\$377.00	\$377.00	\$480.00	\$480.00
18	1	EA	Provide and install 3 ½" top special oil tube	\$150.00	\$150.00	\$345.00	\$345.00	\$750.00	\$750.00	\$350.00	\$350.00	\$112.00	\$112.00	\$300.00	\$300.00
19	1	EA	Provide and install 2 3/16" motor drive shaft with head shaft, nut, jib key and lock bolt.	\$1,050.00	\$1,050.00	\$992.00	\$992.00	\$561.00	\$561.00	\$900.00	\$900.00	\$596.00	\$596.00	\$1,100.00	\$1,100.00
20	530	Per LF	Provide and install up to 530' of 1" HDPE pipe for water level sounding line.	\$0.60	\$318.00	\$2.30	\$1,219.00	\$4.00	\$2,120.00	\$1.30	\$689.00	\$1.00	\$530.00	\$1.00	\$530.00
21	1	LS	Clean, sandblast and paint existing discharge head, add new O-rings, dripper oil line and all new hardware and gaskets for proper re-installation.	\$450.00	\$450.00	\$995.00	\$995.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00	\$681.00	\$681.00	\$700.00	\$700.00
22	530	Per LF	Provide and install 530' of ¼" PVC coated stainless steel airline, including strapping material, fittings and gauge.	\$2.00	\$1,060.00	\$2.90	\$1,537.00	\$3.00	\$1,590.00	\$2.60	\$1,378.00	\$2.00	\$1,060.00	\$2.00	\$1,060.00
23	1	LS	Subsidence Mitigation of Well 7. See plans and notes to include all concrete work, steel and welding by certified welder.	\$7,800.00	\$7,800.00	\$32,195.00	\$32,195.00	\$28,966.00	\$28,966.00	\$47,900.00	\$47,900.00	\$41,167.00	\$41,167.00	\$32,700.00	\$32,700.00
24	1	LS	Reinstall pump assembly and provide nuts, bolts, gaskets, mechanical reconnections, leveling wedges, pipe joint compound and other minor parts to make pump operational	\$12,000.00	\$12,000.00	\$8,760.00	\$8,760.00	\$10,200.00	\$10,200.00	\$8,500.00	\$8,500.00	\$7,031.00	\$7,031.00	\$13,500.00	\$13,500.00
25	1	LS	Disinfect the Well in accordance with AWWA standards, including three consecutive bacteriological samples, per TCEQ requirements, and put well into service.	\$900.00	\$900.00	\$2,800.00	\$2,800.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$4,931.00	\$4,931.00	\$700.00	\$700.00
26	1	LS	Demobilize equipment and restore site as specified.	\$250.00	\$250.00	\$1,800.00	\$1,800.00	\$300.00	\$300.00	\$850.00	\$850.00	\$1,669.00	\$1,669.00	\$900.00	\$900.00
27	1	LS	Perform wire to water efficiency test using the permanent pump after repairs are complete and deliver written report to owner.	\$475.00	\$475.00	\$975.00	\$975.00	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00	\$831.00	\$831.00	\$750.00	\$750.00



City of College Station - Purchasing Division
 Bid Tabulation for #18-049
 "Replacement of Water Well# 7 Pump Assembly and Motor Project"
 Open Date: Thursday, January 25, 2018 @ 2:00 p.m.

				Weisinger Incorporated (Conroe, TX)		Advanced Water Well Technologies, LLC (Converse, TX)		Brien Water Wells (Hearne, TX)		Jurgensen Pump (Valley Mills, TX)		Smith Pump Company, Inc. (Waco, TX)		C&C Water Services LLC (Cypress, TX)	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
28	1	LS	Supply one new US Motors 500HP, 1800RPM, WPI enclosure, Vertical Holloshaft, 5008P frame, 480V, 24.5" Base Diameter, Non-Reverse Ratchet, dual oil bath	\$29,000.00	\$29,000.00	\$37,995.00	\$37,995.00	\$37,443.00	\$37,443.00	\$28,857.00	\$28,857.00	\$38,717.00	\$38,717.00	\$39,000.00	\$39,000.00
TOTAL BASE BID - ALL ITEMS				\$146,155.00		\$192,946.00		\$195,657.00		\$203,000.00		\$215,578.00		\$237,565.00	
ADDITIVE ALTERNATE BID ITEMS															
BID ALTERNATE 1															
1-A	100	Per Hour	Perform wire brushing of the Well casing, if needed.	\$225.00	\$22,500.00	\$240.00	\$24,000.00	\$375.00	\$37,500.00	\$250.00	\$25,000.00	\$169.00	\$16,900.00	\$375.00	\$37,500.00
2-A	100	Per Hour	Perform air lift cleaning of the Well to remove debris, if needed.	\$225.00	\$22,500.00	\$275.00	\$27,500.00	\$425.00	\$42,500.00	\$250.00	\$25,000.00	\$104.00	\$10,400.00	\$450.00	\$45,000.00
3-A	100	Per Hour	Perform additional air lift cleaning, if needed.	\$225.00	\$22,500.00	\$275.00	\$27,500.00	\$425.00	\$42,500.00	\$250.00	\$25,000.00	\$104.00	\$10,400.00	\$450.00	\$45,000.00
4-A	1	LS	Supply thread protectors for all used drive shafts for storage	\$1.00	\$1.00	\$400.00	\$400.00	\$500.00	\$500.00	\$250.00	\$250.00	\$186.00	\$186.00	\$750.00	\$750.00
5-A	1	LS	Supply thread protectors/pipe cap for all used collumn pipe for storage	\$1.00	\$1.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$800.00	\$37,886.00	\$1,000.00	\$1,000.00
ALTERNATE 2 - TOTAL ADD OR DEDUCT				\$67,502.00		\$79,900.00		\$124,000.00		\$75,750.00		\$75,772.00		\$129,250.00	

Notes:

ITEM 6 MANUFACTURER

Weisinger Incorporated: Goulds
 Advanced Water Well Technologies: Goulds
 Brien Water Wells: Goulds
 Jurgensen Pump: Simmons
 Smith Pump Company: Goulds
 C&C Water Services LLC: Goulds

Legislation Details (With Text)

File #:	18-0155	Version:	1	Name:	FM 2818 Temporary Speed Limit Reduction
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	2/19/2018	In control:		In control:	City Council Regular
On agenda:	3/5/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion on an ordinance amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1013 "Traffic Schedule XIII, Temporary Speed Limits of the Code of Ordinances by temporarily changing the posted speed limit on FM 2818 (Harvey Mitchell Parkway) between Mile Post 10.242 to Mile Post 11.642 from 60 mph to 50 mph during the FM 60 (Raymond Stotzer Parkway) Overpass Improvement Project managed by the Texas Department of Transportation.				
Sponsors:	Troy Rother				
Indexes:					
Code sections:					
Attachments:	FM 2818 Temporary Speed Limit Reduction Map FM 2818 Temp Speed Limit Ord				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on an ordinance amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1013 "Traffic Schedule XIII, Temporary Speed Limits of the Code of Ordinances by temporarily changing the posted speed limit on FM 2818 (Harvey Mitchell Parkway) between Mile Post 10.242 to Mile Post 11.642 from 60 mph to 50 mph during the FM 60 (Raymond Stotzer Parkway) Overpass Improvement Project managed by the Texas Department of Transportation.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

Recommendation(s): Staff recommends approval of the ordinance amendment.

Summary: TxDOT is converting existing unsignalized at-grade intersections of FM 60 with the FM 2818 ramps into a Diverging Diamond Interchange (DDI) with curbed islands and traffic signals. This work includes constructing wider medians and turn lanes on FM 2818 as well as reconstructing the entrance and exit ramps. The project is approximately halfway through the estimated 2 year construction schedule.

TxDOT has requested a speed limit reduction due to construction activities that will need travel lane widths along FM 2818 to be temporarily reduced and for traffic shifts for placement of left-turn lanes. In addition, temporary ramp and lane closures without barriers will be required. This speed reduction will help improve the safety of motorists and construction crews. The reduced speed limit will be utilized for the duration of the project and will expire upon its completion.

Budget & Financial Summary: The passage of this ordinance will not result in any direct costs to the City as TxDOT's contractor will install and maintain the necessary speed limit signs associated with this temporary speed reduction.

Attachments:

1. Ordinance
2. Location Map



Temporary Construction Speed Limit Reduction- FM 2818

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38, “TRAFFIC AND VEHICLES,” ARTICLE VI “TRAFFIC SCHEDULES,” SECTION 38-1013 “TRAFFIC SCHEDULE XIII, TEMPORARY SPEED LIMITS,” ON FM 2818 AND ITS INTERSECTION WITH FM 60 OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That Chapter 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1013 “Traffic Schedule XIII, Temporary Speed Limits,” of The Code of Ordinances of The City of College Station, Texas, be amended as set out in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance upon a finding of liability thereof shall be deemed liable for a civil offense and punished with a civil penalty of not less than one dollar (\$1.00) and not more than two thousand dollars (\$2,000.00) or upon conviction thereof guilty of a misdemeanor, shall be punished by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Chapter 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1013 “Traffic Schedule XIII, Temporary Speed Limits,” is hereby amended to include the following:

FM 2818 (Harvey Mitchell Parkway), for traffic moving north and south from Mile Post 10.242 to Mile Post 11.642, the speed limit shall be fifty (50) miles per hour in construction areas when the temporary speed limit is posted. After TXDOT’s FM 60 (Raymond Stotzer Parkway) Overpass Improvement Project completion and removal of the temporary speed limit signs the temporary speed limit shall revert to the speed limit established by Ordinance No. 3529 dated September 26, 2013. This ordinance does not repeal Ordinance No. 3529 dated September 26, 2013.

Legislation Details (With Text)

File #:	18-0158	Version:	1	Name:	Atmos Rate Ordinance and ACSC Negotiated Settlement
Type:	Presentation	Status:			Consent Agenda
File created:	2/19/2018	In control:			City Council Regular
On agenda:	3/5/2018	Final action:			
Title:	Presentation, possible action, and discussion concerning the passage and approval of an ordinance of the City of College Station, Texas, approving a new Rate Review Mechanism (RRM) tariff to govern future annual rate filings by Atmos Mid-Tex.				
Sponsors:	Aubrey Nettles				
Indexes:					
Code sections:					
Attachments:	1-2018.02.13 ORDINANCE & EXHIBIT approving a tariff authorizing an annual RRM-Atmos Mid-2-2018.02.13 Staff Report for Ordinance-Atmos Mid-Tex.pdf				

Date	Ver.	Action By	Action	Result

Presentation, possible action, and discussion concerning the passage and approval of an ordinance of the City of College Station, Texas, approving a new Rate Review Mechanism (RRM) tariff to govern future annual rate filings by Atmos Mid-Tex.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the ordinance.

Summary: The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Steering Committee of Cities Served by Atmos ("Cities"). In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The Ordinance that resolved the Company's application under the RRM Tariff in 2017 also terminated the existing RRM Tariff and required a renegotiation of the terms of that tariff. Negotiations have taken place over the past several months, and have resulted in a revised RRM Tariff that has been agreed to by the Company. The Cities' Executive Committee has recommended acceptance of the revised RRM Tariff, which is attached to the Ordinance.

The RRM Tariff on which the 2017 rates were based allowed a rate of return on equity of 10.50%. The revised RRM Tariff reduces that to 9.8%. The revised RRM Tariff also captures the reduction in federal income tax rates from 35% to 21%, and should result in a rate reduction effective by mid-March, 2018. Prior RRM tariffs allowed Cities only three months to review the Company's filing. The new revised Tariff expands that time period by two months. New applications by the Company should be made on or about April 1 of each year,

with new rates effective October 1. A rate order from the Railroad Commission in an Atmos Texas Pipeline rate case adopted the position of Cities with regard to incentive compensation related to Atmos' Shared Services Unit that reduced allowed expenses, and that reduced level of expenses will be applicable under the new RRM Tariff.

Reviewed and Approved by Legal: Yes

Budget & Financial Summary: N/A

Attachments:

- Ordinance w/Mid-Tex RRM Tariff
- Staff Report

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING A TARIFF AUTHORIZING AN ANNUAL RATE REVIEW MECHANISM (“RRM”) AS A SUBSTITUTION FOR THE ANNUAL INTERIM RATE ADJUSTMENT PROCESS DEFINED BY SECTION 104.301 OF THE TEXAS UTILITIES CODE, AND AS NEGOTIATED BETWEEN ATMOS ENERGY CORP., MID-TEX DIVISION (“ATMOS MID-TEX” OR “COMPANY”) AND THE STEERING COMMITTEE OF CITIES SERVED BY ATMOS; REQUIRING THE COMPANY TO REIMBURSE CITIES’ REASONABLE RATEMAKING EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

WHEREAS, the City of College Station, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City and similarly-situated Mid-Tex municipalities created the Steering Committee of Cities Served by Atmos to efficiently address all rate and service matters associated with delivery of natural gas; and

WHEREAS, the Steering Committee formed an Executive Committee to direct legal counsel and to recommend certain specific actions to all aligned Mid-Tex Cities through resolution or ordinance; and

WHEREAS, pursuant to the terms of a November 2007 agreement between the Steering Committee and Atmos Mid-Tex that settled the Company’s interim rate filing under Section 104.301 of the Texas Utilities Code (a “GRIP” rate case), the Steering Committee and the Company collaboratively developed a Rate Review Mechanism (“RRM”) Tariff, ultimately authorized by the City in 2008, that allows for an expedited rate review process as a substitute for the GRIP process; and

WHEREAS, the City has kept some form of a RRM Tariff in place until 2017 when it adopted an ordinance approving an RRM Tariff filing settlement and specifically calling for termination of the existing RRM Tariff and negotiation of a replacement RRM Tariff following the Railroad Commission's decision in a then-pending Atmos Texas Pipeline case (GUD No. 10580); and

WHEREAS, the Steering Committee's Executive Committee has recently approved a settlement with the Company on the attached RRM Tariff that contains certain notable improvements, from a consumer perspective, over the prior RRM Tariff, including a reduced rate of return on equity, acceptance of certain expense adjustments made by the Railroad Commission in the Order in GUD No. 10580, and the addition of two months to the time for processing a RRM Tariff application; and

WHEREAS, the RRM Tariff contemplates reimbursement of Cities' reasonable expenses associated with RRM Tariff applications; and

WHEREAS, the Steering Committee's Executive Committee recommends that all Steering Committee member cities adopt this ordinance and the attached RRM Tariff; and

WHEREAS, the attached RRM Tariff is just, reasonable and in the public interest,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That the attached RRM Tariff re-establishing a form of Rate Review Mechanism is just and reasonable and in the public interest, and is hereby adopted.

Section 3. That Atmos Mid-Tex shall reimburse the Cities' reasonable expenses associated with adoption of this Ordinance and the attached RRM Tariff and in processing future RRM Tariff applications filed pursuant to the attached tariff.

Section 4. That to the extent any resolution or ordinance previously adopted by the City is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 6. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance , and the remaining provisions of this Ordinance shall be interpreted as if the offending section or clause never existed.

Section 7. That this Ordinance shall become effective from and after its passage.

Section 8. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs, Atmos Energy Corporation, Mid-Tex Division, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to Mid-Tex Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 1

I. Applicability

Applicable to Residential, Commercial, Industrial, and Transportation tariff customers within the city limits of cities identified in Exhibit A that receive service from the Mid-Tex Division of Atmos Energy Corporation (“Company”). This Rate Review Mechanism (“RRM”) provides for an annual adjustment to the Company’s Rate Schedules R, C, I and T (“Applicable Rate Schedules”). Rate calculations and adjustments required by this tariff shall be determined on a System-Wide cost basis.

II. Definitions

“Test Period” is defined as the twelve months ending December 31 of each preceding calendar year.

The “Effective Date” is the date that adjustments required by this tariff are applied to customer bills. The annual Effective Date is October 1.

Unless otherwise provided in this tariff the term Final Order refers to the final order issued by the Railroad Commission of Texas in GUD No. 10170 and elements of GUD No. 10580 as specified in Section III below.

The term “System-Wide” means all incorporated and unincorporated areas served by the Company.

“Review Period” is defined as the period from the Filing Date until the Effective Date.

The “Filing Date” is as early as practicable, but no later than April 1 of each year.

III. Calculation

The RRM shall calculate an annual, System-Wide cost of service (“COS”) that will be used to adjust applicable rate schedules prospectively as of the Effective Date. The Company may request recovery of its total cost of service but will include schedules showing the computation of any adjustments. The annual cost of service will be calculated according to the following formula:

$$\text{COS} = \text{OM} + \text{DEP} + \text{RI} + \text{TAX} + \text{CD}$$

Where:

OM = all reasonable and necessary operation and maintenance expenses from the Test Period adjusted for known and measurable items and prepared

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 2

consistent with the rate making treatments approved in the Final Order. Incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) related to Atmos' Shared Services Unit will be applied consistent with treatment approved in GUD 10580. Additionally, O&M adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Known and measurable adjustments shall be limited to those changes that have occurred prior to the Filing Date. OM may be adjusted for atypical and non-recurring items. Shared Services allocation factors shall be recalculated each year based on the latest component factors used during the Test Period, but the methodology used will be that approved in the Final Order in GUD 10580.

DEP = depreciation expense calculated at depreciation rates approved by the Final Order. Additionally, if depreciation rates are approved in a subsequent final order, not subject to appeal, issued by the Railroad Commission of Texas for the Mid-Tex division those rates would be applicable for subsequent RRM filings.

RI = return on prudently incurred investment calculated as the Company's pretax return multiplied by rate base at Test Period end. Rate base is prepared consistent with the rate making treatments approved in the Final Order, and as in GUD 10580 as specifically related to capitalized incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) for Atmos' Shared Services Unit. However, no post Test Period adjustments will be permitted. Additionally, adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Pretax return is the Company's weighted average cost of capital before income taxes. The Company's weighted average cost of capital is calculated using the methodology from the Final Order including the Company's actual capital structure and long term cost of debt as of the Test Period end (adjusted for any known and measurable changes that have occurred prior to the filing date) and the return on equity of 9.8%. However, in no event will the percentage of equity exceed 58%. Regulatory adjustments due to prior regulatory rate base adjustment disallowances will be maintained. Cash working capital will be calculated using the lead/lag days approved in the Final Order. With respect to pension and other postemployment benefits, the Company will record a regulatory asset or liability for these costs until the amounts are included in the next annual rate adjustment implemented under this tariff. Each year, the Company's filing under this Rider RRM will clearly state the level of pension

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 3

and other postemployment benefits recovered in rates.

TAX = income tax and taxes other than income tax from the Test Period adjusted for known and measurable changes occurring after the Test Period and before the Filing Date, and prepared consistent with the rate making treatments approved in the Final Order. Atmos Energy shall comprehensively account for, including establishing a regulatory liability to account for, any statutory change in tax expense that is applicable to months during the Test Period in the calculation to ensure recovery of tax expense under new and old income tax rates.

CD = interest on customer deposits.

IV. Annual Rate Adjustment

The Company shall provide schedules and work papers supporting the Filing's revenue deficiency/sufficiency calculations using the methodology accepted in the Final Order. The result shall be reflected in the proposed new rates to be established for the effective period. The Revenue Requirement will be apportioned to customer classes in the same manner that Company's Revenue Requirement was apportioned in the Final Order. For the Residential Class, 50% of the increase may be recovered in the customer charge. However, the increase to the Residential customer charge shall not exceed \$0.60 per month in the initial filing and \$0.70 per month in any subsequent year. The remainder of the Residential Class increase not collected in the customer charge will be recovered in the usage charge. For all other classes, the change in rates will be apportioned between the customer charge and the usage charge, consistent with the Final Order. Test Period billing determinants shall be adjusted and normalized according to the methodology utilized in the Final Order.

V. Filing

The Company shall file schedules annually with the regulatory authority having original jurisdiction over the Company's rates on or before the Filing Date that support the proposed rate adjustments. The schedules shall be in the same general format as the cost of service model and relied-upon files upon which the Final Order was based. A proof of rates and a copy of current and proposed tariffs shall also be included with the filing. The filing shall be made in electronic form where practical. The Company's filing shall conform to Minimum Filing Requirements (to be agreed upon by the parties), which will contain a minimum amount of information that will assist the regulatory authority in its review and analysis of the filing. The Company and regulatory authority will endeavor to hold a technical conference regarding the filing within twenty (20) calendar days after the Filing Date.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
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A sworn statement shall be filed by an Officer of the Company affirming that the filed schedules are in compliance with the provisions of this Rate Review Mechanism and are true and correct to the best of his/her knowledge, information, and belief. No testimony shall be filed, but a brief narrative explanation shall be provided of any changes to corporate structure, accounting methodologies, allocation of common costs, or atypical or non- recurring items included in the filing.

VI. Evaluation Procedures

The regulatory authority having original jurisdiction over the Company's rates shall review and render a decision on the Company's proposed rate adjustment prior to the Effective Date. The Company shall provide all supplemental information requested to ensure an opportunity for adequate review by the relevant regulatory authority. The Company shall not unilaterally impose any limits upon the provision of supplemental information and such information shall be provided within seven (7) working days of the original request. The regulatory authority may propose any adjustments it determines to be required to bring the proposed rate adjustment into compliance with the provisions of this tariff.

The regulatory authority may disallow any net plant investment that is not shown to be prudently incurred. Approval by the regulatory authority of net plant investment pursuant to the provisions of this tariff shall constitute a finding that such net plant investment was prudently incurred. Such finding of prudence shall not be subject to further review in a subsequent RRM or Statement of Intent filing.

During the Review Period, the Company and the regulatory authority will work collaboratively and seek agreement on the level of rate adjustments. If, at the end of the Review Period, the Company and the regulatory authority have not reached agreement, the regulatory authority shall take action to modify or deny the proposed rate adjustments. The Company shall have the right to appeal the regulatory authority's action to the Railroad Commission of Texas. Upon the filing of an appeal of the regulatory authority's order relating to an annual RRM filing with the Railroad Commission of Texas, the regulatory authority having original jurisdiction over the Company's rates shall not oppose the implementation of the Company's proposed rates subject to refund, nor will the regulatory authority advocate for the imposition of a third party surety bond by the Company. Any refund shall be limited to and determined based on the resolution of the disputed adjustment(s) in a final, non-appealable order issued in the appeal filed by the Company at the Railroad Commission of Texas.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
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In the event that the regulatory authority and Company agree to a rate adjustment(s) that is different from the adjustment(s) requested in the Company's filing, the Company shall file compliance tariffs consistent with the agreement. No action on the part of the regulatory authority shall be required to allow the rate adjustment(s) to become effective on October 1. To the extent that the regulatory authority does not take action on the Company's RRM filing by September 30, the rates proposed in the Company's filing shall be deemed approved effective October 1. Notwithstanding the preceding sentence, a regulatory authority may choose to take affirmative action to approve a rate adjustment under this tariff. In those instances where such approval cannot reasonably occur by September 30, the rates finally approved by the regulatory authority shall be deemed effective as of October 1.

To defray the cost, if any, of regulatory authorities conducting a review of the Company's annual RRM filing, the Company shall reimburse the regulatory authorities on a monthly basis for their reasonable expenses incurred upon submission of invoices for such review. Any reimbursement contemplated hereunder shall be deemed a reasonable and necessary operating expense of the Company in the year in which the reimbursement is made. A regulatory authority seeking reimbursement under this provision shall submit its request for reimbursement to the Company no later than December 1 of the year in which the RRM filing is made and the Company shall reimburse regulatory authorities in accordance with this provision on or before December 31 of the year the RRM filing is made.

To the extent possible, the provisions of the Final Order shall be applied by the regulatory authority in determining whether to approve or disapprove of Company's proposed rate adjustment.

This Rider RRM does not limit the legal rights and duties of a regulatory authority. Nothing herein shall abrogate the jurisdiction of the regulatory authority to initiate a rate proceeding at any time to review whether rates charged are just and reasonable. Similarly, the Company retains its right to utilize the provisions of Texas Utilities Code, Chapter 104, Subchapter C to request a change in rates. The provisions of this Rider RRM are implemented in harmony with the Gas Utility Regulatory Act (Texas Utilities Code, Chapters 101-105).

The annual rate adjustment process set forth in this tariff shall remain in effect during the pendency of any Statement of Intent rate filing.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
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VII. Reconsideration, Appeal and Unresolved Items

Orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007).

VIII. Notice

Notice of each annual RRM filing shall be provided by including the notice, in conspicuous form, in the bill of each directly affected customer no later than forty-five (45) days after the Company makes its annual filing pursuant to this tariff. The notice to customers shall include the following information:

- a) a description of the proposed revision of rates and schedules;
- b) the effect the proposed revision of rates is expected to have on the rates applicable to each customer class and on an average bill for each affected customer;
- c) the service area or areas in which the proposed rates would apply;
- d) the date the annual RRM filing was made with the regulatory authority; and
- e) the Company's address, telephone number and website where information concerning the proposed rate adjustment can be obtained.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 7

Exhibit A

ACSC Cities

Abilene	Cleburne	Frost	Lincoln Park
Addison	Clyde	Gainesville	Little Elm
Albany	College Station	Garland	Lorena
Allen	Colleyville	Garrett	Madisonville
Alvarado	Colorado City	Grand Prairie	Malakoff
Angus	Comanche	Grapevine	Mansfield
Anna	Commerce	Groesbeck	Mckinney
Argyle	Coolidge	Gunter	Melissa
Arlington	Coppell	Haltom City	Mesquite
Aubrey	Copperas Cove	Harker Heights	Midlothian
Azle	Corinth	Haskell	Murphy
Bedford	Crandall	Haslet	Newark
Bellmead	Crowley	Hewitt	Nocona
Benbrook	Dalworthington Gardens	Highland Park	North Richland Hills
Beverly Hills	Denison	Highland Village	Northlake
Blossom	Denton	Honey Grove	Oak Leaf
Blue Ridge	Desoto	Hurst	Ovilla
Bowie	Draper	Hutto	Palestine
Boyd	Duncanville	Iowa Park	Pantego
Bridgeport	Eastland	Irving	Paris
Brownwood	Edgecliff Village	Justin	Parker
Buffalo	Emory	Kaufman	Pecan Hill
Burkburnett	Ennis	Keene	Petrolia
Burleson	Eules	Keller	Plano
Caddo Mills	Everman	Kemp	Ponder
Canton	Fairview	Kennedale	Pottsboro
Carrollton	Farmers Branch	Kerens	Prosper
Cedar Hill	Farmersville	Kerrville	Quitman
Celeste	Fate	Killeen	Red Oak
Celina	Flower Mound	Krum	Reno (Parker County)
Centerville	Forest Hill	Lake Worth	Rhome
Cisco	Forney	Lakeside	Richardson
Clarksville	Fort Worth	Lancaster	Richland
	Frisco	Lewisville	Richland Hills

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 8

River Oaks	Temple
Roanoke	Terrell
Robinson	The Colony
Rockwall	Trophy Club
Roscoe	Tyler
Rowlett	University Park
Royse City	Venus
Sachse	Vernon
Saginaw	Waco
Sansom Park	Watauga
Seagoville	Waxahachie
Sherman	Westlake
Snyder	Westover Hills
Southlake	Westworth Village
Springtown	White Settlement
Stamford	Whitesboro
Stephenville	Wichita Falls
Sulphur Springs	Woodway
Sweetwater	Wylie

February 13, 2018

STAFF REPORT

BACKGROUND AND SUMMARY

The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Steering Committee of Cities Served by Atmos (“Cities”). In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The Ordinance that resolved the Company’s application under the RRM Tariff in 2017 also terminated the existing RRM Tariff and required a renegotiation of the terms of that tariff. Negotiations have taken place over the past several months, and have resulted in a revised RRM Tariff that has been agreed to by the Company. The Cities’ Executive Committee has recommended acceptance of the revised RRM Tariff, which is attached to the Ordinance.

CITIES’ OBJECTION TO THE SECTION 104.301 GRIP PROCESS

Cities strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues and rewarding the Company for increasing capital investment. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission’s review of annual GRIP filings or recover their rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In the Steering Committee’s view, the GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

CHANGES TO THE RRM TARIFF

The RRM Tariff on which the 2017 rates were based allowed a rate of return on equity of 10.50%. The revised RRM Tariff reduces that to 9.8%. The revised RRM Tariff also captures the reduction in federal income tax rates from 35% to 21%, and should result in a rate reduction effective by mid-March, 2018. Prior RRM tariffs allowed Cities only three months to review the Company’s filing. The new revised Tariff expands that time period by two months. New applications by the Company should be made on or about April 1 of each year, with new rates effective October 1. A rate order from the Railroad Commission in an Atmos Texas Pipeline rate case adopted the position of Cities with regard to incentive compensation related to Atmos’ Shared Services Unit that reduced allowed expenses, and that reduced level of expenses will be applicable under the new RRM Tariff.

EXPLANATION OF “BE IT ORDAINED” PARAGRAPHS

1. This section approves all findings in the Ordinance.
2. This section adopts the attached RRM Tariff and finds the adoption of the Tariff to be just, reasonable, and in the public interest. The prior tariff expired by its own terms.

3. This section requires the Company to reimburse the City for expenses associated with adoption of the Ordinance and RRM Tariff and in processing future applications pursuant to the Ordinance.
4. This section repeals any resolution or ordinance that is inconsistent with this Ordinance.
5. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
6. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.
7. This section provides for an effective date upon passage.
8. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for the Steering Committee.



Legislation Details (With Text)

File #:	18-0157	Version:	1	Name:	Rezoning – Storage Depot
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	2/19/2018	In control:		In control:	City Council Regular
On agenda:	3/5/2018	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion 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 GC General Commercial on approximately 4.5 acres of land located at 11990 Old Wellborn Road.				
Sponsors:	Rachel Lazo				
Indexes:					
Code sections:					
Attachments:	Background Information Vicinity Map, Aerial, and SAM Rezoning Exhibit Ordinance				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion 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 GC General Commercial on approximately 4.5 acres of land located at 11990 Old Wellborn Road.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Diverse Growing Economy

Recommendation(s): The Planning & Zoning Commission heard this item at their February 15, 2018 meeting and voted unanimously to recommend approval.

Summary: The applicant has requested a rezoning for approximately 4.5 acres of land from R Rural to GC General Commercial. The property is currently designated as Urban and in Growth Area V on the Comprehensive Land Use and Character Map. This designation calls for intense land use activities that include commercial uses. The property is currently zoned R Rural, a zoning district for low density acreage home sites. The proposed zoning of General Commercial would better suit the current designation on the Comprehensive Plan for more intense uses.

REZONING REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and in Growth Area V. The Urban land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas. For the Urban area located within Growth Area V the Comprehensive Plan specifically states that intense land use activities including general commercial, office uses, townhomes, high-density apartments, and vertical mixed-use are appropriate. Currently, there are a significant number of apartments and multi-family homes, but limited commercial uses.
2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties to the north and west of the subject property are zoned R Rural and currently developed as single-family residential and commercial uses. They were designated R Rural upon annexation, but the Comprehensive Plan's Future Land Use and Character Map show this area as Urban and Growth Area V, which allows for very dense development. The property to the east is currently developed with commercial structures. This proposed zoning change would be compatible with the adjacent properties.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed zoning request to expand the commercial zoning on this property would allow the existing commercial development to redevelop. The request would then provide the opportunity to enhance the site while trying to bring the existing site up to current development standards.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned R Rural. The current commercial use is on the portion of the property that is designated as commercial. However, due to the property being zoned R Rural, the commercial portion is not able to redevelop or make modifications on the property. Rural uses would not be ideal here due to the size, location, and close proximity of high-classification roads and commercial uses.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is marketed as a commercial property and has been for years. The applicant would like to continue the property's use as a commercial site, but allow for redevelopment of the site into a conforming commercial property. This site does not have a high potential to be marketed as a rural/single-family residential development as it is located along a major arterial and adjacent to an existing commercial development. Due to these characteristics, it has limited potential with an R Rural zoning designation. Overall, the proposed GC General Commercial rezoning is anticipated to increase the marketability of the property.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be served by Wellborn SUD. Sanitary Sewer service is available via an existing 12-inch sewer line that is along the rear of the

tract and parallel to Cain Road.

The subject tract is not in the floodplain per Firm Panel 48041C0305F, dated 4/2/2014. It is also in the Bee Creek's Drainage Basin, and will need to provide detention for any proposed increased impervious with future site development.

Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. All other infrastructure appear to have adequate capacity to serve the proposed rezoning.

STAFF RECOMMENDATION

Staff recommends approval.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Vicinity Map, Small Area Map, and Aerial
3. Rezoning Exhibit
4. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: February 15, 2018

Advertised Council Hearing Dates: March 5, 2018

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

The Barracks Townhomes

Property owner notices mailed: Fourteen (14)

Contacts in support: None

Contacts in opposition: None

Inquiry contacts: None at the time of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Cain Rd)	Urban	R Rural	Commercial
South	Urban	R Rural	Single-Family Residential
East	General Suburban	GC General Commercial	Townhomes
West	Urban	R Rural	Single-Family Residential

DEVELOPMENT HISTORY

Annexation: November 2002

Zoning: A-O Agricultural Open upon annexation (1983)
Renamed R Rural (2013)

Final Plat: Unplatted

Site development: Commercial Retail and Self-Storage

VICINITY MAP

NORTH

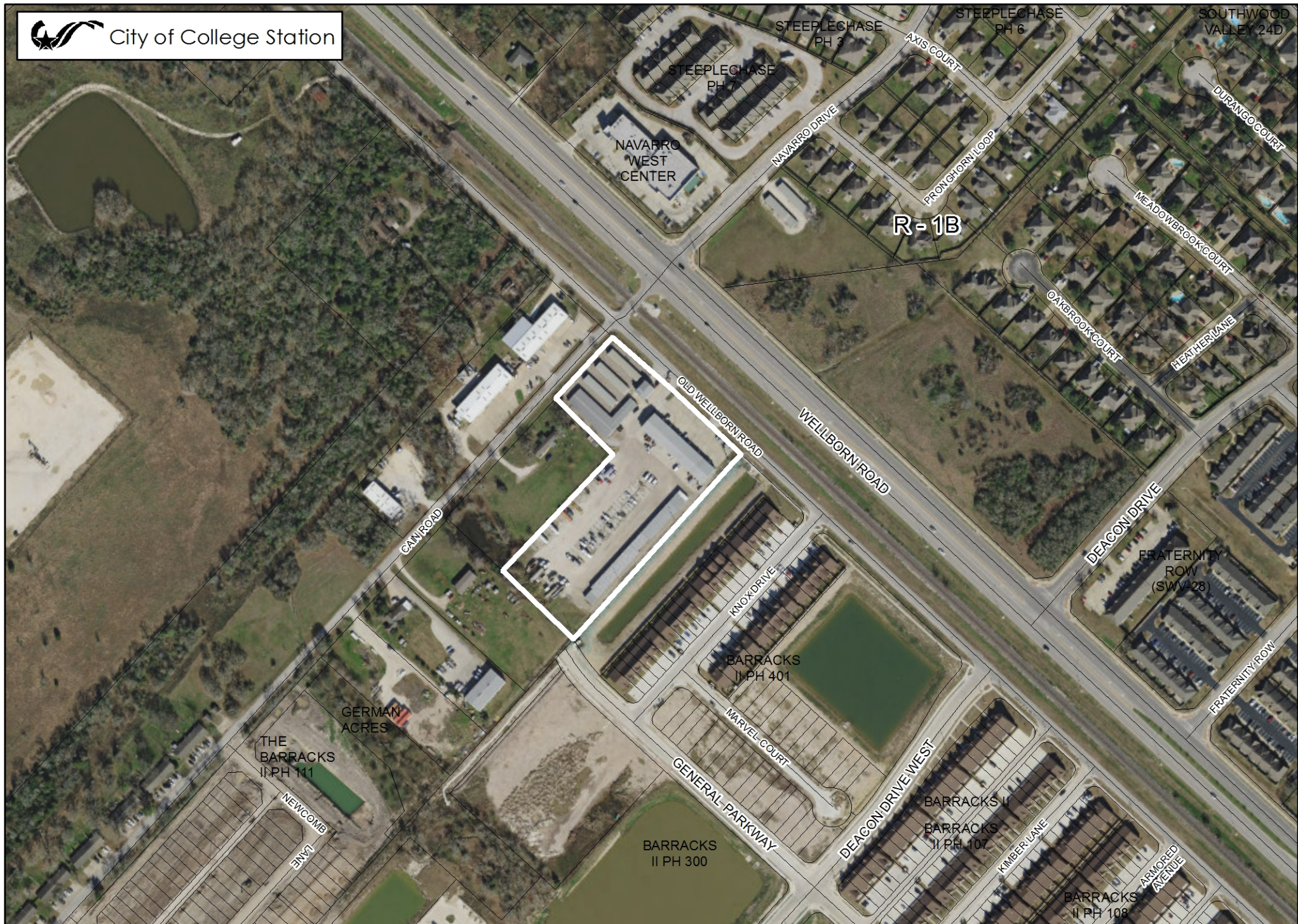
REZ2017-000034
STORAGE DEPOT

0 0.75 1.5 3 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.



City of College Station



0

320

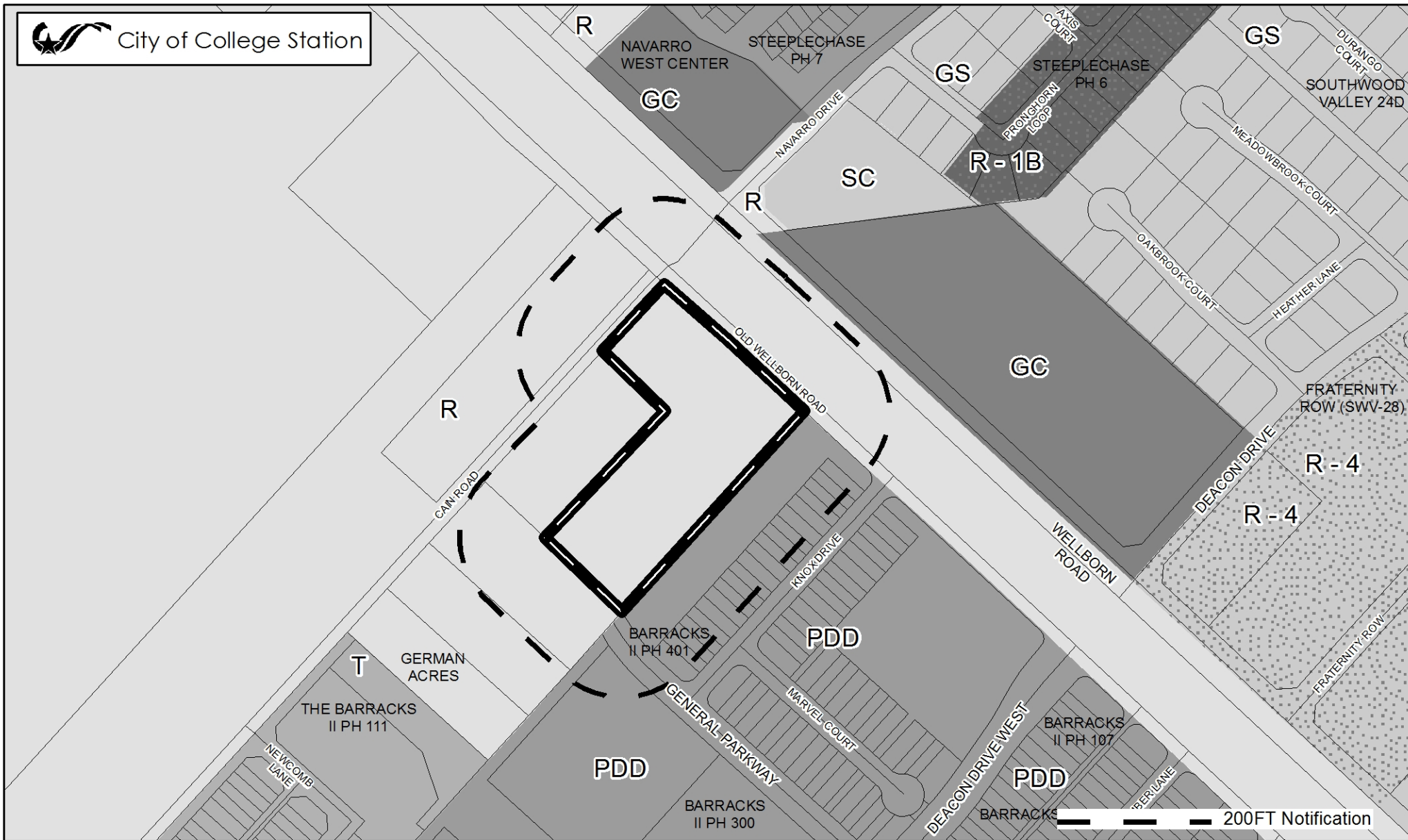
640

Feet

STORAGE DEPOT

Case:
REZ2017-000034

REZONING



ZONING DISTRICTS (In Grayscale)

Residential

R Rural
E Estate
RS Restricted Suburban
GS General Suburban
D Duplex
T Townhome
MF Multi-Family

MU Mixed-Use

MHP Manufactured Home Pk.

Non-Residential

NAP Natural Area Protected
O Office
SC Suburban Commercial
GC General Commercial

CI

BP Business Park
BPI Business Park Industrial
C-U College and University

Planned Districts

P-MUD Planned Mixed-Use Dist.
PDD Planned Develop. Dist.

Design Districts

WPC Wolf Pen Creek Dev. Cor.
NG-1 Core Northgate
NG-2 Transitional Northgate
NG-3 Residential Northgate

Overlay Districts

OV Corridor Ovr.
RDD Redevelopment District
KO Krenk Tap Ovr.
NPO Nbrhd. Prevailing Ovr.
NCO Nbrhd. Conservation Ovr.
HP Historic Preservation Ovr.

Retired Districts

R-1B Single Family Residential
R-4 Multi-Family
R-6 High Density Multi-Family
RD Research and Dev.
M-1 Light Industrial
M-2 Heavy Industrial



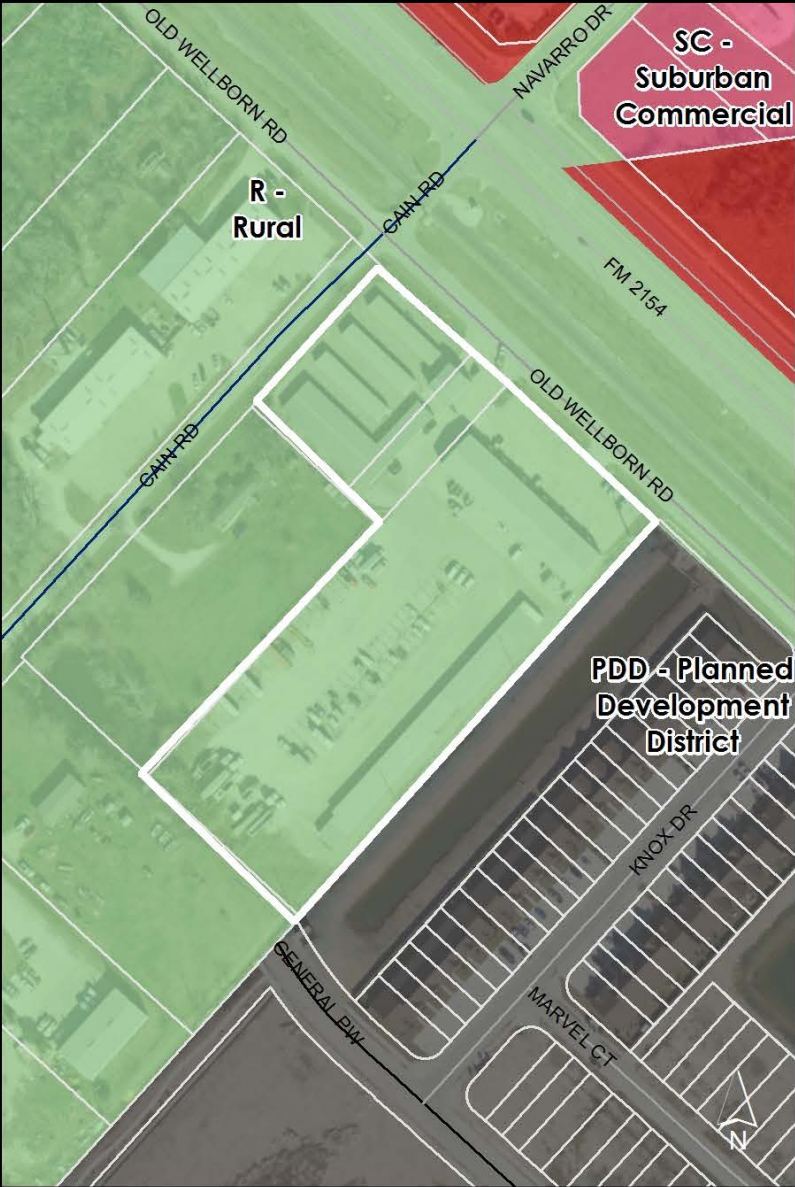
0 320 640 Feet

STORAGE DEPOT

Case:
REZ2017-000034

REZONING

EXISTING Zoning



PROPOSED Zoning



ORDINANCE NO. _____

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 GC GENERAL COMMERCIAL ON APPROXIMATELY 4.5 ACRES OF LAND LOCATED AT 11990 OLD WELLBORN ROAD, PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit “A”, Exhibit “B”, and Exhibit “C”** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 5th day of March, 2018.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended to read as follows:

The following property is rezoned from R Rural to GC General Commercial:

**METES AND BOUNDS DESCRIPTION
OF A
4.528 ACRE TRACT
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 4.52 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION SELF STORAGE LLC RECORDED IN VOLUME 14319, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND (N:10196842.29, E:3559269.76) ON THE SOUTHWEST LINE OF OLD WELLBORN ROAD (R.O.W. WIDTH VARIES) MARKING THE NORTH CORNER OF SAID 4.52 ACRE TRACT AND THE EAST CORNER OF A 19.575 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO UNIVERSITY ACRES, LLC RECORDED IN VOLUME 12870, PAGE 261 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (N:10191793.14, E:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00008648721587 (CALCULATED USING GEOID12A);

THENCE: S 47° 01' 33" E ALONG THE SOUTHWEST LINE OF OLD WELLBORN ROAD FOR A DISTANCE OF 442.89 FEET (DEED CALL: S 44° 05' 36" E – 442.83 FEET, 14319/107) TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF COMMON AREA 2, THE BARRACKS II SUBDIVISION PHASE 401 AS SHOWN ON THE PLAT RECORDED IN VOLUME 13176, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID 4.52 ACRE TRACT. FOR REFERENCE, A POINT MARKING THE NORTH CORNER OF SAID COMMON AREA 2 BEARS: N 42° 08' 32" E FOR A DISTANCE OF 2.58 FEET;

THENCE: S 42° 08' 32" W ALONG THE NORTHWEST LINE OF SAID COMMON AREA 2 FOR A DISTANCE OF 625.27 FEET (PLAT CALL AND MEASURED BEARING, 13176/208) (DEED CALL: S 45° 04' 42" W – 625.05 FEET, 14319/107) TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4.52 ACRE TRACT AND THE WEST CORNER OF LOT 1, GERMAN ACRES AS SHOWN ON THE PLAT RECORDED IN VOLUME 2393, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 BEARS: S 09° 47' 26" W FOR A DISTANCE OF 4346.94 FEET;

THENCE: N 47° 03' 03" W ALONG THE COMMON LINE OF SAID 4.52 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 244.52 FEET (DEED CALL: N 44° 05' 30" W – 244.54 FEET, 14319/107) TO A POINT MARKING THE SOUTHWEST CORNER OF SAID 4.52 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 2.92 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHERYL JONES RECORDED IN VOLUME 6332, PAGE 96 OF THE OFFICIAL PUBLIC

RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF SAID 19.575 ACRE TRACT MARKING THE WEST CORNER OF SAID REMAINDER OF 2.92 ACRE TRACT BEARS: N 47° 03' 03" W FOR A DISTANCE OF 203.98 FEET;

THENCE: N 42° 22' 25" E ALONG THE COMMON LINE OF SAID 4.52 ACRE TRACT AND SAID REMAINDER OF 2.92 ACRE TRACT FOR A DISTANCE OF 399.94 FEET (DEED CALL: N 45° 30' 36" E – 399.99 FEET, 14319/107) TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 2.92 ACRE TRACT;

THENCE: N 47° 00' 58" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 203.36 FEET (DEED CALL: N 44° 03' 16" W – 203.39 FEET, 14319/107) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 19.575 ACRE TRACT MARKING THE NORTHWEST CORNER OF SAID 4.52 ACRE TRACT AND THE NORTH CORNER OF SAID REMAINDER OF 2.92 ACRE TRACT;

THENCE: N 42° 40' 08" E ALONG THE COMMON LINE OF SAID 4.52 ACRE TRACT AND SAID 19.575 ACRE TRACT BEING THE SOUTHEAST LINE OF 'CAIN ROAD' FOR A DISTANCE OF 225.35 FEET (DEED CALL: N 45° 36' 33" E – 224.86 FEET, 14319/107) TO THE POINT OF BEGINNING CONTAINING 4.528 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER 2017. SEE PLAT PREPARED DECEMBER 2017, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

\\JOBS\17-771\17-771.docx



EXHIBIT B

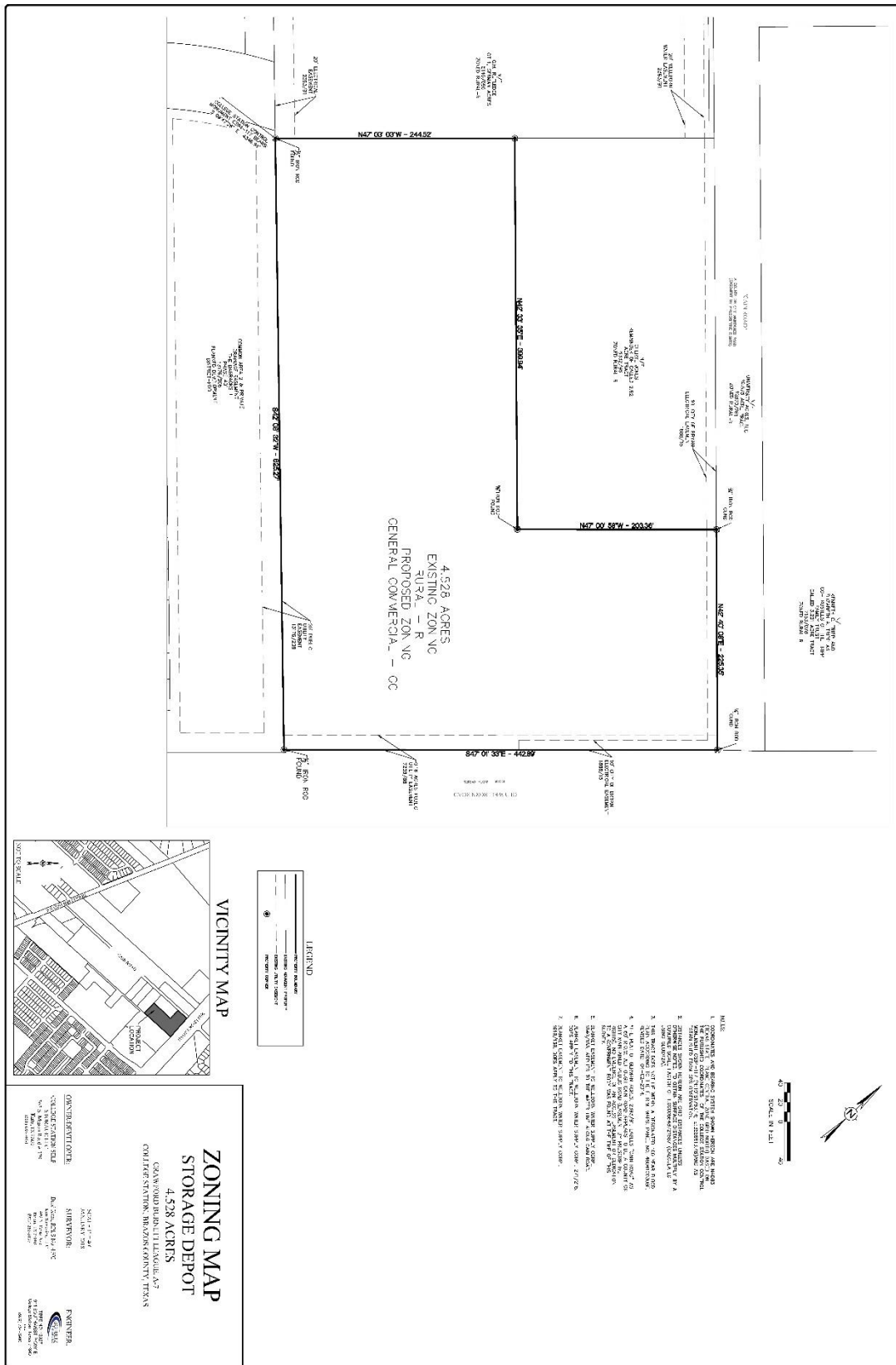
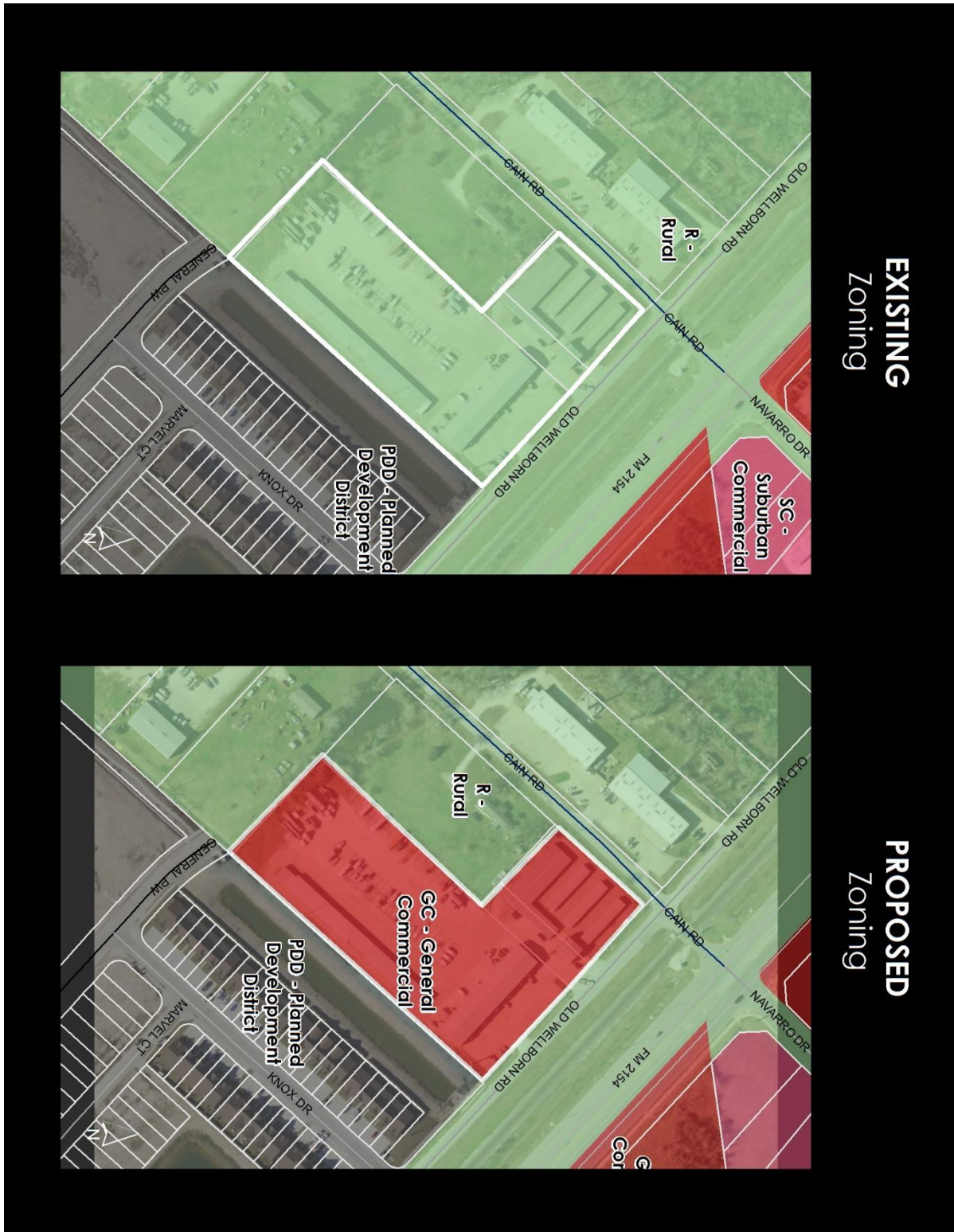


Exhibit C





Legislation Details (With Text)

File #:	18-0168	Version:	1	Name:	Appointment to the Design Review Board
Type:	Appointment	Status:		Status:	Agenda Ready
File created:	2/21/2018	In control:		In control:	City Council Regular
On agenda:	3/5/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding an appointment to the Design Review Board.				
Sponsors:	Tanya Smith				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an appointment to the Design Review Board.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): None

Summary: This is an annual appointment to our boards, committees, and commissions. Staff would like to recommend that Council appoint Katherine Cabrera to Design Review Board. Ms. Cabrera has the qualifications for position (D) - design district connection; e.g. developer, land owner, business owner, resident, or employee within design district. The Design Review Board application process has been open for some time and Ms. Cabrera has been the only qualified applicant.

Budget & Financial Summary: None

Attachments: None